

~1 Admirals Lane~

Mariner's Village Condominium
Salem, Massachusetts



Hilary W. Foutes

REALTOR®

ABR® AHWD® C2EX® GRI® HFR® PSA® RENE® SRS®

hilary.foutes@saganharborsidesir.com

781-254-3840



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Harborside

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INTERNATIONAL REALTY



~Live and Love Salem Massachusetts~

- Winter Island/Waikiki Beach
- House of Seven Gables
- Peabody Essex Museum
- Salem Witch Museum
- Bewitched Statue of Elizabeth Montgomery
- Maritime National Historical Park
- Salem Commons
- Forest River Park
- Charlotte Forten Park
- Salem Common
- MBTA Station
- Salem Willows Park
- Salem State University
- Collins Cove Park *pickleball courts

Exclusively Listed By:

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MA License # 9054927

Office Address:

1 Essex Street
 Marblehead MA 01945
 300 Salem Street
 Swampscott, MA 01907

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Salem, MA 01970

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~70 Weatherly Drive Condominium~

MONTHLY CONDO FEE OF \$ 540.00

Includes:

Master Insurance, Exterior Maintenance, Landscaping,
Snow Removal, Reserve Funds, Refuse Removal (town),
Road Maintenance, Management Fee, Additional Parking

Mariners Village

Professionally Managed off-site

Peabody Properties: Jill Fama

978-532-4800

jfama@crowinshield.com

9 Atlantic Avenue

Marblehead MA 01945

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Foyer:

- High ceilings and brightly lit from two-door French door entryway with over-sized windows above
- Crystal Chandelier lighting above
- Hardwood flooring

Kitchen:

- Expansive open concept skylit eat-in kitchen with direct access to the adjacent outdoor deck
- Hardwood floors
- Peninsula type island seats 3-4 people
- Recessed lighting in the ceiling and sconce lighting above the sink
- Wood blinds adorn the windows
- White cabinetry with formica countertops that look like granite and a bullnose edge
- Kohler sink with Insinkerator disposal
- Back splash is a custom made glass subway tile
- Appliances include: Frigidaire five burner gas range, GE Microwave(2026), GE dishwasher, GE side-by-side 2025 refrigerator with water and ice and water access directly from the door

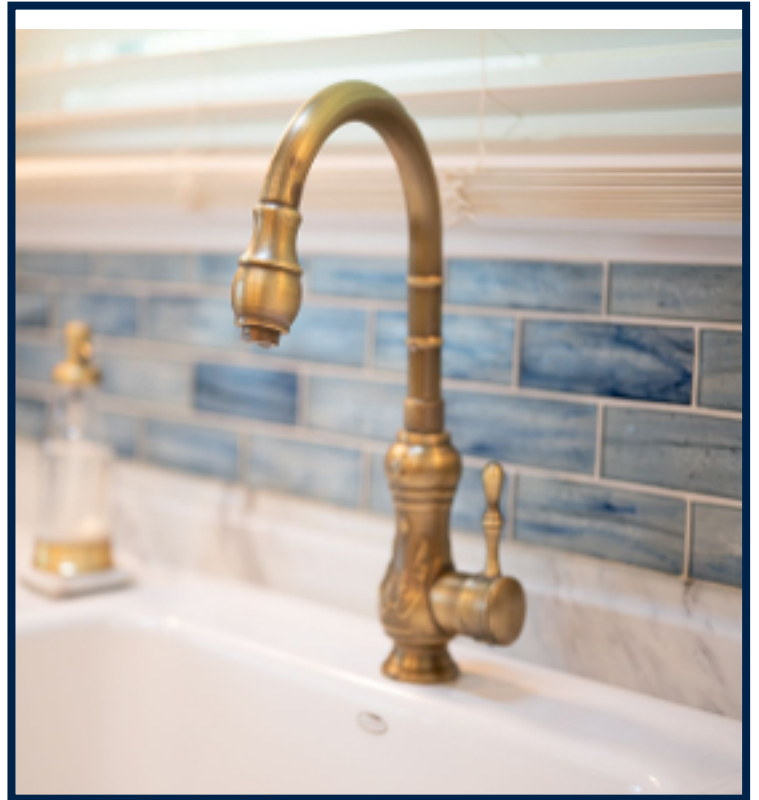
Dining Room:

- Open concept space merging conveniently with the kitchen entertaining space
- Hardwood flooring
- Chandelier is excluded

~Double door closet on the main level

Powder Room:

- Half bathroom
- Hardwood flooring
- Overhead and sconce lighting
- American Standard™ commode
- Brass hardware



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Living Room

- Open space naturally lit from two large windows and three windows over the stairs coming up to the living room
- Gas fireplace with added decorative mantle
- Hunter Douglas™ window treatments
- Custom wall-to-wall carpeting

SECOND FLOOR

- Skylit ceiling
- Linen Closet at the top
- Wall-to-wall carpeting up the stairs and on the second floor except the bathrooms

Primary En-suite:

