

Linda Daichman
Jack Conway, Marshfield
713 854 6933

MLS # 73504772 - Active
Single Family - Detached



36 Ocean St
Marshfield, MA: Brant Rock, 02050-5200
Plymouth County

List Price: **\$1,099,000**

Style: **Colonial**

Total Rooms: **5**

Color: **Shakes**

Bedrooms: **3**

Grade School:

Bathrooms: **2f 0h**

Middle School:

Main Bath: **No**

High School: **Marshfield HS**

Fireplaces: **0**

Approx. Acres: **0.11 (4,700 SqFt)**

Approx. Street Frontage:

Handicap Access/Features: **No**

Accessory Dwelling Unit: **No**

Directions: **36 Ocean St. is just past the Fairview**

Wake up to breathtaking ocean views in this beautifully maintained seaside Colonial. Ideally situated right on the water, this 3-bedroom, 2-bath home blends classic charm with modern comfort. Freshly painted throughout, the interior features hardwood floors and a bright, open-concept layout perfect for everyday living and entertaining. Enjoy the convenience of plenty of parking and the unbeatable lifestyle that comes with an amazing oceanfront location. Three generous bedrooms, 2 full bath, 50 year steel roof, public water/sewer and an amazing view! A rare opportunity to own a timeless coastal home where the sound of the waves is part of everyday life.

Property Information

Approx. Living Area Total: **1,645 SqFt**

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

Living Area Source: **Public Record**

Approx. Above Grade: **1,645 SqFt**

Approx. Below Grade:

Living Area Disclosures: **per public record-buyers to verify**

Heat Zones: **4 Hot Water Baseboard, Gas, Ductless Mini-Split System** Cool Zones: **1 Central Air, Ductless Mini-Split System**

Total Parking Spaces: **6 Off-Street, Paved Driveway**

Garage Spaces: **0**

Disclosures: **Flood Insurance is approx. \$5000 a year. Gas stove with double dual electric oven. Roof is metal with a 50 year transferable warranty. Woodstove (Jotul) stays.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling Fan(s), Cable Hookup, Exterior Access, Open Floor Plan, Slider
Kitchen:	1		Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Stainless Steel Appliances
Main Bedroom:	2		Closet, Flooring - Hardwood, Cable Hookup
Bedroom 2:	2		Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 3:	2		Closet, Cable Hookup, Lighting - Overhead
Bath 1:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub
Laundry:	2		-

Features

Appliances: **Range, Dishwasher, Microwave, Countertop Range, Refrigerator, Washer, Dryer, Vent Hood**

Area Amenities: **Shopping, House of Worship, Public School**

Basement: **Yes Full, Crawl, Bulkhead**

Beach: **Yes Ocean, Direct Access, Frontage**

Beach Ownership: **Public**

Beach - Miles to: **0 to 1/10 Mile**

Construction: **Frame**

Electric: **Circuit Breakers**

Energy Features: **Insulated Windows, Storm Windows, Storm Doors**

Exterior: **Wood**

Exterior Features: **Patio, Gutters, Storage Shed**

Flooring: **Tile, Luxury Vinyl Plank / LVP, Wall to Wall Carpet, Hardwood**

Foundation Size:

Foundation Description: **Concrete Block**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **East**

Green Certified: **No**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features: **No**

Year Built: **1900** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Hot Water: **Natural Gas, Tank**
Insulation: **Full, Fiberglass**
Interior Features: **Cable Available**
Lot Description: **Paved Drive, Flood Plain, Level, Scenic View(s), Other (See Remarks)**
Road Type: **Public, Paved, Dead End**
Roof Material: **Metal**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water**
Waterfront: **Yes Ocean, Frontage, Walk to, Direct Access, Public**
Water View: **Yes Ocean, Public**

Tax Information

Pin #: **M:0N06 B:0007 L:0004**
Assessed: **\$1,088,100**
Tax: **\$10,772** Tax Year: **2025**
Book: . Page: .
Cert:
Zoning Code: **R-3**
Map: Block: Lot:

Office/Agent Information

Office: Compass  (508) 747-0080
Agent: The Welch and LaBrecque Team (781) 710-7485
Team Member(s): Catherine LaBrecque  (781) 779-7770; Kristi Welch  (781) 710-7485; The Welch and LaBrecque Team (781) 710-7485

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Price History for 73504772
36 Ocean St, Marshfield, MA: Brant Rock, 02050-5200

Date		Amount	%	DOM to PCG	DOM of PCG
04/21/2026	Listed for \$1,199,000				
05/14/2026	Price Changed to: \$1,149,000	\$-50,000	4.17%	23	23
06/08/2026	Price Changed to: \$1,099,000	\$-50,000	4.35%	25	48
					Listing DOM: 69
					Property DOM: 69

** Calculates and removes Offmarket activity in DOM Timeframe

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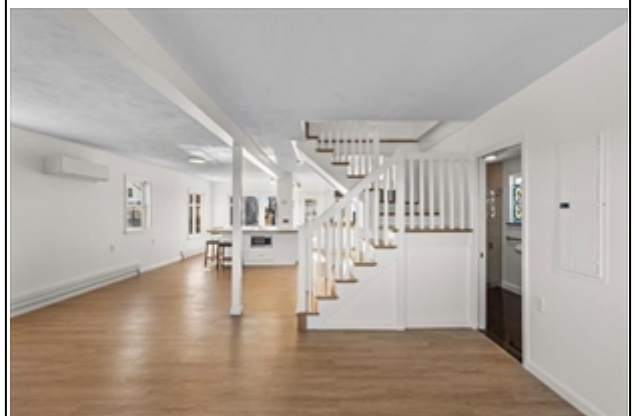
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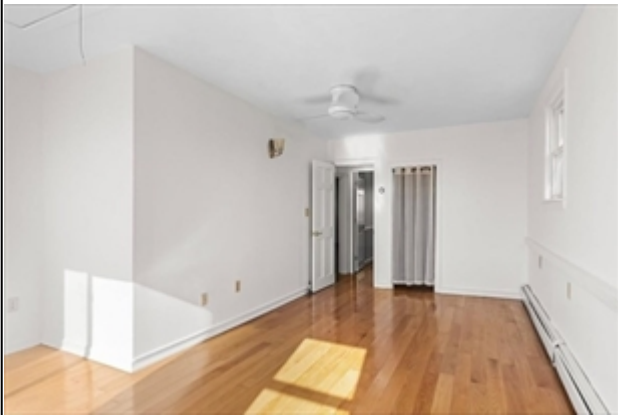
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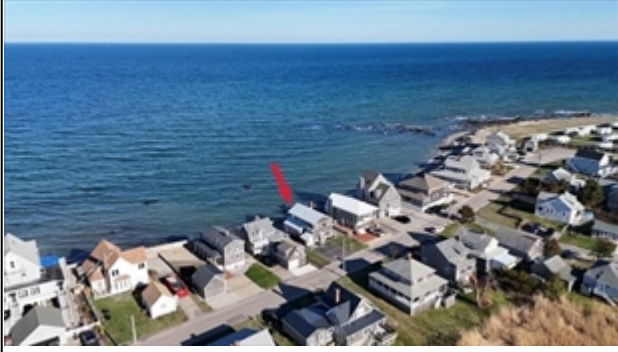
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