

Linda Daichman
DiVito Realty
linda@divitorealty.com
713 854 6933



MLS # 73451992 - Price Changed

Single Family - Detached

**256 Ocean Street
Marshfield, MA 02050
Plymouth County**
List Price: **\$850,000**
Style: Colonial Total Rooms: **6**
Color: Yellow Bedrooms: **3**
Grade School: Bathrooms: **2f 0h**
Middle School: Main Bath: **No**
High School: Fireplaces: **0**
Approx. Acres: **0.13 (5,693 SqFt)** Approx. Street Frontage:
Handicap Access/Features: Accessory Dwelling Unit: **No**
Directions: **rte 139**

****Terrific price adjustment!!** Located in beautiful Brant Rock is this perfect getaway! 3 bedroom colonial with spacious and open floor plan. Newly renovated kitchen and 2nd floor bath with laundry and beautifully tiled walk-in shower. Generous bar area in kitchen perfect for entertaining. The primary bedroom has double closets and Juliet balcony. New flooring throughout, many smart storage spaces and new 16X20 deck overlooking the front yard. The beach, restaurants, tennis and pickleball, canoe launch, marina... all nearby! **Front addition in 2005****

Property Information

Approx. Living Area Total: **2,223 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **2,223 SqFt** Approx. Below Grade:
Living Area Disclosures:

Heat Zones: **3 Hot Water Baseboard, Electric Baseboard, Ductless Mini-Split System** Cool Zones: **3 Ductless Mini-Split System**

Parking Spaces: **6 Off-Street, Stone/Gravel** Garage Spaces: **0**

Disclosures: **Front part of home added in 2005. Original structure built in 1928. Seller wishes to convey furniture with sale. Buyers and buyers agent responsible for confirming all listing information. Flood insurance premium is \$3088. Additional built on pilings. Original structure concrete block.**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|---------------|----------|--------------|--|
| Living Room: | 1 | 20X21 | Ceiling Fan(s), Closet, Flooring - Laminate |
| Dining Room: | 1 | 13X15 | Breakfast Bar / Nook, Remodeled, Gas Stove |
| Kitchen: | 1 | 12X17 | Closet, Flooring - Wood, Dining Area, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Exterior Access, Open Floor Plan, Remodeled, Stainless Steel Appliances |
| Main Bedroom: | 2 | 12X17 | Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony / Deck, Recessed Lighting, Closet - Double |
| Bedroom 2: | 2 | 10X13 | Ceiling - Cathedral, Closet, Flooring - Wall to Wall Carpet, Recessed Lighting, Closet - Double |
| Bedroom 3: | 2 | 13X15 | Ceiling - Cathedral, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Closet - Double |
| Bath 1: | 1 | | Bathroom - With Shower Stall, Flooring - Vinyl |
| Bath 2: | 2 | | Bathroom - Full, Bathroom - Tiled With Shower Stall, Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid |
| Laundry: | 2 | | - |
| Entry Hall: | 1 | | Flooring - Stone/Ceramic Tile |
| Mud Room: | 1 | | - |

Features

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Tennis Court, Park, Walk/Jog Trails, Laundromat, House of Worship, Marina**
Basement: **No**
Beach: **Yes Ocean, Walk to**
Beach Ownership: **Public**
Beach - Miles to: **0 to 1/10 Mile**
Construction: **Frame**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: **No** Warranty Features:
Year Built: **1928** Source: **Public Record**
Year Built Description: **Actual**

Energy Features: **Insulated Windows**
Exterior: **Vinyl**
Exterior Features: **Deck**
Flooring: **Wood, Tile, Wall to Wall Carpet, Wood Laminate**
Foundation Size:
Foundation Description: **Other (See Remarks)**
Hot Water: **Natural Gas**
Insulation: **Full**
Lot Description: **Flood Plain**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles, Rubber**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Electric Dryer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **Yes Ocean**

Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$719,000**
Tax: **\$7,118** Tax Year: **2025**
Book: **52409** Page: **78**
Cert:
Zoning Code: **R3**
Map: Block: Lot:

Office/Agent Information

Listing Office: **William Raveis R.E. & Home Services**  **(781) 383-0759**

Listing Agent: **Sarah Dunn**  **(617) 688-4167**

Team Member(s):

Sale Office:

Sale Agent:

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

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Call List Agent, Sign**

Showing: Facilitator: **Call List Agent, Sign**

Special Showing Instructions: **Showings begin Friday at broker tour.**

Market Information

Listing Date: **11/6/2025**

Days on Market: Property has been on the market for a total of **60** day(s)