- Wall-to-wall carpeting
- Ceiling fan
- Gas fireplace
- Window
- Walk-in closet with coordinating carpeting and recessed lighting

Primary Full Bathroom:

- Ceramic Tile plank flooring
- Formica countertops with bullnose finished edging and double sinks
- Sconce and recessed lighting
- custom window treatments
- Jetted soaking bathtub, tile surround
- Sliding window
- Kohler™ commode (only 1 year old)
- Shower is white subway tile with custom glass subway tile and overhead and handheld fixtures

Bedroom II

- Corner room with two double closets
- Plantation shutters and wall-to-wall carpeting
- Ceiling fan and 1 recessed light



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Full Bathroom II:

- Ceramic Tile plank flooring
- Separate shower
- Kohler™ commode
- Corian-top vanity
- Sconce and overhead lighting
- Two double closets

THIRD LEVEL

- Enclosed storage closet with wall-to-wall carpeting and eaves storage

LOWER LEVEL

Family Room:

- Makes for a great television room or guest room or home office
- Faux-wood (some form of laminate) flooring
- Baseboard molding
- Recessed and track lighting
- Two windows
- Double closets
- Decorative shelf that runs the perimeter of half of the room
- Access the attached garage from a door right outside this family room

Laundry:

- Pocket door entry, Machines are only a few years old according to the sellers.
- Maytag™ top-loading washing machine and Maytag front loading dryer
- Water Heater and HVAC equipment in this room



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Exclusions:

- Dining Room Chandelier
- Living Room drapes
- Master Bedroom drapes

Inclusions:

- All connected/attached appliances including the basement refrigerator/freezer
- New Gas Grille will be left as a gift to the buyer(s) with two propane tanks
- Four kitchen stools to remain as gifts to the buyer(s)
- Yard tools and hoses will remain as gifts

Disclosures:

- Only 1 window in the basement isn't new
- Repaired ice damns from this last winter. Association covered the cost through the master insurance policy.
- Slight discoloring on the edge of the primary bedroom carpet near a window and on the closet floor. In the primary bedroom closet floor there is a water stain on the carpet from where the owner used to hang wet clothing to dry.

Association Maintenance:

The Association pays for the painting of the exterior siding and deck. The current owners had their deck done in 2024 and it will be done again in 2027. the exterior will be painted again in 2027, per the management company.



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Enclosed storage closet with wall-to-wall carpeting and eaves storage

Updates:/Systems:

- Current sellers installed a new Carrier HVAC installed by current owner in 2013 then the system was updated in 2025 with repaired and replaced parts plus new duct work and filters. Forced Hot Air system
- All the windows are less than +/-3 years old. Right® windows with a lifetime warranty, according to the sellers
- Water Tank is 50-gallon. Installed 1/4/2017. Warranty has expired
- Electrical circuit breakers
- current owners do not use the central vac
- Comcast is the current owners cable provider and usually the only option in Salem
- New Garage Liftmaster overhead mechanism by Budget Overhead Door 888-248-3667. One car electric eye opening door. Two garage clickers to be left for the new buyer(s).
- Central Vac is not used by the current owners. AstroVac system to remain as gift to buyers. No guarantees on how it works.
- Updated Central Air Conditioning, American Standard Silver Series, 2025

MONTHLY CONDO FEE OF \$ 540.00

Master Insurance: Exterior Maintenance, Landscaping, Snow Removal, Reserve Funds, Refuse Removal (town), Road Maintenance, Management Fee, Additional Parking

Mariner's Village

Management Staff: Crowninshield Management Corp. has been the Managing Agent for Mariner Village since September 1, 2011. Jill Fama has been the Property Manager since that time. Jill is responsible for the operations of the Mariner Village and works under the direction of the Board of Trustees. She also attends monthly Trustee Meetings, Owner's Meetings and periodic special meetings. She meets regularly with unit owners and vendors on site as well. Jill has been with CMC since January, 2010, but has been in the property management field for well over 30 years. Jill can be reached at (978)532-4800 Ext #232 or via email at Jfama@crowinshield.com

Master Insurance Policy: The Property Insurance is currently with the company, Greater New York (GNY), through our Agent, Brown and Brown (formerly Rodman Insurance). The master insurance package policy costs the association \$102,046 annually for \$51,025,237 in coverage. The D&O coverage costs \$2,557. The Umbrella Policy costs \$2,948 for \$10,000,000 in coverage, W/C is \$295 and Crime Policy is \$751 for a total cost of \$108,597 annually.

Insurance Coverage: The purpose of this section is to clarify coverage with respect to the Master Insurance Policy (Building Coverage) vs. the individual Unit Owner Policy (HO-6)

The Master Insurance Policy covers damages to the building with limits up to approximately \$51,025,237 and includes permanently installed building items such as flooring, kitchen cabinets, etc., (basically anything you would not take with you if you moved) regardless of how the by-laws are written – but - they are subject to the \$25,000 per unit policy deductible.

Condo certificates may now be requested at www.bbdedham.com or by calling Phone: (781) 455-6664.

Taxes:

- \$6,924/year based on the current assessed value for 2026



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