

Colleen A.B. Russo MARINA BAY PROPERTIES, LLC
Marina Bay Luxury Condominiums & Fine Estates
(617) 842-8065
Website; <https://marinabayproperties.com/>
Put COLLEEN A. B. RUSSO'S proven marketing plan and track record
of success to work for you! Your Marina Bay Realtor since 1993+
LIFE, LUXURY AND THE PURSUIT OF HAPPINESS



MLS # 73516449 - Active

Condo - Mid-Rise

100 Marina Dr - Unit 418

Quincy, MA: Marina Bay, 02171

Norfolk County

Unit Placement: **Upper, Front**

Unit Level: **4**

Grade School: **Squantum**

Middle School: **Middle**

High School: **North Quincy**

Outdoor Space Available: **Yes - Common**

Handicap Access/Features: **No**

Directions: **Quincy Shore Drive, left on East Squantum St., left on Victory Rd. to Marina Bay**

List Price: **\$529,900**

Total Rooms: **4**

Bedrooms: **1**

Bathrooms: **1f 0h**

Main Bath: **Yes**

Fireplaces: **0**

Approx. Acres:

Welcome to sought-after Marina Bay living at Seaport Condominium! This elegant, move-in ready 1-bedroom offers the perfect blend of lifestyle and convenience. A full-service lobby with security and onsite management welcomes you home, with elevator access to your sun-filled unit. Inside, enjoy gleaming hardwood floors and a bright, open-concept living/dining area. Spacious kitchen with white soft close Shaker style cabinet doors, SS appliances & breakfast bar is ideal for entertaining, while the oversized bedroom offers flexibility for a home office or seating area. Relax on your private balcony and enjoy coastal surroundings. Includes TWO deeded garage parking spaces (37 & 39)—a rare value. Amenities include a fitness center 5:30AM - 10PM & professional management. Just steps to the Marina Bay boardwalk with dining, shopping, & services. Commuter-friendly with seasonal ferry to Boston, Seaport & Logan, FREE shuttle bus to the Red Line weekdays, and easy access to I-93 and UMass Boston

Property Information

Approx. Living Area Total: **873 SqFt (\$606.99/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**

Approx. Above Grade: **873 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures: **As per Mgmt. age of the roof = approximately 8 years old. the roof was replaced in 2018**

Heat Zones: **1 Heat Pump, Electric, Individual, Unit Control, Wall Unit**

Cool Zones: **1 Central Air, Heat Pump, Individual, Unit Control**

Total Parking Spaces: **2 Guest, Paved Driveway**

Garage Spaces: **2 Attached, Under, Garage Door Opener, Deeded, Assigned**

Disclosures: **The security personnel are stationed at the desk Monday through Thursday from 4PM-10PM, Fridays from 4PM-12AM, Saturdays and Sundays from 12PM-12AM.**

Complex & Association Information

Complex Name: **Seaport Condominium**

Units in Complex: **125** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$614 Monthly**

Assoc. Fee Incls: **Hot Water, Water, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Exercise Room, Refuse Removal, Reserve Funds, Management Fee**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:			Flooring - Hardwood, Balcony / Deck
Kitchen:			Flooring - Stone/Ceramic Tile
Main Bedroom:			Flooring - Wall to Wall Carpet

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Public School, T-Station, Other (See Remarks)**

Appliances: **Range, Dishwasher, Disposal, Refrigerator**

Association Pool: **No**

Other Property Info

Adult Community: **No**

Elevator: **Yes**

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **Southwest**

Assoc. Security: **Other (See Remarks)**
 Basement: **No**
 Beach: **Yes Ocean, Walk to, Other (See Remarks)**
 Beach Ownership: **Public**
 Beach - Miles to: **3/10 to 1/2 Mile**
 Construction: **Brick**
 Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws**
 Electric Features: **Circuit Breakers**
 Exterior: **Brick**
 Exterior Features: **Balcony**
 Flooring: **Tile, Wall to Wall Carpet, Hardwood**
 Hot Water: **Natural Gas**
 Interior Features: **Cable Available, Elevator**
 Management: **Professional - On Site**
 Pets Allowed: **No**
 Restrictions: **Smoking - In Common Areas**
 Roof Material: **Asphalt/Fiberglass Shingles, Rubber**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Sewage District: **MWRA**
 Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
 Waterfront: **No**
 Water View: **Yes Marina, River, Other (See Remarks)**

