

Linda Daichman
Jack Conway, Marshfield
713 854 6933

MLS # 73501157 - Active
Single Family - Detached



1 Trouant's Island
Marshfield, MA 02050
Plymouth County

List Price: **\$2,350,000**

Style: **Colonial, Contemporary**

Total Rooms: **9**

Color:

Bedrooms: **3**

Grade School:

Bathrooms: **4f 0h**

Middle School:

Main Bath: **Yes**

High School:

Fireplaces: **2**

Approx. Acres: **0 (0 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Accessory Dwelling Unit: **No**

Neighborhood/Sub-Division: **Trouant's Island**

Directions: **One lane tidal causeway. Cars leaving the island have right of way. Do not cross without appointment**

Trouant's Island in Marshfield offers a unique opportunity to experience the pinnacle of coastal living. This exquisite waterfront estate stands as a testament to luxury and elegance, with panoramic views stretching across the North and South Rivers and beyond to the vast ocean. Custom-designed to cater to both relaxation and entertainment, this home is a sanctuary where every detail has been thoughtfully crafted. The lushly landscaped grounds feature a heated spa pool and a gazebo perfect for alfresco dining, allowing residents to savor the sea breeze, watch the boat parades, and enjoy breathtaking sunsets. Residents benefit from access to a private deep water dock, enhancing the allure of this prestigious location. Nestled within a private enclave where the North and South Rivers meet the sea, this setting offers a true escape. Accessible by a tidal causeway, the property ensures a rare sense of seclusion where the tides and horizon provide a peaceful, ever-changing backdrop.

Property Information

Approx. Living Area Total: **3,824 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Other**

Approx. Above Grade: **3,824 SqFt**

Approx. Below Grade: **978 SqFt**

Living Area Disclosures: **Approximate - see floor plans with measurements attached.**

Heat Zones: **3 Propane**

Cool Zones: **1 Central Air, Ductless Mini-Split System**

Total Parking Spaces: **8**

Garage Spaces: **2 Under**

Disclosures: **13 homes on Trouants Island are all detached condominiums. \$375 monthly Rum Island Association Fee, New (2022) island well accessed by each property. Metered propane gas for each property. CAUSEWAY IS IMPASSABLE AT TIDES OVER 8.5 Feet.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		-
Dining Room:	1		-
Family Room:	1		-
Kitchen:	1		-
Main Bedroom:	2		-
Bedroom 2:	2		-
Bedroom 3:	2		-
Bath 1:	1		-
Bath 2:	2		-
Bath 3:	2		-
Laundry:	1		-
Home Office:	1		-
Bathroom:	2		-

Features

Area Amenities: **Walk/Jog Trails, Conservation Area, Marina**

Basement: **Yes Full, Finished, Interior Access, Garage Access**

Beach: **Yes Ocean, River, Access, Direct Access, Frontage**

Beach Ownership: **Private, Association**

Beach - Miles to: **0 to 1/10 Mile**

Energy Features: **Backup Generator**

Exterior Features: **Patio, Covered Patio/Deck, Pool - Above Ground Heated, Professional Landscaping, Decorative Lighting, Gazebo, Outdoor Shower, Stone**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1990** Source: **Public Record**

Wall

Flooring: Wood, Tile

Foundation Size:

Foundation Description: Other (See Remarks)

Lot Description: Scenic View(s)

Road Type: Private, Privately Maint.

Sewer Utilities: Private Sewerage, Other (See Remarks) - Title 5: Passed

Water Utilities: Community Well

Waterfront: Yes Ocean, River, Dock/Mooring, Frontage, Deep Water Access, Direct Access, Navigable, Private

Water View: Yes Dock/Mooring, Marina, Ocean, Private, River, Walk to

Year Built Description:

Approximate

Year Round: Yes

Short Sale w/Lndr. App. Req: No

Lender Owned: No

Tax Information

Pin #:

Assessed: \$1,786,300

Tax: \$16,419 Tax Year: 2026

Book: 3 Page: 56

Cert:

Zoning Code: R

Map: Block: Lot:

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Price History for 73501157
1 Trouant's Island, Marshfield, MA 02050

Date		Amount	%	DOM to PCG	DOM of PCG
04/14/2026	Listed for \$2,400,000				
07/01/2026	Price Changed to: \$2,350,000	\$-50,000	2.08%	78	78
					Listing DOM: 85
					Property DOM: 85

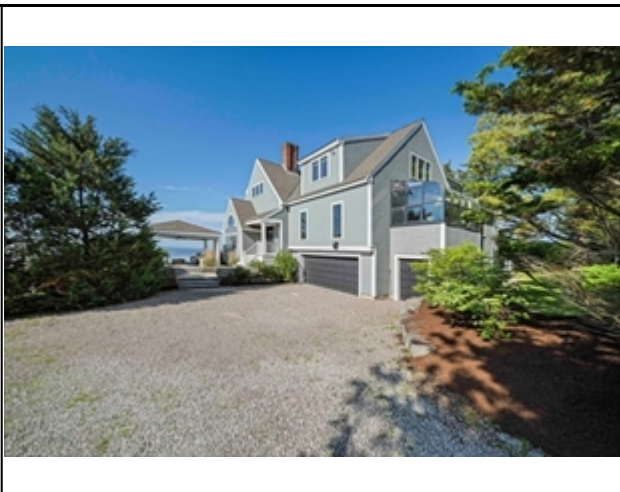
** Calculates and removes Offmarket activity in DOM Timeframe

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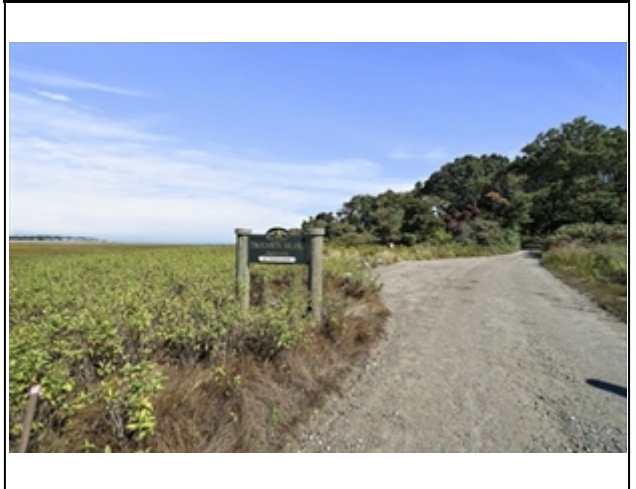
Dock



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