Expiration Date:

Original Price: **\$899,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **60** day(s)

Office Market Time: Office has listed this property for **60** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Market History for 256 Ocean Street, Marshfield, MA 02050

| MLS # | Date | | DOM | DTO | Price |
|--|-----------|------------------------------------|------------|-----------|-----------|
| 73451992 | 11/6/2025 | Listed for \$899,900 | Sarah Dunn | | \$899,900 |
| | 1/5/2026 | Price Changed to: \$850,000 | Sarah Dunn | 60 | \$850,000 |
| Market History for William Raveis R.E. & Home Services (AN0930) | | | | 60 | |
| Market History for this property | | | | | 60 |

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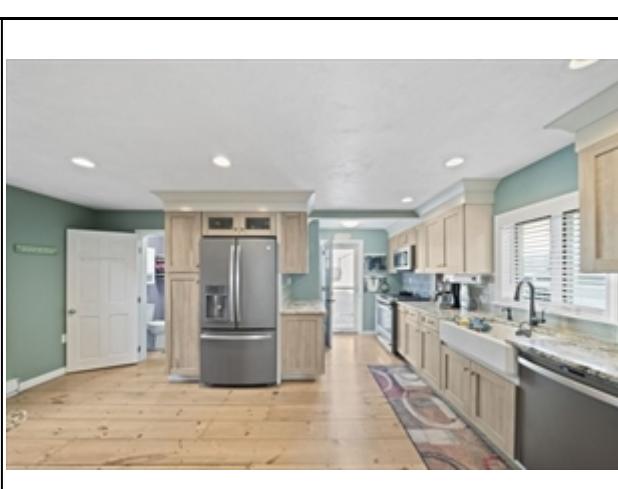
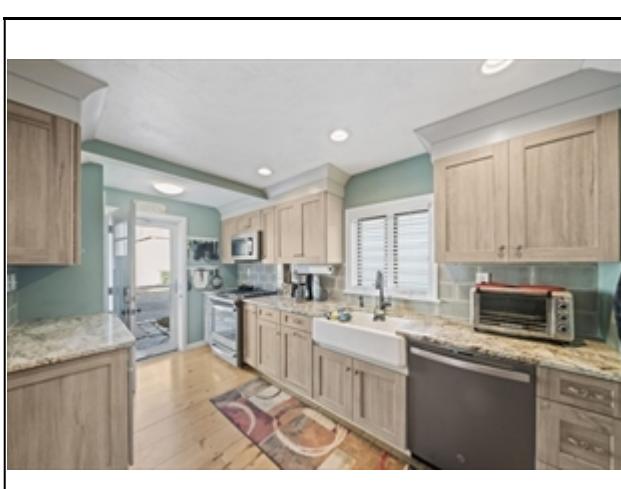
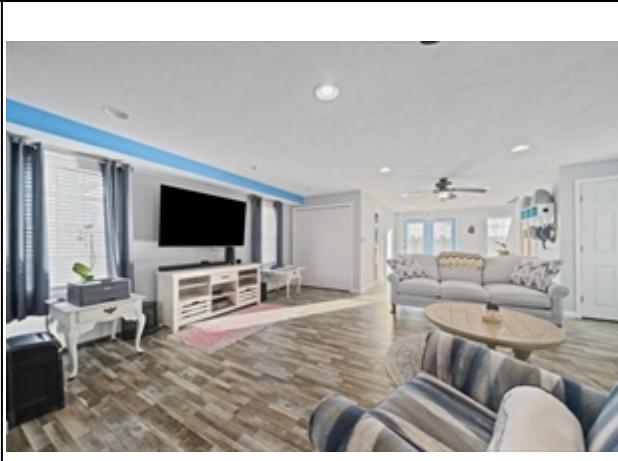
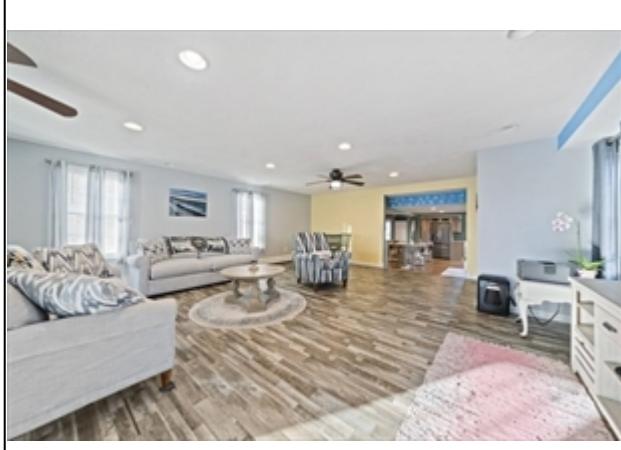
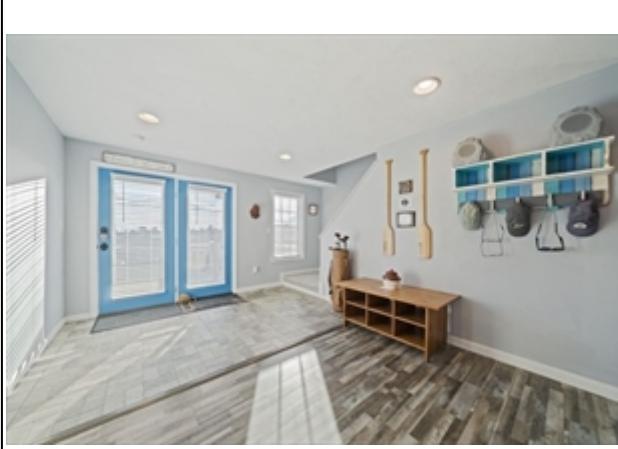
Price History for 73451992
256 Ocean Street, Marshfield, MA 02050

