

MLS # 73412057 - Active
Single Family - Detached



328 Ocean St
Marshfield, MA 02051-5910
Plymouth County

Style: **Colonial**

Color: **blue**

Grade School:

Middle School:

High School:

Approx. Acres: **0.06 (2,810 SqFt)**

Handicap Access/Features:

Directions: **Use GPS**

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

Total Rooms: **9**

Bedrooms: **5**

Bathrooms: **3f 0h**

Main Bath: **Yes**

Fireplaces: **1**

Approx. Street Frontage:

\$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**

Approx. Below Grade:

Living Area Source: **Other**

Heat Zones: **7 Forced Air, Heat Pump, Electric**

Parking Spaces: **7 Off-Street**

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

Cool Zones: **7 Heat Pump**

Garage Spaces: **0**

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**

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**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **East**

Home Own Assn:

Lead Paint: **None**

UFFI: Warranty Features:

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:

Office/Agent Information

Listing Office: **The Sobran Group (617) 548-3680**

Listing Agent: **Evan Sobran (617) 548-3680**

Team Member(s):

Sale Office:

Sale Agent:

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

Entry Only: **No**

Showing: Sub-Agency: **Call List Agent**

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

Showing: Facilitator:

Special Showing Instructions: **Call agent directly for showings.**

Market Information

Listing Date: **7/31/2025**

Days on Market: Property has been on the market for a total of **296** day(s)

Expiration Date:

Original Price: **\$1,599,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **75** day(s)

Office Market Time: Office has listed this property for **75** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

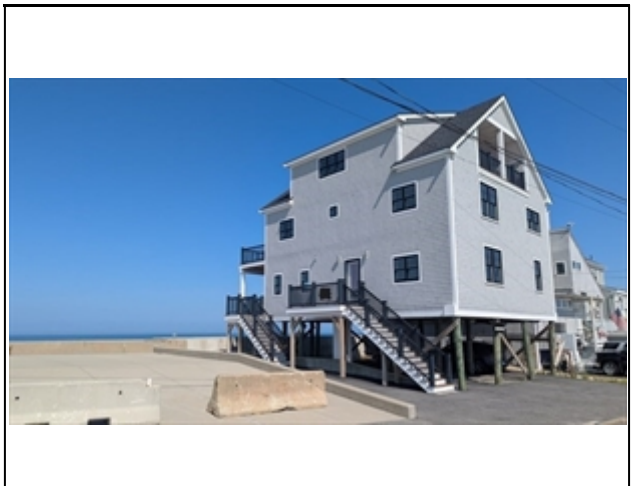
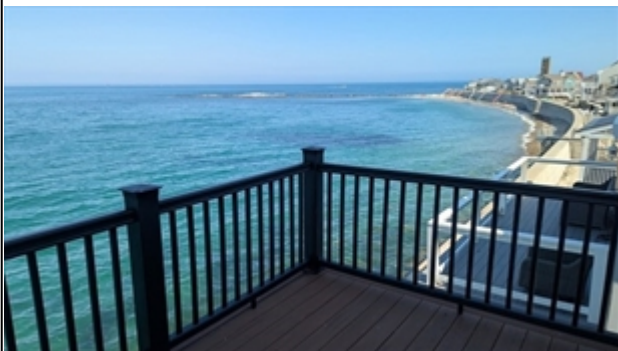
Market History for 328 Ocean St, Marshfield, MA 02051-5910

MLS #	Date			DOM	DTO	Price
73318456	12/8/2024	Listed for \$1,999,900	Zachary Midwood			\$1,999,900
	1/6/2025	Price Changed to: \$1,949,900	Zachary Midwood	29		\$1,949,900
	1/31/2025	Price Changed to: \$1,899,900	Zachary Midwood	54		\$1,899,900
	2/27/2025	Price Changed to: \$1,799,900	Zachary Midwood	81		\$1,799,900
WDN	4/12/2025	Status Changed to: Temporarily Withdrawn	Zachary Midwood	125		
BOM	4/21/2025	Status Changed to: Back on Market	Zachary Midwood	125		
	4/21/2025	Price Changed to: \$1,749,900	Zachary Midwood	125		\$1,749,900
	5/3/2025	Price Changed to: \$1,699,900	Zachary Midwood	137		\$1,699,900
EXT	5/28/2025	Status Changed to: Extended	Zachary Midwood	162		
	6/29/2025	Price Changed to: \$1,694,900	Zachary Midwood	194		\$1,694,900
	7/17/2025	Price Changed to: \$1,599,900	Zachary Midwood	212		\$1,599,900
WDN	7/26/2025	Status Changed to: Temporarily Withdrawn	Zachary Midwood	221		
CAN	7/28/2025	Status Changed to: Canceled	David Oliveira	221		
Market History for Divine Real Estate, Inc. (AN5817)				221		
 73412057	7/31/2025	Listed for \$1,599,900	Evan Sobran			\$1,599,900
EXT	9/26/2025	Status Changed to: Extended	Evan Sobran	57		
	9/30/2025	Price Changed to: \$1,499,900	Evan Sobran	61		\$1,499,900
Market History for The Sobran Group (NB4189)				75		
Market History for this property				296		

