

**Colleen A.B. Russo MARINA BAY PROPERTIES, LLC**  
**Marina Bay Luxury Condominiums & Fine Estates**  
**Presented by Colleen Russo Realtor/Broker (617) 842-8065**



**MLS # 72719054 - Active**  
**Condo - Townhouse**

**26 Tilden Cir - Unit 26**  
**Quincy, MA: Marina Bay, 02171-3114**  
**Norfolk County**

List Price: **\$709,900**

Unit Placement:  
 Unit Level: **2**  
 Grade School:  
 Middle School:  
 High School:  
 Outdoor Space Available:  
 Handicap Access/Features:  
 Directions: **E Squantum to Victory Road to Tilden Commons Drive to Tilden Circle**

Total Rooms: **5**  
 Bedrooms: **2**  
 Bathrooms: **2f 0h**  
 Master Bath: **Yes**  
 Fireplaces: **1**

**Remarks**

**CHAPMANS REACH MARINA BAY CORNER RESIDENCE – Rare corner residence with a perfect view directly over the park! This expansive open layout is over 1,800 SQFT offering plenty of space for functional living, work/life and entertaining. Windows surround the floor plan flooding the home with natural light and an enlarged balcony over the park is the perfect expansion for some outdoor space. The master ensuite features a huge bathroom and two large walk-in closets and there is an extra storage area for additional items. A garage parking space will be included with the home and access to additional parking is available. WALK TO THE OCEAN. Marina Bay is home to notable restaurants, a full-service marina and known for its proximity to the city. Complimentary shuttle to the Red Line, FERRY SERVICE to the city and quick access to Rt 93. PET FRIENDLY Ask agent for details**

**Property Information**

Approx. Living Area: **1,815 Sq. Ft.**      Approx. Acres:  
**(\$391.13/Sq. Ft.)**      Garage Spaces: **1 Detached, Garage Door Opener, Storage**  
 Living Area Includes:      Heat Zones: **1 Forced Air, Gas, Individual, Unit Control**      Parking Spaces: **0 Off-Street, Common, Guest**  
 Living Area Source: **Public Record**      Cool Zones: **1 Central Air, Individual, Unit Control**      Levels in Unit: **1**  
 Living Area Disclosures: **1,815 SQFT does not include additional garage space, storage space or exterior deck space.**  
 Disclosures: **Virtual Tour: <https://www.seetheproperty.com/story/359696/u>**

**Complex & Association Information**

Complex Name: **Chapman's Reach**      Units in Complex: **153** Complete: **Yes**      Units Owner Occupied: Source:  
 Association: **Yes** Fee: **\$689 Monthly**  
 Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Park**  
 Special Assessments: **No**

**Room Levels, Dimensions and Features**

| Room            | Level | Size         | Features   |
|-----------------|-------|--------------|--|
| Living Room:    |       | <b>18X23</b> | <b>Fireplace, Flooring - Wood, Balcony / Deck, Open Floor Plan, Recessed Lighting</b>  |
| Dining Room:    |       | <b>13X14</b> | <b>Flooring - Wood, Open Floor Plan, Recessed Lighting, Lighting - Overhead</b>  |
| Kitchen:        |       | <b>10X14</b> | <b>Flooring - Stone/Ceramic Tile, Pantry, Countertops - Stone/Granite/Solid, Recessed Lighting, Gas Stove</b>  |
| Master Bedroom: |       | <b>12X16</b> | <b>Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Recessed Lighting</b>  |
| Bedroom 2:      |       | <b>18X13</b> | <b>Bathroom - Full, Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead</b>  |
| Bath 1:         |       | <b>11X10</b> | <b>Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub, Double Vanity, Recessed Lighting</b> |
| Bath 2:         |       | <b>8X9</b>   | <b>Bathroom - Tiled With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>   |

**Features**

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, Marina, T-Station, University**  
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**  
 Association Pool: **No**  
 Basement: **No**  
 Beach: **Yes**  
 Beach - Miles to: **1/2 to 1 Mile**  
 Exterior: **Stucco**  
 Exterior Features: **Porch, Deck - Composite, Professional Landscaping**  
 Management: **Professional - On Site**

**Other Property Info**

Disclosure Declaration: **Yes**  
 Exclusions:  
 Laundry Features: **In Unit**  
 Lead Paint: **None**  
 UFFI: Warranty Features:  
 Year Built/Converted: **2001**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Actual**  
 Year Round: