



MLS # 73412057 - Active
Single Family - Detached

328 Ocean St
Marshfield, MA 02051-5910
Plymouth County

List Price: **\$1,499,900**

Style: **Colonial**
Color: **blue**
Grade School:
Middle School:
High School:
Approx. Acres: **0.06 (2,810 SqFt)**
Handicap Access/Features:
Directions: **Use GPS**

Total Rooms: **9**
Bedrooms: **5**
Bathrooms: **3f 0h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:
Accessory Dwelling Unit:

\$100K PRICE ADJUSTMENT! NOW UNDER 1.5 MIL FOR NEW CONSTRUCTION WATERFRONT!!! LOCATION, LOCATION, ELEVATION! HERE ARE THE FACTS: NEW CONSTRUCTION. DIRECT WATERFRONT. NO FLOOD INSURANCE. 5 BEDROOMS. 4 DECKS. What a list! What views. Sitting 10 feet above street level, high and proud above the waves behind a newer expanded/taller seawall. Parking for 7 cars. Experience the breathtaking views from the true gourmet kitchen, w/ appliances by Dacor & Bosch. Living room w/ fireplace. Tall ceilings throughout. This is the most affordable (price per sq ft) waterfront new construction in Marshfield! Boasting 5 spacious bedrooms & four private decks for spectacular water vistas, every detail has been meticulously crafted for luxury and comfort. The ultimate coastal lifestyle, a respite from all the worries. Enjoy unparalleled serenity from four expansive decks, perfect for entertaining or simply soaking in the scenery. ASK ABOUT SPECIAL SELLER PROMOTION!

Property Information

Approx. Living Area Total: **3,812 SqFt**
Approx. Above Grade: **3,812 SqFt**
Living Area Disclosures:

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

Heat Zones: **7 Forced Air, Heat Pump, Electric**
Parking Spaces: **7 Off-Street**

Cool Zones: **7 Heat Pump**
Garage Spaces: **0**

Disclosures: **All information in this listing should be reviewed and confirmed by buyer's and buyer's agents.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	20X21	Fireplace, Closet, Flooring - Hardwood, Recessed Lighting
Kitchen:	1	32X13	Flooring - Hardwood, Balcony / Deck, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Kitchen Island, Deck - Exterior, Recessed Lighting, Slider
Main Bedroom:	2	13X24	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Hardwood, Balcony - Exterior, Double Vanity, Recessed Lighting, Slider
Bedroom 2:	2	14X14	Flooring - Hardwood, Recessed Lighting
Bedroom 3:	2	14X12	Closet, Flooring - Hardwood
Bedroom 4:	3	20X12	Flooring - Hardwood, Balcony - Exterior
Bedroom 5:	3	20X12	Flooring - Hardwood, Balcony - Exterior
Bath 1:	1		Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	2	13X8	Bathroom - Full, Bathroom - Tiled With Tub, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Soaking Tub
Bath 3:	2		Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	2		-
Office:	1	12X10	Flooring - Hardwood

Features

Appliances: **Range, Wall Oven, Dishwasher, Microwave, Refrigerator, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR**
Area Amenities: **Public Transportation, Shopping, Park, Golf Course, House of Worship, Marina**
Basement: **No**
Beach: **Yes Bay, Ocean**
Beach Ownership: **Public**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **East**
Home Own Assn:
Lead Paint: **None**
UFFI: Warranty Features:

Beach - Miles to: **0 to 1/10 Mile**
Construction: **Frame**
Electric: **110 Volts, 220 Volts, 200 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Storm Doors**
Exterior: **Wood**
Exterior Features: **Deck, Deck - Composite, Covered Patio/Deck, Balcony**
Flooring: **Wood, Tile**
Foundation Size:
Foundation Description: **Other (See Remarks)**
Hot Water: **Electric, Tankless**
Insulation: **Full, Blown In**
Interior Features: **Cable Available**
Lot Description: **Scenic View(s)**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Electric Range**
Water Utilities: **City/Town Water**
Waterfront: **Yes Ocean, Bay, Harbor**
Water View: **Yes Bay, Harbor**


Year Built: **2023** Source:
Builder
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0M08 B:0051 L:0014**
Assessed: **\$1,312,200**
Tax: **\$12,991** Tax Year: **2025**
Book: **57230** Page: **252**
Cert: **000000000075550**
Zoning Code: **R-3**
Map: Block: Lot:

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Market History for 328 Ocean St, Marshfield, MA 02051-5910

MLS #	Date		DOM	DTO	Price
73318456	12/8/2024	Listed for \$1,999,900			\$1,999,900
	1/6/2025	Price Changed to: \$1,949,900	29		\$1,949,900
	1/31/2025	Price Changed to: \$1,899,900	54		\$1,899,900
	2/27/2025	Price Changed to: \$1,799,900	81		\$1,799,900
WDN	4/12/2025	Status Changed to: Temporarily Withdrawn	125		
BOM	4/21/2025	Status Changed to: Back on Market	125		
	4/21/2025	Price Changed to: \$1,749,900	125		\$1,749,900
	5/3/2025	Price Changed to: \$1,699,900	137		\$1,699,900
EXT	5/28/2025	Status Changed to: Extended	162		
	6/29/2025	Price Changed to: \$1,694,900	194		\$1,694,900
	7/17/2025	Price Changed to: \$1,599,900	212		\$1,599,900
WDN	7/26/2025	Status Changed to: Temporarily Withdrawn	221		
CAN	7/28/2025	Status Changed to: Canceled	221		
Market History for Office Id: AN5817			221		
 73412057	7/31/2025	Listed for \$1,599,900			\$1,599,900
EXT	9/26/2025	Status Changed to: Extended	57		
	9/30/2025	Price Changed to: \$1,499,900	61		\$1,499,900
EXP	10/31/2025	Status Changed to: Expired	92		
RAC	10/31/2025	Status Changed to: Reactivated	92		
Market History for Office Id: NB4189			118		
Market History for this property			339		

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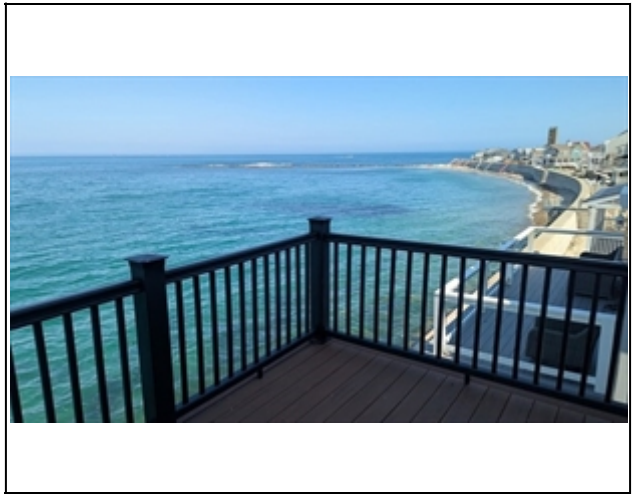
Price History for 73412057
328 Ocean St, Marshfield, MA 02051-5910

Date		Amount	%	DOM to PCG	DOM of PCG
07/31/2025	Listed for \$1,599,900				
09/30/2025	Price Changed to: \$1,499,900	\$-100,000	6.25%	61	61
					Listing DOM: 118
					Property DOM: 339

** Calculates and removes Offmarket activity in DOM Timeframe

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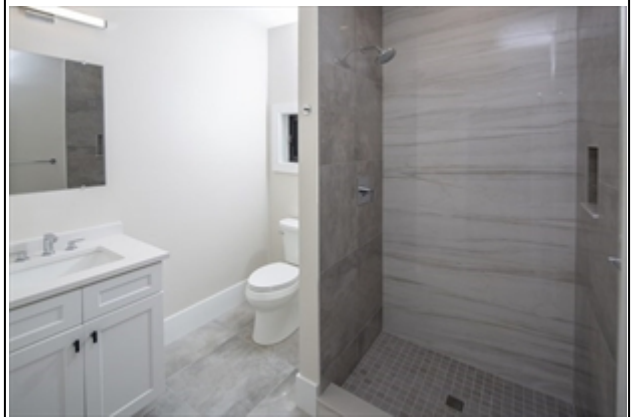
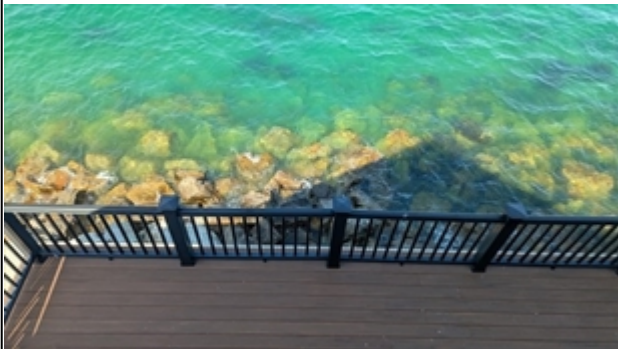
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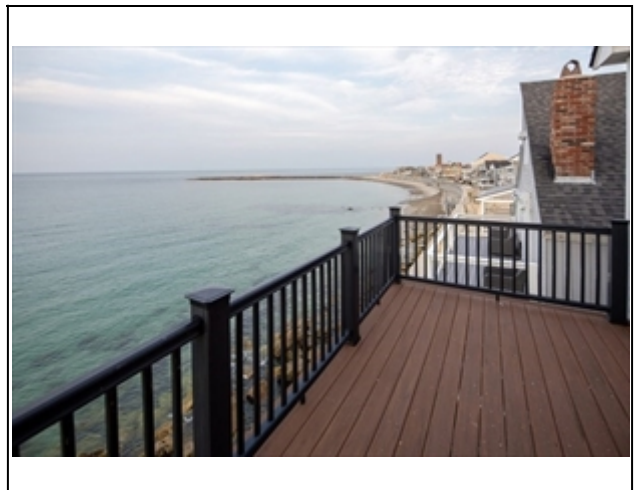
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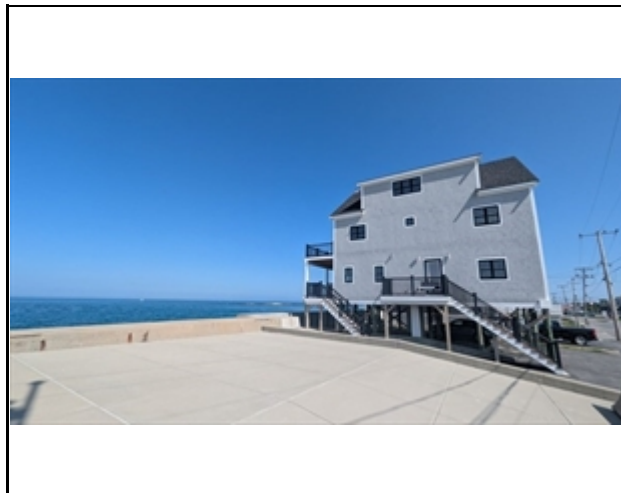
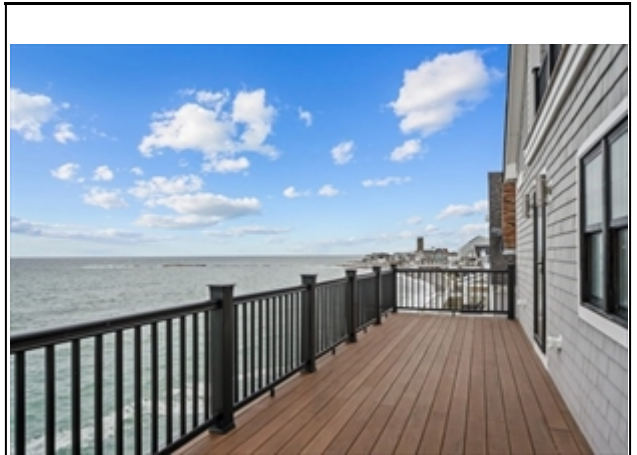
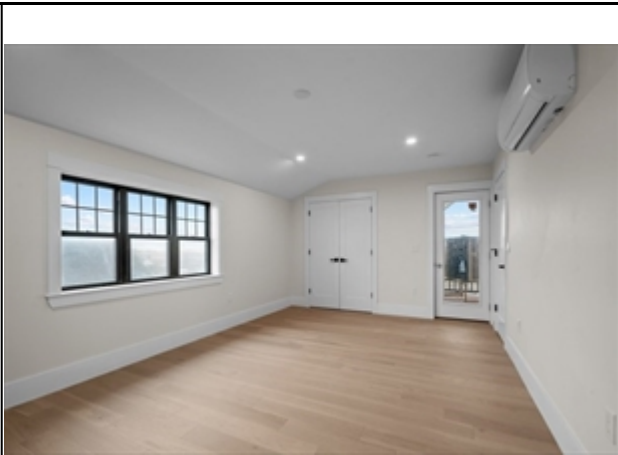
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