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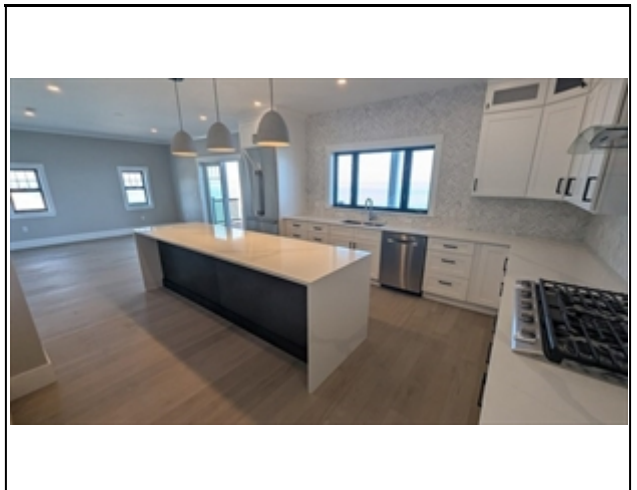
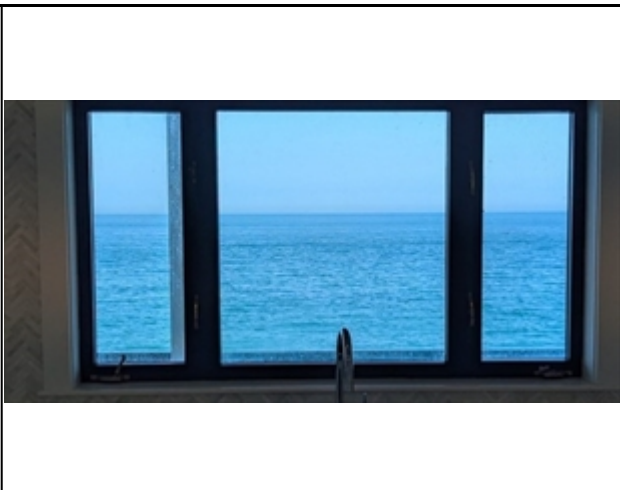
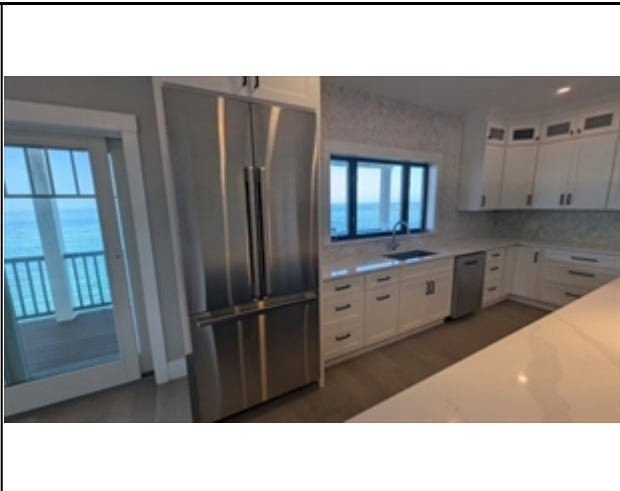
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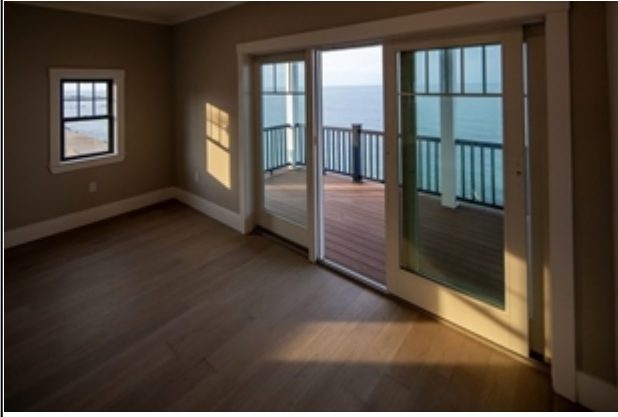
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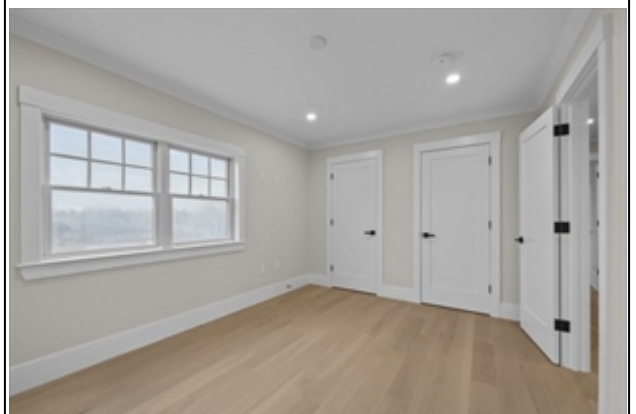
