

MLS # 73381141 - Active

Single Family - Detached



25 11th road
Marshfield, MA: Brant Rock, 02050
Plymouth County

Style: **Antique**

Color: **grey**

Grade School:

Middle School:

High School:

Approx. Acres: **0.08 (3,598 SqFt)**

Handicap Access/Features:

Neighborhood/Sub-Division: **Sunrise Beach**

Directions: **OCEAN street to 11 th street #25 3 rd house on right**

List Price: **\$1,199,000**

Total Rooms: **8**

Bedrooms: **4**

Bathrooms: **2f 1h**

Main Bath: **Yes**

Fireplaces: **1**

Approx. Street Frontage:

Charming Sunrise Beach Original. Nestled near the sought-after Sunrise Beach, this beautifully updated home is one of the area's original treasures. Step inside and imagine relaxing on the enclosed front porch or hosting friends on the spacious back deck - perfect for enjoying the coastal breeze. Thoughtfully renovated for year-round comfort, the home features stunning hardwood floors, elegant slate accents, updated windows throughout, and a cozy gas fireplace that anchors the main living space. The oversized den offers a welcoming space for gatherings and entertaining. Upstairs, the expansive primary suite spans half the home, complete with its own private deck and en-suite bathroom. Three additional bedrooms provide ample space for family or guests. Move in and start enjoying beachside living. Don't miss this rare opportunity to own a slice of Sunrise Beach history with all the modern comforts.

Property Information

Approx. Living Area Total: **2,436 SqFt**

Approx. Above Grade: **2,436 SqFt**

Living Area Disclosures:

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

Approx. Below Grade:

Living Area Source: **Public Record**

Heat Zones: **3 Central Heat, Hot Water Baseboard, Gas**

Parking Spaces: **4 On Street Without Permit**

Disclosures: **Flood insurance is transferable. 2011 addition and 2020 windows replaced.**

Cool Zones: **0 Window AC**

Garage Spaces: **0**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12X17	Fireplace, Ceiling Fan(s), Flooring - Hardwood, Main Level, Open Floor Plan
Dining Room:	1	10X14	Flooring - Hardwood, Window(s) - Bay/Bow/Box
Family Room:	1	17X18	Bathroom - Half, Closet, Flooring - Wall to Wall Carpet, Cable Hookup, Deck - Exterior
Kitchen:	1	12X14	Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Breakfast Bar / Nook, Gas Stove
Main Bedroom:	2	17X26	Bathroom - Full, Closet, Flooring - Hardwood, Balcony - Exterior, Cable Hookup, Remodeled
Bedroom 2:	2	12X14	Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 3:	2	12X14	Ceiling Fan(s), Closet, Flooring - Hardwood, Main Level
Bedroom 4:	2	9X10	Ceiling Fan(s), Closet, Flooring - Hardwood
Laundry:	B		Closet - Walk-in, Closet - Cedar, Attic Access, Dryer Hookup - Gas, Exterior Access, Flooring - Concrete
Bathroom:	2	6X12	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Upgraded, Jacuzzi / Whirlpool Soaking Tub, Lighting - Sconce
Entry Hall:	1	9X26	Flooring - Stone/Ceramic Tile, French Doors, Main Level
Mud Room:	1	10X6	Bathroom - Half, Closet, Flooring - Stone/Ceramic Tile, Deck - Exterior, Remodeled

