



MLS # 73437343 - Active
Single Family - Detached

26 Damons Point Circle
Marshfield, MA 02050
Plymouth County
Style: **Cottage**
Color: **Grey**
Grade School: **Eames Way**
Middle School: **Furnace Brook**
High School: **Marshfield High**
Approx. Acres: **0.11 (4,726 SqFt)**
Handicap Access/Features:
Directions: **Summer St to Damons Point Rd to Damons Point Circle**

List Price: **\$810,000**

Total Rooms: **8**
Bedrooms: **3**
Bathrooms: **1f 1h**
Main Bath: **No**
Fireplaces: **1**
Approx. Street Frontage:

Nestled in Marshfield's coveted Damon's Point, this classic 1940-built home offers a rare opportunity to own in one of the South Shore's most sought-after waterfront locales. With over 1,700 SF, this 3-BR 1.5-BA home is filled w/timeless New England charm, including rich woodwork, fine craftsmanship & a cozy fireplace centered in spectacular sunlit space overlooking the water. The flexible layout & additional "garden lot" allow for endless opportunities. Take in sweeping panoramic views of the tranquil river, tidal marshes & distant Atlantic from every room. Set on a quiet, scenic lot, the property offers direct access to kayaking, boating, fishing & peaceful coastal living. With its unbeatable location, serene setting & endless potential, this is your chance to enjoy it as it is or create the waterfront retreat you've been dreaming of. Loved by the same family for generations, don't miss this exceptional opportunity in one of Marshfield's premier coastal enclaves.

Property Information

Approx. Living Area Total: **1,707 SqFt**
Approx. Above Grade: **1,707 SqFt**
Living Area Disclosures:

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

Living Area Source: **Public Record**

Heat Zones: **1 Forced Air, Oil**
Parking Spaces: **2**

Cool Zones: **0 None**
Garage Spaces: **1 Attached**

Disclosures: **Septic to be assumed by Buyer. Property is comprised of Lot #3 and Lot #10 (see attached deeds and plan)**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X9	Window(s) - Picture
Dining Room:	1	9X9	Window(s) - Picture
Family Room:	1	12X13	Fireplace
Kitchen:	1	10X13	-
Main Bedroom:	2	17X18	Window(s) - Picture
Bedroom 2:	2	9X12	Window(s) - Picture
Bedroom 3:	2	9X16	Window(s) - Picture
Bath 1:	1	9X6	Bathroom - With Tub & Shower
Bath 2:	2		Bathroom - Half
Home Office:	1	14X9	Window(s) - Picture

Features

Appliances: **Range, Refrigerator, Washer, Dryer**
Area Amenities: **Marina**
Basement: **No**
Beach: **Yes River, Direct Access**
Beach - Miles to: **0 to 1/10 Mile**
Construction: **Frame**
Exterior: **Shingles, Wood**
Exterior Features: **Deck**
Flooring: **Wood**
Foundation Size:
Foundation Description: **Slab**
Hot Water: **Oil**
Lot Description: **Easements, Flood Plain, Scenic View(s)**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Buyer's Responsibility**
Water Utilities: **City/Town Water**
Waterfront: **Yes Bay, Walk to, Access, Direct Access**
Water View: **Yes Bay**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1940** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$620,800**
Tax: **\$6,146** Tax Year: **2025**
Book: **36555** Page: **257**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Realty - Norwell - Hanover Regional Office** (781) 659-7955
Listing Agent: **Poppy Troupe** (617) 285-5684
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, Lock Box, Appointment Required, Sign, Schedule with ShowingTime**
Showing: Facilitator: **Call List Agent, Lock Box, Appointment Required, Sign, Schedule with ShowingTime**
Special Showing Instructions:

Firm Remarks

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Market Information

Listing Date: **9/30/2025**
Days on Market: Property has been on the market for a total of **14** day(s)
Expiration Date:
Original Price: **\$810,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **14** day(s)
Office Market Time: Office has listed this property for **14** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

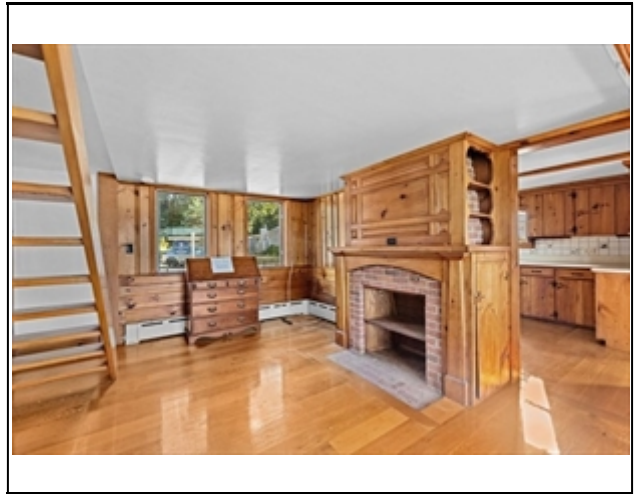
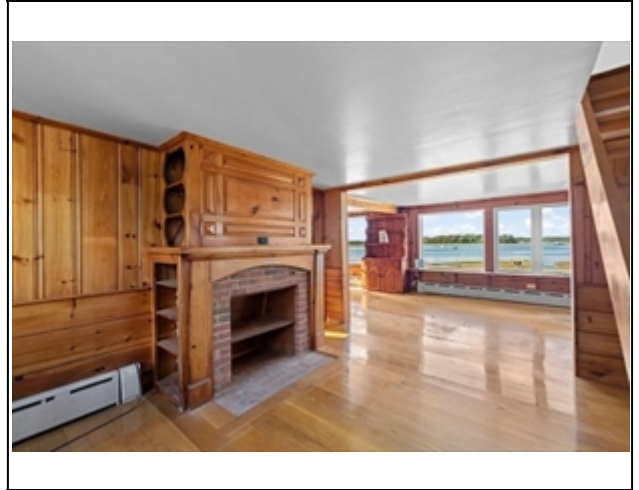
Market History for 26 Damons Point Circle, Marshfield, MA 02050

MLS #	Date			DOM	DTO	Price
73437343	9/30/2025	Listed for	\$810,000	Poppy Troupe	14	\$810,000
Market History for Coldwell Banker Realty - Norwell - Hanover Regional Office (AN8169)					14	
Market History for this property					14	