Green Certified: **No**
 Laundry Features: **In Unit**
 Lead Paint: **Unknown**
 UFFI: Warranty Features: **No**
 Year Built/Converted: **1988**
 Year Built Source: **Public Record**
 Year Built Desc: **Approximate**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:6076C B:59 L:418**
 Assessed: **\$439,200**
 Tax: **\$5,173.78** Tax Year:
2026
 Book: **C262** Page: **366**
 Cert: **000001392736**
 Zoning Code: **PUD**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Marina Bay Properties, LLC (617) 842-8065**
 Listing Agent: **Colleen Brennan Russo (617) 842-8065**
 Team Member(s):
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agency:
 Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required**
 Showing: Facilitator:
 Special Showing Instructions:

Firm Remarks

Staggered lobby Security hours. Condo fee includes a portion of the heat except for the electric to run the heat pump. Seaport has a central heating & cooling system that feeds the building & is included in the condo fee. Mercantile MGMT onsite Monday, Tuesday, Thursday, and Friday from 8:30AM-5PM and Wednesdays from 10AM-6:30PM.

Market Information

Listing Date: 5/18/2026	Listing Market Time: MLS# has been on for 12 day(s)
Days on Market: Property has been on the market for a total of 12 day(s)	Office Market Time: Office has listed this property for 12 day(s)
Expiration Date: 10/31/2026	Cash Paid for Upgrades:
Original Price: \$529,900	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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*****This is a generic calculator. Rates and products shown below are only examples based on market averages and are intended only as an approximate estimate of payments.*****

i Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

Accurate Live Rate Estimates					
KEY INFO	30 Year Fixed	15 Year Fixed	30 Year Fixed FHA	VA	Conv 5/6 ARM
Down Payment:	\$105,980	\$105,980	\$18,547 ^{^*}	\$0 ^{^**}	\$105,980
Mortgage Paymt:	\$2,820	\$3,664	\$3,289	\$3,421	\$2,610
Rate:	7.000%	6.375%	6.500%	6.500%	6.250%
APR:	7.080%	6.455%	6.580%	6.580%	6.330%
Taxes:	\$431	\$431	\$431	\$431	\$431
Ins./HOA Dues:	\$764	\$764	\$764	\$764	\$764
PMI:	\$0	\$0	\$238	\$0	\$0
Mo. Payment:	\$4,015	\$4,859	\$4,722^{^*}	\$4,616^{^**}	\$3,805

Personalize Your Mortgage

Click on the calculate button below to enter your offer price and down payment:

CALCULATE

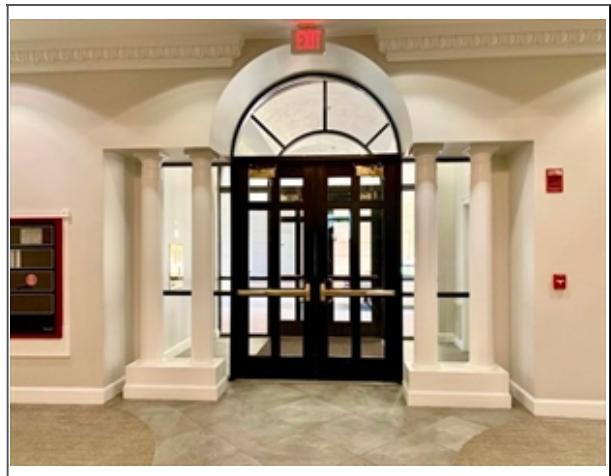
Asking Price of **\$529,900** with a Down Payment of **20.0%** and a Loan Amount of **\$423,920**. ^{^*}FHA loans allow for a 3.5% Down Payment. ^{^**}VA loans allow for a 0.0% Down Payment. ARM loan payment & interest rates will change during term. Click **Key Info** for required disclosure. Ins. = Home Owners Insurance Click here for relationship disclosure.