Features

Appliances: **Range, Dishwasher, Compactor**
Area Amenities: **Public Transportation, Shopping, Medical Facility, House of Worship, Public School**
Basement: **Yes Full, Unfinished Basement**
Beach: **Yes Ocean, Direct Access, Walk to**
Beach Ownership: **Public**
Beach - Miles to: **0 to 1/10 Mile**
Construction: **Frame**
Electric: **200 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Storm Doors, Backup Generator**
Exterior: **Shingles, Wood**
Exterior Features: **Porch - Enclosed, Deck, Deck - Composite, Balcony, Gutters**
Flooring: **Tile, Wall to Wall Carpet, Hardwood, Stone / Slate**
Foundation Size: **54X30**
Foundation Description: **Concrete Block**
Hot Water: **Natural Gas**
Interior Features: **Security System, Cable Available, French Doors, Internet Available - Fiber-Optic**
Lot Description: **Flood Plain, Cleared, Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range, for Gas Dryer, Washer Hookup, Generator Connection**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **Yes Ocean**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions: **See agent for any exclusions.**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **No**
Year Built: **1928** Source: **Public Record**
Year Built Description: **Actual, Renovated Since**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$917,400**
Tax: **\$9,082** Tax Year: **2025**
Book: **53569** Page: **234**
Cert:
Zoning Code: **R3**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Engel & Volkers, South Shore** (781) 934-2588

Listing Agent: **Dawn Vercollone** (339) 793-0344

Team Member(s): **Dawn Vercollone** (339) 793-0344

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency: **Call List Agent, Accompanied Showings**

Showing: Buyer's Broker: **Call List Agent, Accompanied Showings**

Showing: Facilitator: **Call List Agent, Accompanied Showings**

Special Showing Instructions: **All appointments are accompanied. contact listing directly phone for appointment Dawn @ 339-793-034**

Firm Remarks

All information has been obtained through typical industry-standard sources. It is the sole responsibility of the Buyer's Agent to conduct thorough due diligence on the property & verify all information contained in the listing. The Seller/Listing Agent shall not be held responsible for any errors, omissions, or inaccuracies in the information provided. All kitchen appliances, including the refrigerator, oven, and dishwasher, are included in the sale of this property as gifts to the buyers with no warranties or guarantees. The Sellers reserve the right to accept any offer of the Seller's choosing, regardless of price, and to reject all offers if the terms are not deemed acceptable.

Market Information

Listing Date: **5/30/2025**

Days on Market: Property has been on the market for a total of **139** day(s)

Expiration Date:

Original Price: **\$1,199,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **139** day(s)

Office Market Time: Office has listed this property for **139** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

