

Linda Daichman
Jack Conway, Marshfield
713 854 6933

MLS # 73510383 - Active
Single Family - Detached



19 Pauline Road
Marshfield, MA 02050
Plymouth County

List Price: **\$3,650,000**

Style: **Colonial**

Total Rooms: **13**

Color:

Bedrooms: **5**

Grade School:

Bathrooms: **5f 1h**

Middle School:

Main Bath: **Yes**

High School:

Fireplaces: **1**

Approx. Acres: **0.46 (20,002 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Accessory Dwelling Unit: **No**

Neighborhood/Sub-Division: **Ferry Hill**

Directions: **gps**

New construction! Nothing compares to this sprawling 5 bed, 5 1/2 bath, 5200 SF coastal estate in Marshfield's coveted Ferry Hill, a true masterpiece offering unrivaled entertaining and spectacular river & ocean views. The heart of the home features a stunning kitchen w/ butler pantry & oversized quartz island, cozy FP family room, a dedicated office, and a bonus room w/ built in bar perfect for large holiday gatherings. In addition to 2 ensuite bedrooms, a massive newly constructed wing provides a palatial suite w/ a luxury bath, laundry & French doors leading to a private kitchenette and living area. This suite opens to its own expansive deck to take in the breathtaking water vistas. Step outside to a resort-style oasis featuring a fenced in level yard, heated pool, outdoor shower, and an enclosed full bath/changing room. Complete with an oversized 4-car heated garage & a whole-house generator. This is a premier location walking distance to the shops, sand & dining of Humarock Village.

Property Information

Approx. Living Area Total: **5,200 SqFt**

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

Living Area Source: **Measured**

Approx. Above Grade: **5,200 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **5 Gas**

Cool Zones: **5 Central Air**

Total Parking Spaces: **12 Paved Driveway**

Garage Spaces: **4 Attached, Heated, Storage, Oversized Parking**

Disclosures: **Renovation and Addition built 2026. Measurements are approx. 19 Pauline Road was built in 2009 (3205 SF) Original garage converted into living space. Approx 3000 SF of living space has been renovated or new construction plus a 4 car garage.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace
Dining Room:	1		-
Family Room:	1		Flooring - Hardwood, Main Level, Recessed Lighting
Kitchen:	1		Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Wet bar, Wine Chiller
Main Bedroom:	2		Bathroom - Full, Closet - Walk-in, Balcony / Deck
Bedroom 2:	2		Bathroom - Full, Balcony / Deck
Bedroom 3:	2		Bathroom - Full, Balcony / Deck
Bedroom 4:	2		-
Bedroom 5:	2		-
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full
Bath 3:	2		Bathroom - Full
Laundry:	2		-
Mud Room:	1		-
Den:	1		-
Home Office:	1		-
Inlaw Apt.:	2		-
Bonus Room:	1		-

Features

Area Amenities: **Marina**

Other Property Info

Disclosure Declaration: **No**

Basement: **Yes Full, Unfinished Basement**
Beach: **Yes Ocean, River, Access, Walk to**
Beach Ownership: **Private, Public**
Beach - Miles to: **0 to 1/10 Mile**
Exterior Features: **Porch, Deck - Composite, Patio, Balcony, Pool - Inground Heated, Professional Landscaping, Sprinkler System, Fenced Yard, Outdoor Shower**
Flooring: **Wood, Tile**
Foundation Size:
Foundation Description: **Poured Concrete**
Interior Features: **Wetbar, French Doors**
Lot Description: **Level, Scenic View(s)**
Road Type: **Public**
Sewer Utilities: **Private Sewerage - Title 5: Passed**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **Yes Ocean, River, Walk to**

Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **2026** Source: **Builder**
Year Built Description: **Unknown/Mixed, Finished, Never Occupied**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