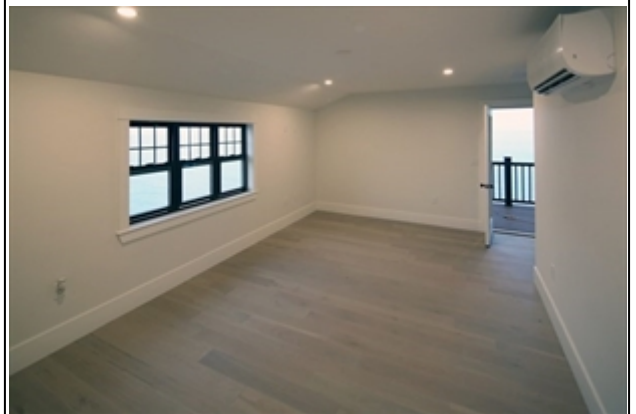
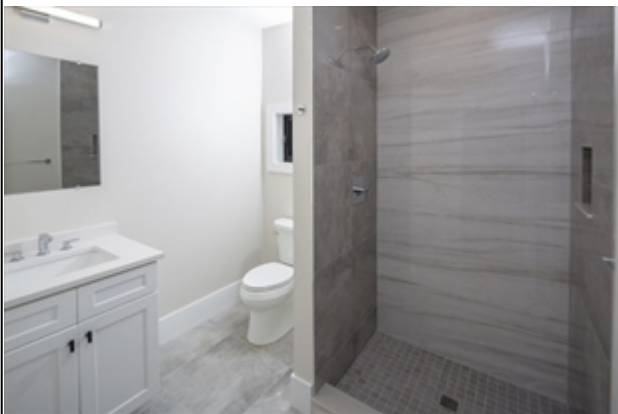
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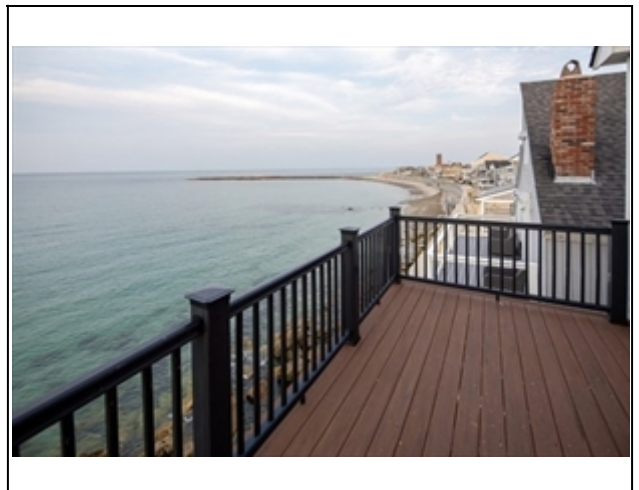
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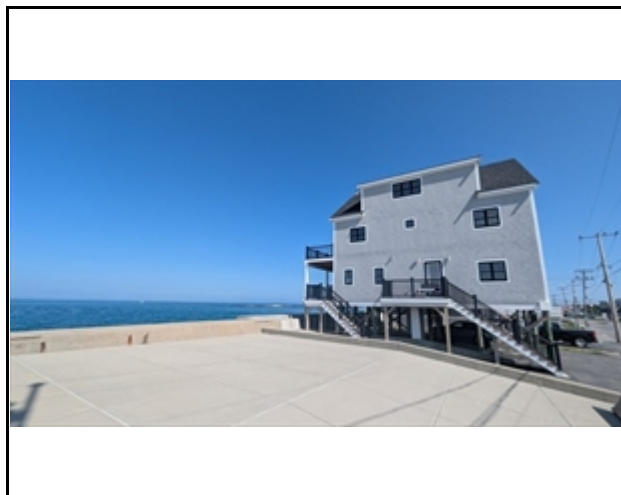
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