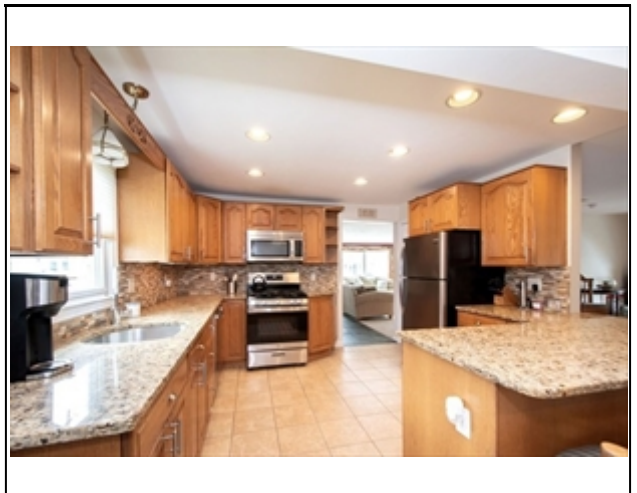
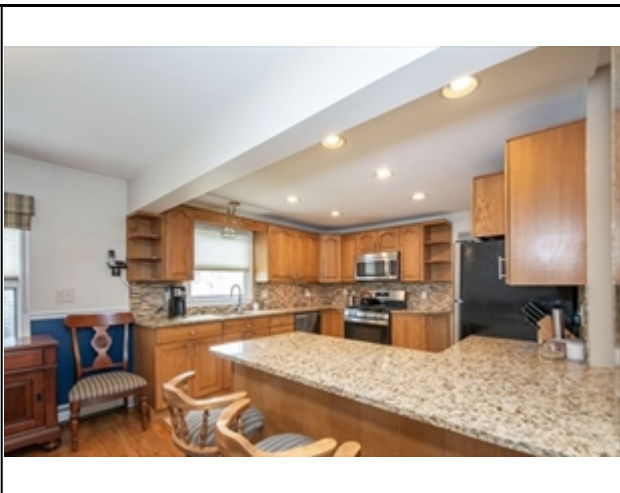
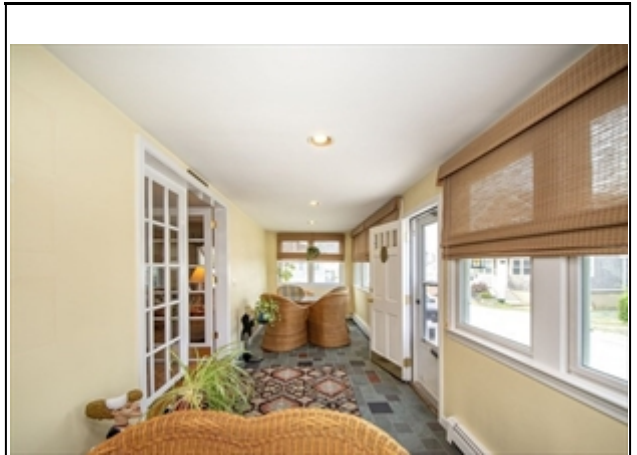
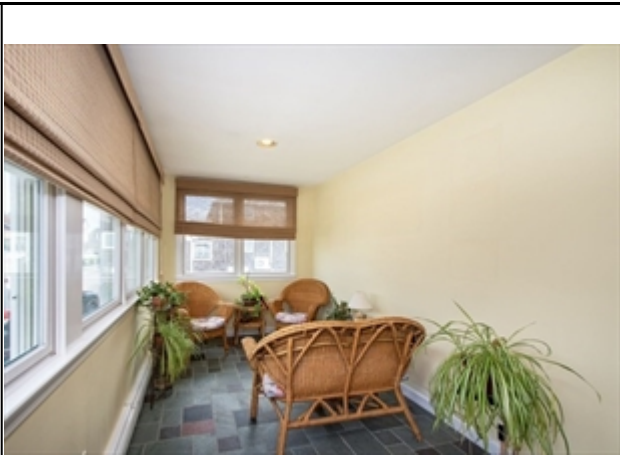
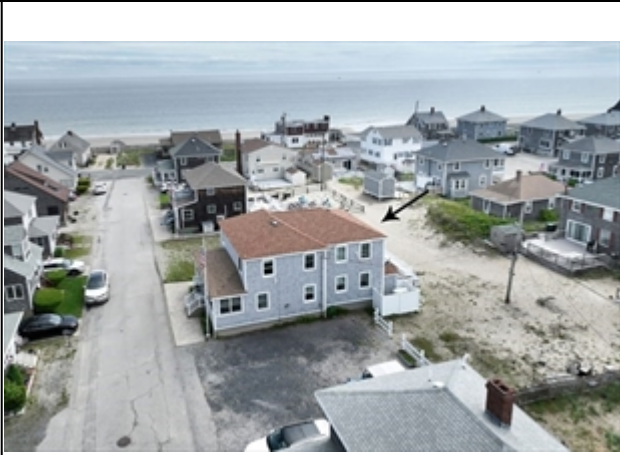
Market History for 25 11th road, Marshfield, MA: Brant Rock, 02050

MLS #	Date			DOM	DTO	Price
73381141	5/28/2025	Listed as Coming Soon for \$1,199,000	Dawn Vercollone			\$1,199,000
NEW	5/30/2025	Status Changed to: New	Sheri Sibley	0		
	5/30/2025	Active List Date Changed From: 06/01/2025 To: 05/30/2025	Sheri Sibley			
EXT	8/29/2025	Status Changed to: Extended	Dawn Vercollone	91		
Market History for Engel & Volkers, South Shore (AN4368)				139		
Market History for this property				139		