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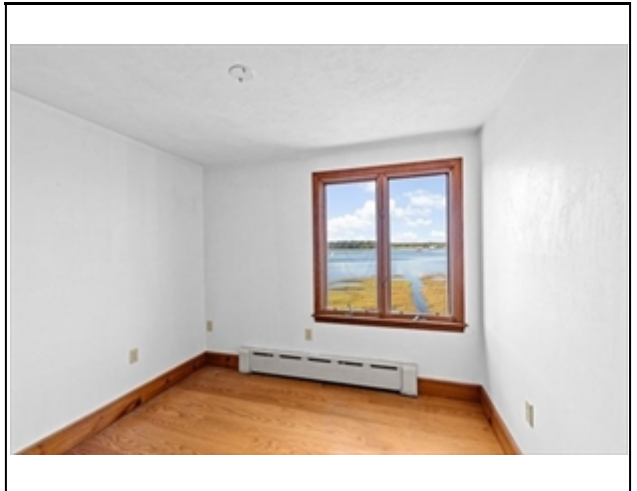
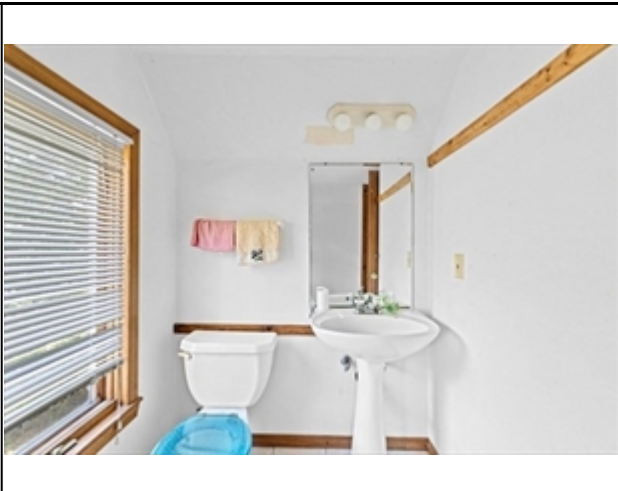
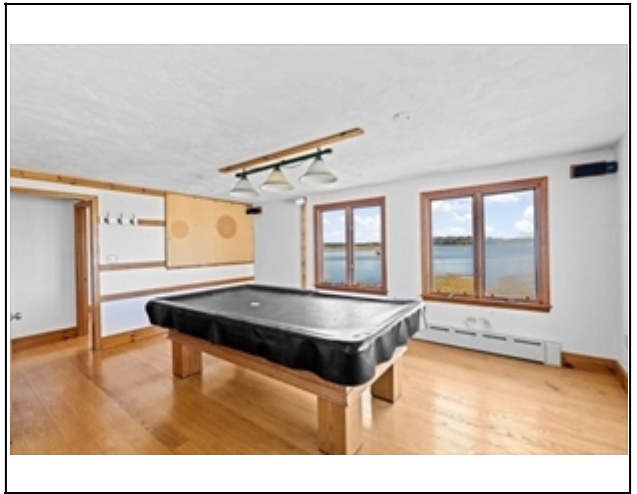
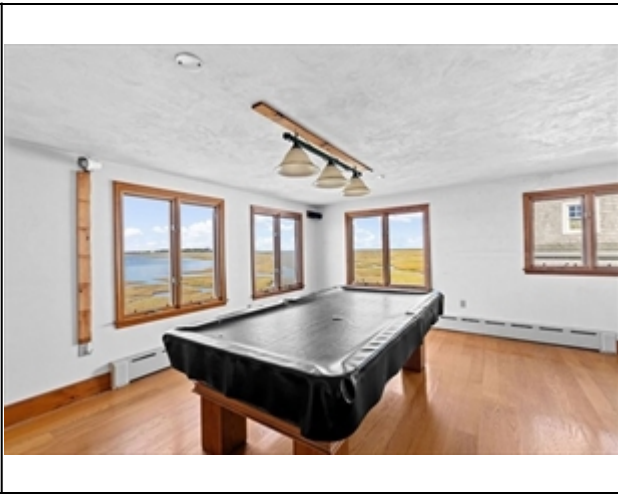
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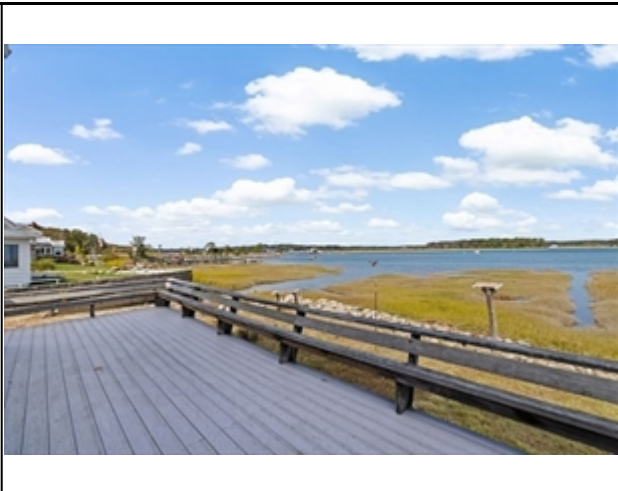


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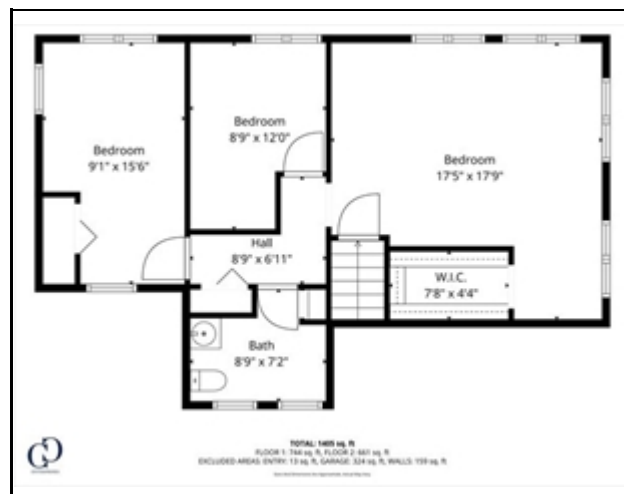
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