

2,808± SF WATERFRONT TOWNHOME

8 Harvey Lane Unit 8A, Quincy, MA

on Houghs Neck with Direct Beach Access



AUCTION: Tuesday, September 22 at 11am On-site

This is a rare opportunity to own a distinctive waterfront property that combines luxury, comfort, and direct access to the shoreline.

Experience exceptional waterfront living at this flagship four-story townhome, ideally situated on the historic site of Harvey's Wharf in the quiet Houghs Neck neighborhood. Offering 2,808± sf of living space, this residence features four ensuite bedrooms, a half bath, direct beach access, condominium beach rights and panoramic ocean views throughout. For boating enthusiasts, mooring permits may be obtained through the Quincy Harbormaster.

Conveniently located, MBTA bus service on nearby Sea Street provides access to Quincy Center, connecting residents to both the Red Line and Commuter Rail. A short five-minute walk leads to Quincy Yacht Club, restaurants, public boat ramp & docks, Brill Field and more.

**See PIP for list of additional personal property/equipment included with the sale of the real estate*

Open House: Tuesday, September 15 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$40,000 in certified or bank check at auction & remainder by 4pm ET on Thursday, September 24, 2026. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or

Design: 2,808± sf per Owner (2,418± sf per Assessor), 4-story, 3-bedroom, 4.5-bath waterfront townhome built in 2011.

Features: Hardwood floors, gas fireplace, fully sprinklered, shear wall construction and hurricane strapping for added wind resistance. Elevator shaft roughed in from the ground to third floor (currently used as closet space). Aiphone intercom system, Ring video doorbell, motion-activated floodlights and exterior lighting.

1st Floor: 2-car garage with "Boston Garage" epoxy flooring, utility sink, overhead gas heater with wall thermostat and storage closets. 325± sf ensuite bedroom with walk-in closet, full-sized glass slider with direct access to 250± sf patio and separate entrance.

2nd Floor: Main living area includes gas fireplace, numerous waterfront windows and access to 250± sf composite deck. Spacious kitchen with granite countertops, ample cabinet space, gas range, Zephyr hood, combo wall oven & microwave, dishwasher and full-sized refrigerator/freezer; Dedicated dining area, granite island with seating, bath, coat closet and large walk-in closet that can be utilized as a pantry.

any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit JJManning.com for mandatory broker pre-registration requirements.

3rd Floor: Two ensuite bedrooms, storage, utility room with washer & dryer.

4th Floor: Main bedroom with walk-in closet, bath & 75± sf balcony with unmatched views.

Heat & Fuel: Two zone heating & central air, two forced-air gas furnaces, two central air units, on-demand hot water.

Water & Sewer: City

JJManning
AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



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