Please keep scrolling down to see photos, thank you!

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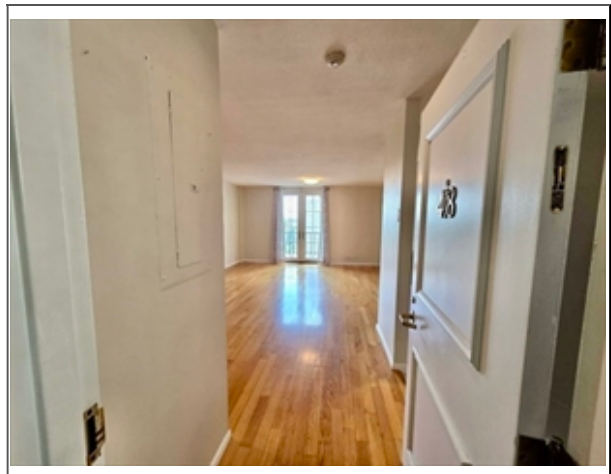
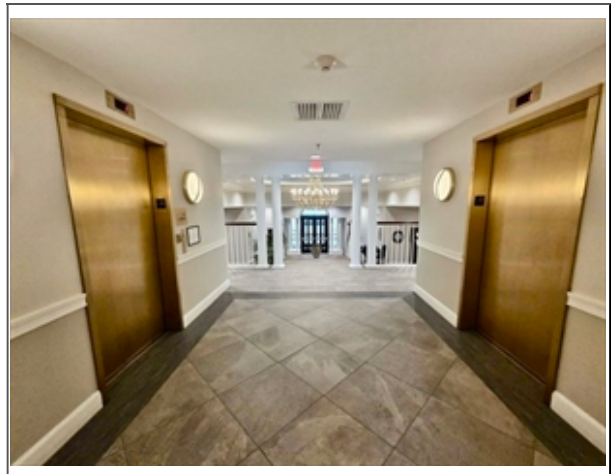
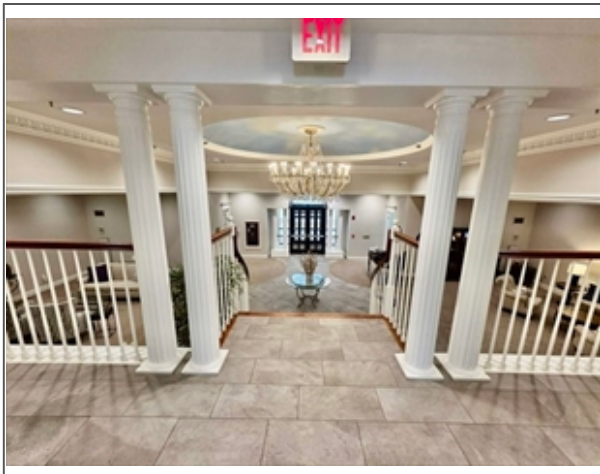
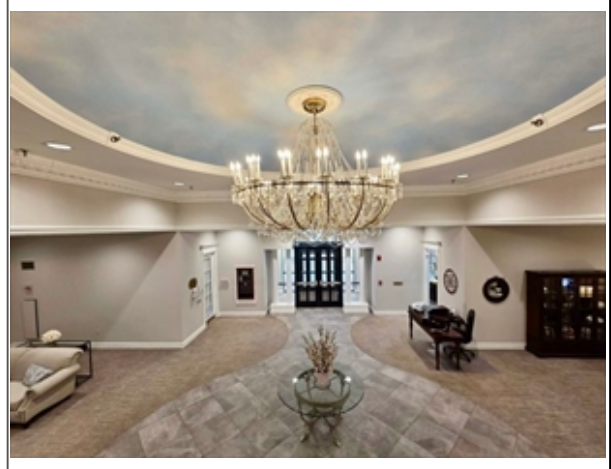
Condominium - Condo
List Price: \$529,900



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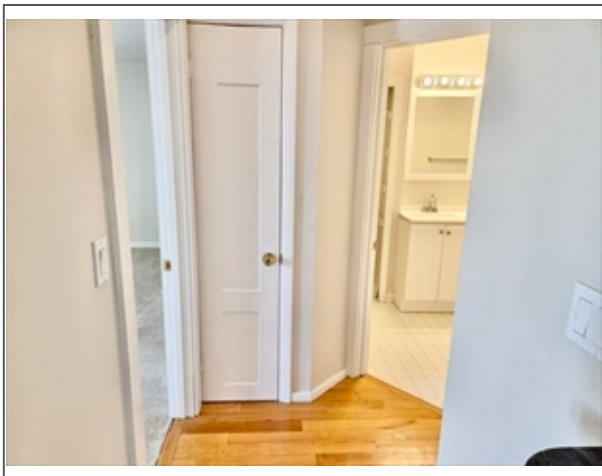
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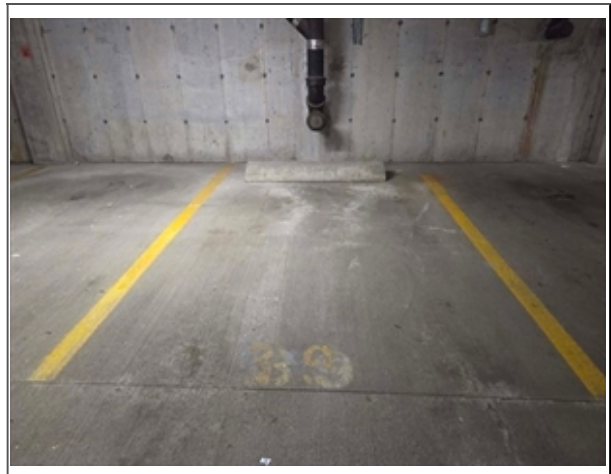
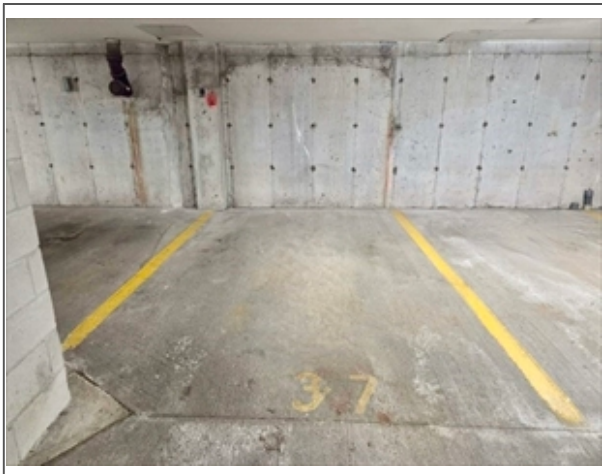
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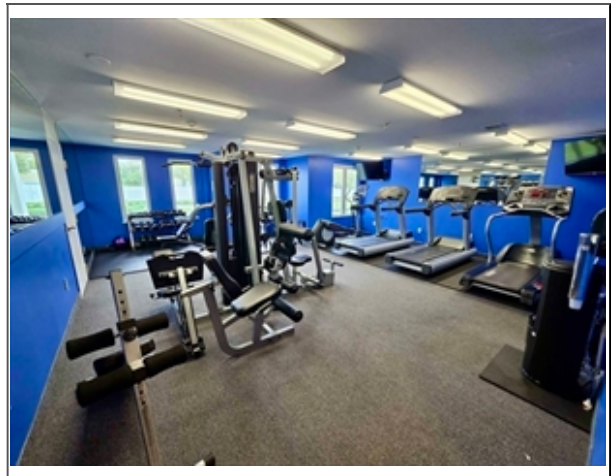
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