| Date | | Amount | % | DOM to PCG | DOM of PCG |
|------------|-----------------------------|-----------|-------|-----------------|------------------|
| 11/06/2025 | Listed for \$899,900 | | | | |
| 01/05/2026 | Price Changed to: \$850,000 | \$-49,900 | 5.55% | 60 | 60 |
| | | | | Listing DOM: 60 | Property DOM: 60 |

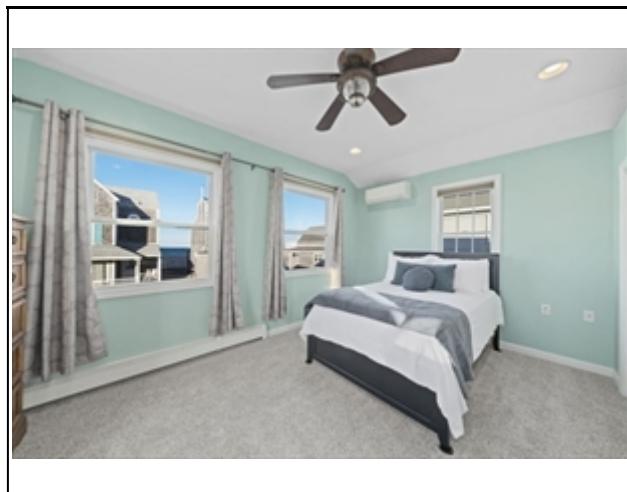
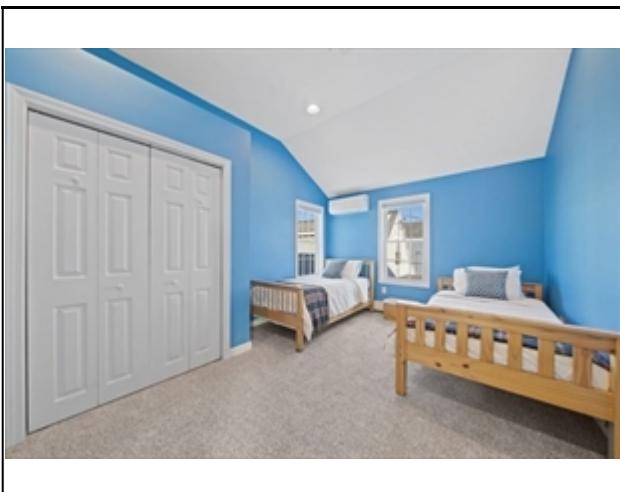
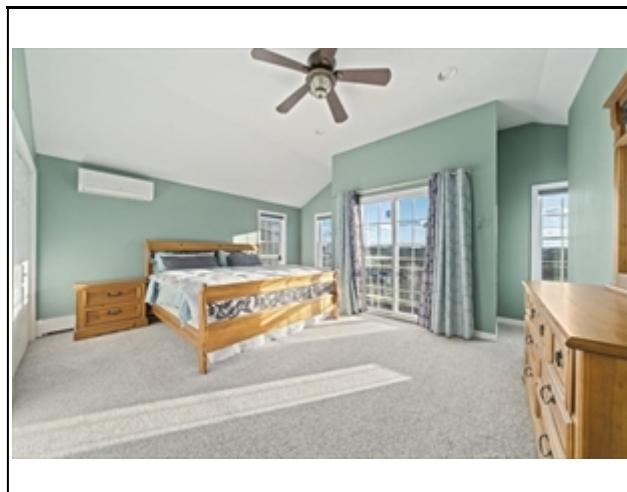
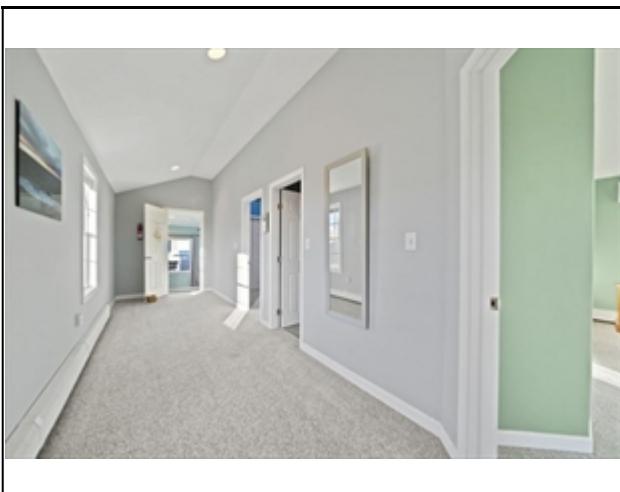
** Calculates and removes Offmarket activity in DOM Timeframe