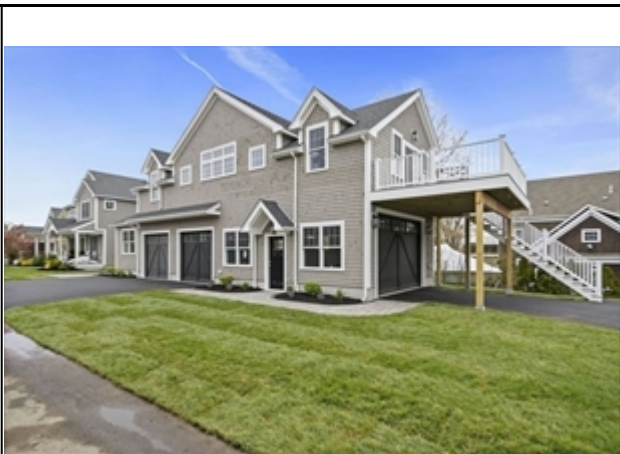
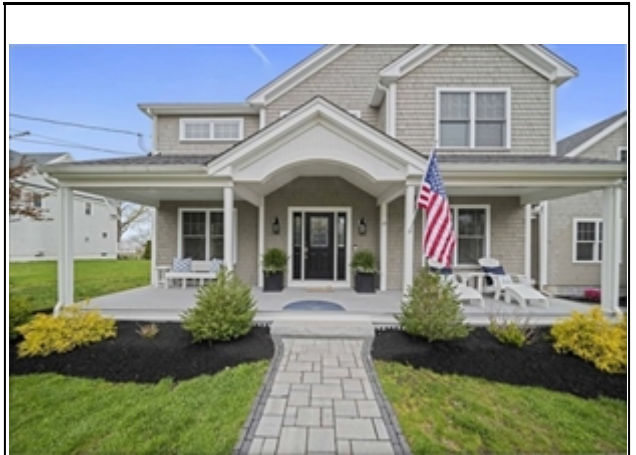
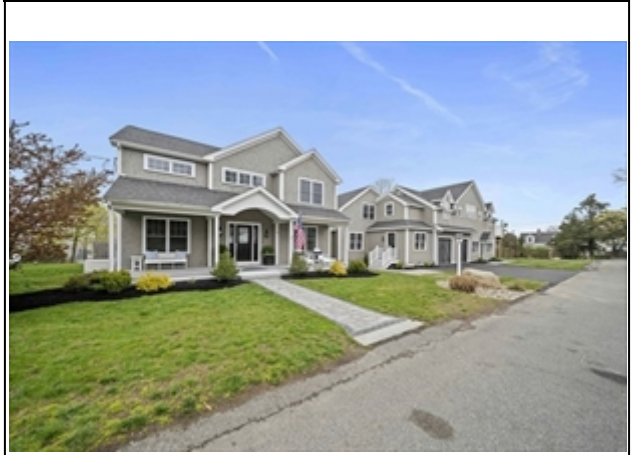
Tax Information

Pin #:
Assessed: **\$1,007,000**
Tax: **\$9,972** Tax Year: **2025**
Book: **0** Page: **0**
Cert:
Zoning Code: **R**
Map: Block: Lot:

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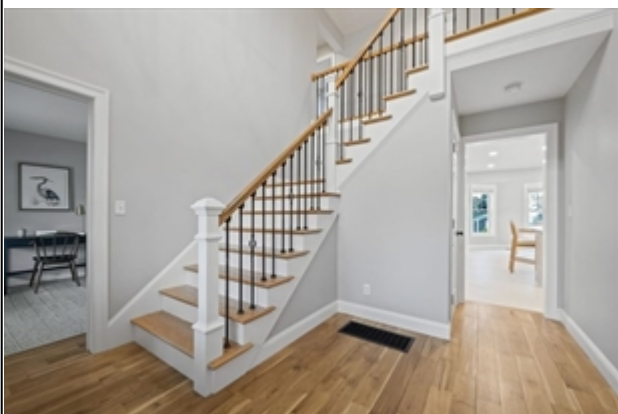
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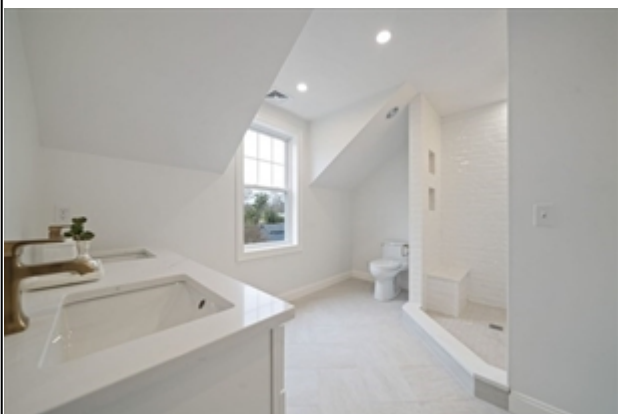
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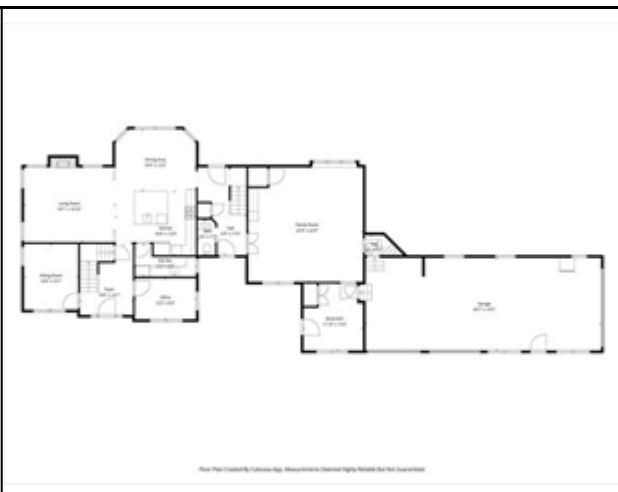
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