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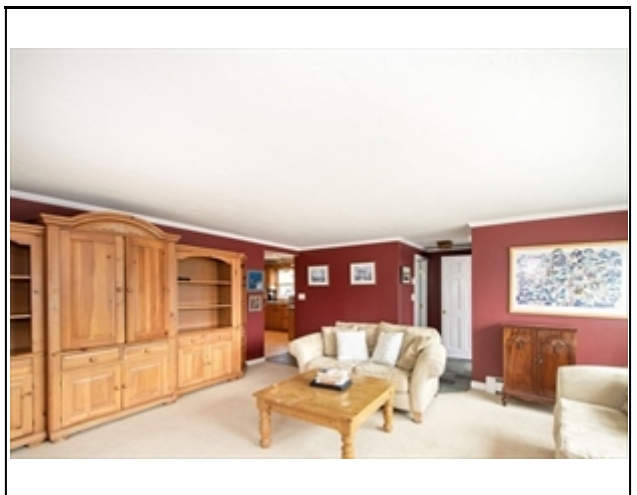
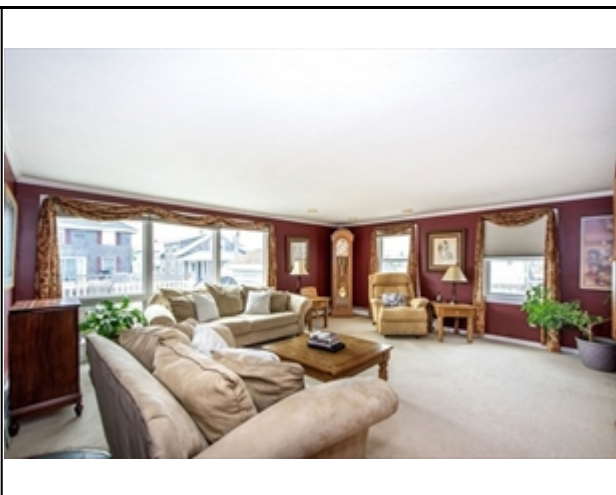
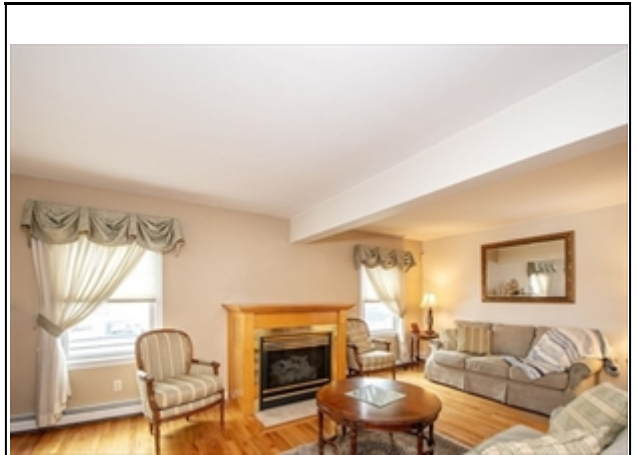
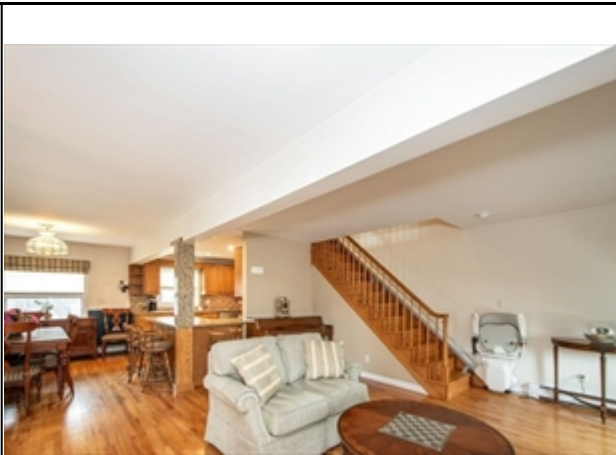
