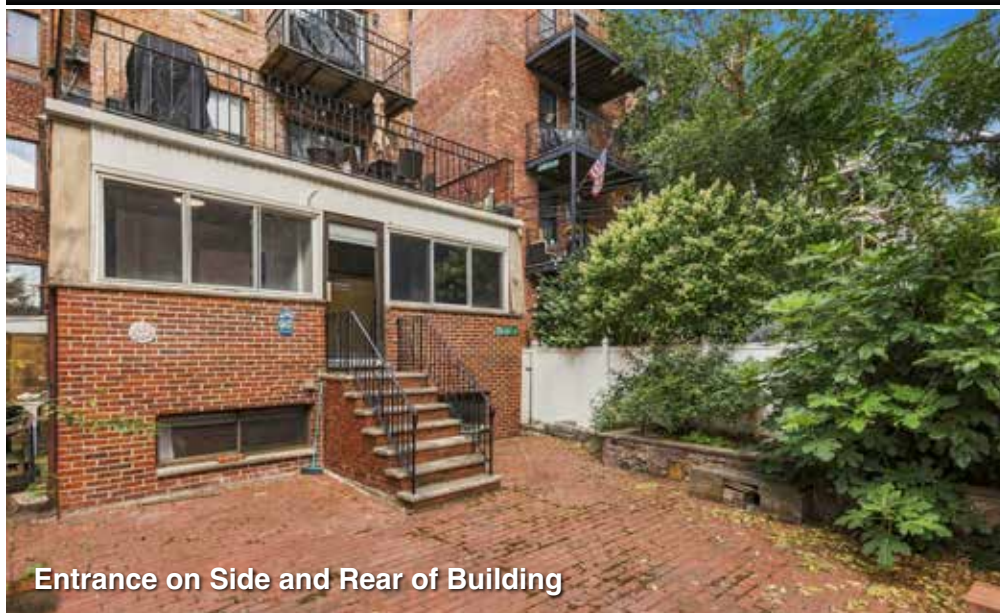


3± Bedroom, 2-Bath Condo in Jeffries Point

71 Lubec St. Unit 1, East Boston, MA



Entrance on Side and Rear of Building



AUCTION: Thursday, November 5 at 11 am On-site

This spacious 1,818± sf, 3± bedroom, 2-bath condominium is ideally located in the highly sought-after Jeffries Point neighborhood of East Boston. Enjoy exceptional convenience with nearby access to both the Maverick and Airport MBTA Blue Line stations, providing quick connections to Downtown Boston. The property is moments from the East Boston Greenway, Memorial Park, Boston Harborwalk and Logan International Airport.

The main level features an open and inviting living and dining area, an eat-in kitchen, a generously sized bedroom that can also serve as a home office, and a full guest bath complete with a Jacuzzi tub. The rear door provides walkout access to a private enclosed patio of approximately 200± sf, creating an ideal space for outdoor relaxation and entertaining.

The lower level offers a spacious primary suite with a tiled walk-in shower, along with a versatile bonus room suitable for a nursery, home office, fitness area, or additional guest space. Additional highlights include central air conditioning, dedicated storage and utility areas, and shared common laundry facilities.

Parcel ID: 0104031002

County: Suffolk

Design: 1,818± sf, 3-bedroom (2 per Assessor), 2-bath, 2-level condo unit (858± sf first floor & 960± sf lower level). Access to unit via side and rear doors.

Building: 3-story, 6-unit brick building k/a "71 Lubec Street Condominiums"

Basement: Finished - Contains portion of Unit 1 & Unit 2, boiler room (in Unit 1 only), common laundry & electrical room

Utilities: Gas, Forced Hot Air Heat, Central A/C

Water & Sewer: Municipal

Parking: Off-street

See Property Info. Package: Unit & Master Deed, Plans, Condo Docs, Condo Fees, Floor Plans

JJ Manning

AUCTIONEERS

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

JJ Manning.com

800.521.0111

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



MA Auc Lic 111 • MA Broker Lic 5850
Bro 1887 • Ref 26-2258

Property Tour: Friday, October 30 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at this auction & remainder by 4pm ET on Friday, November 6, 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

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.