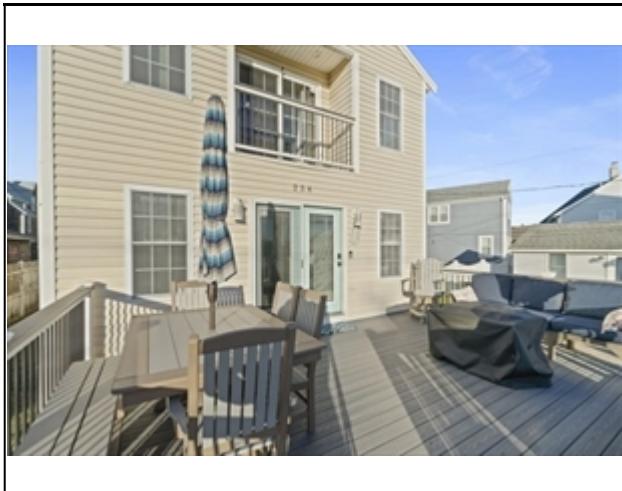
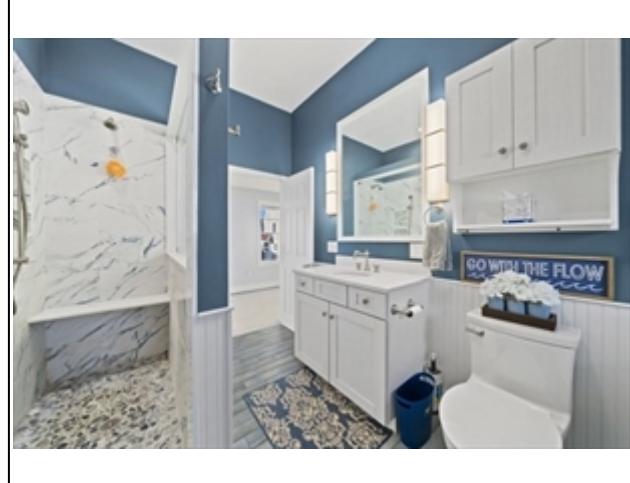
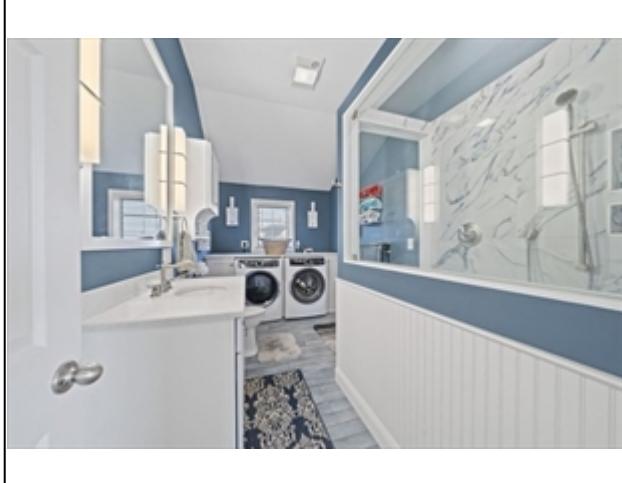
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