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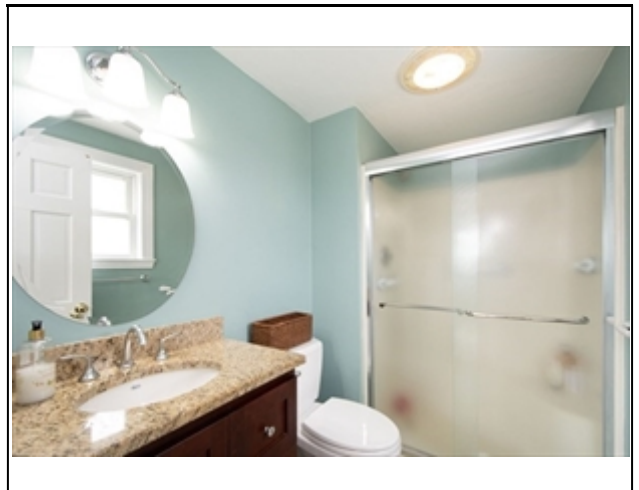
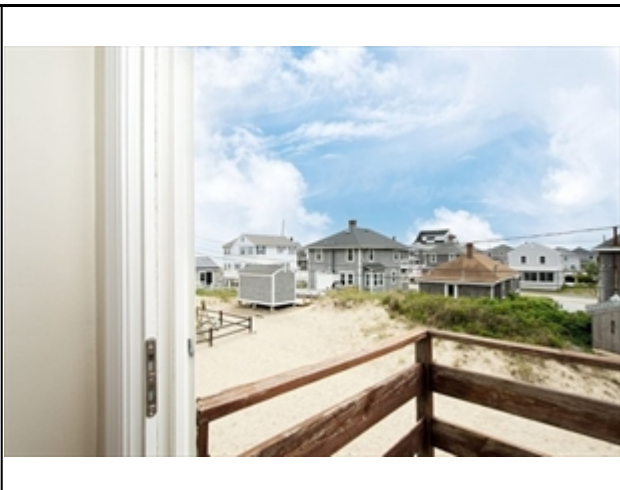
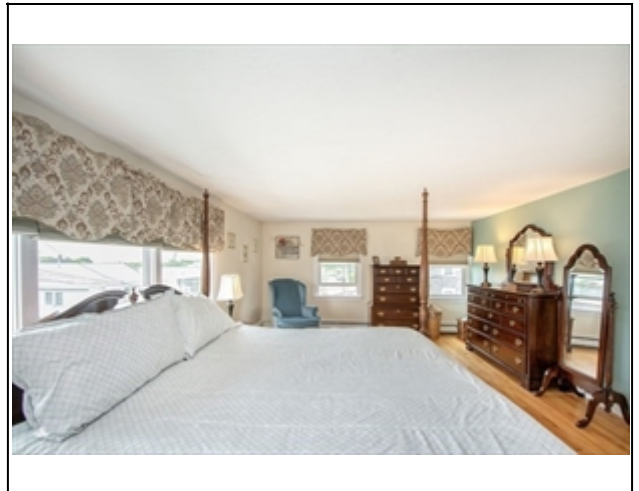
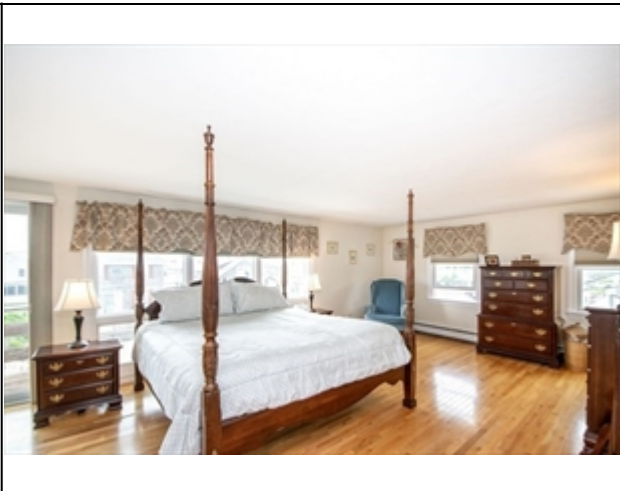
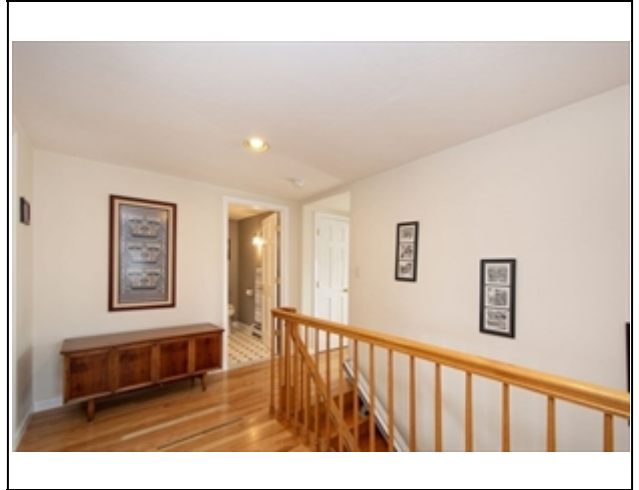
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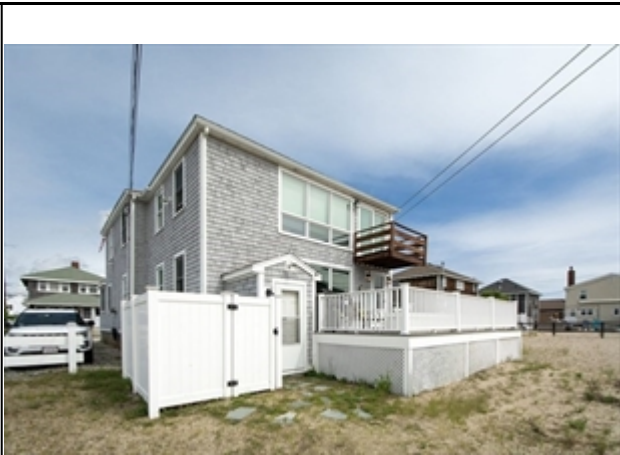
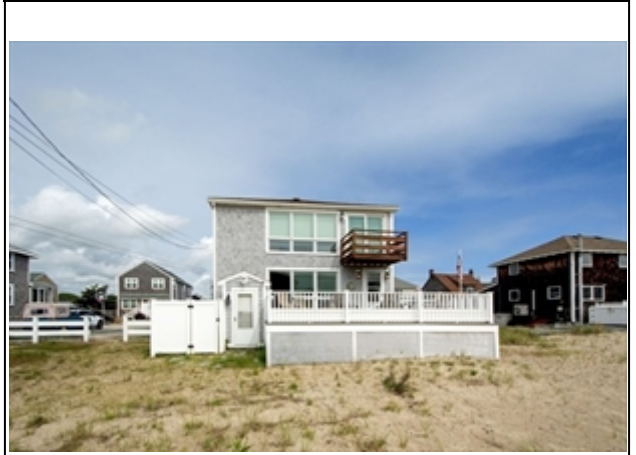
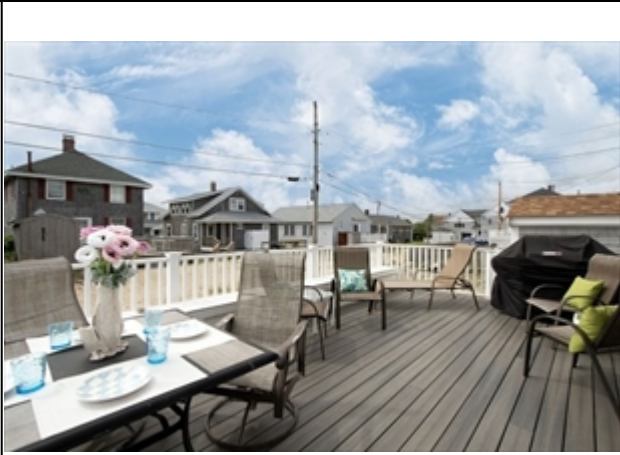
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