

MLS # 73447729 - Active
Single Family - Detached



40 Hanley Ct
Marshfield, MA 02050
Plymouth County
Style: Cottage
Color:
Grade School:
Middle School:
High School:
Approx. Acres: **0.15 (6,399 SqFt)**
Handicap Access/Features:
Directions: **Ocean to Charles to Hanley Ct**

List Price: **\$379,000**

Total Rooms: **4**
Bedrooms: **1**
Bathrooms: **1f 0h**
Main Bath:
Fireplaces: **0**
Approx. Street Frontage:

Charming cozy Cottage, in a popular beach town. This home welcomes its new owner's touches while still being move in ready. It is an Ideal home if you want to start your home owner's journey plus also perfect for down sizing. Live here year round or just enjoy sweet summers here. You will have all the benefits of updated gas heating, new stove, large level open yard with garden beds, herb box, storage sheds and more and all this on Town Sewer(connecting shortly). Bonus room with closet for guests or home office. If you're looking for a location that embraces community, shopping, beaches, great restaurants and more this is the place for you.

Property Information

Approx. Living Area Total: **567 SqFt**
Approx. Above Grade: **567 SqFt**
Living Area Disclosures:

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

Living Area Source: **Public Record**

Heat Zones: **Hot Water Baseboard, Gas**

Parking Spaces: **2 Off-Street**

Cool Zones: **None**

Garage Spaces: **0**

Disclosures: **Home will be connected to town sewer shortly. Seller has never lived in the home. All info is gathered from Public Record and/or Third Party sources and should be verified by Buyer and/or buyer's agent prior to presenting an offer. Located in the flood zone.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		-
Dining Room:	1		-
Kitchen:	1		-
Main Bedroom:	1		-
Bonus Room:	1		Closet

Features

Appliances: **Range, Refrigerator, Washer / Dryer Combo**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Golf Course, Laundromat, House of Worship, Public School**
Basement: **No**
Beach: **Yes Ocean**
Beach Ownership: **Public**
Beach - Miles to: **1/2 to 1 Mile**
Construction: **Frame**
Electric: **Circuit Breakers**
Exterior: **Wood**
Exterior Features: **Porch - Screened, Patio, Storage Shed, Garden Area**
Flooring: **Wood, Tile**
Foundation Size:
Foundation Description: **Concrete Block**
Hot Water: **Natural Gas**
Insulation: **Partial**
Lot Description: **Flood Plain, Level**
Road Type: **Private**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Gas Oven**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1928** Source: **Public Record**
Year Built Description: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0K10 B:0019 L:0018**
Assessed: **\$378,200**
Tax: **\$3,744** Tax Year: **2025**
Book: **0** Page: **0**
Cert:
Zoning Code: **R-3**
Map: Block: Lot:

Office/Agent Information

Listing Office: **ELITE Realty Advisors** (781) 987-1930
Listing Agent: **Theresa Lawyer** (781) 267-2551
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**
Showing: Facilitator: **Call List Agent, Lock Box**
Special Showing Instructions: **Call/Text Theresa Lawyer 781-267-2551 for showings Open house 11-1 pm Oct 26th**

Market Information

Listing Date: **10/24/2025**
Days on Market: Property has been on the market for a total of **4** day(s)
Expiration Date:
Original Price: **\$379,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **4** day(s)
Office Market Time: Office has listed this property for **4** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

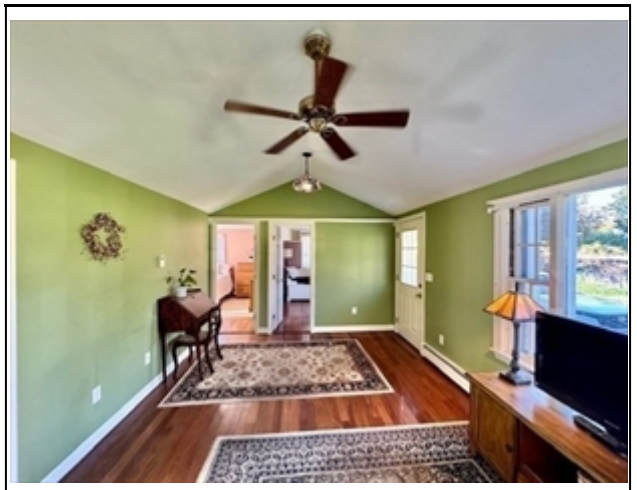
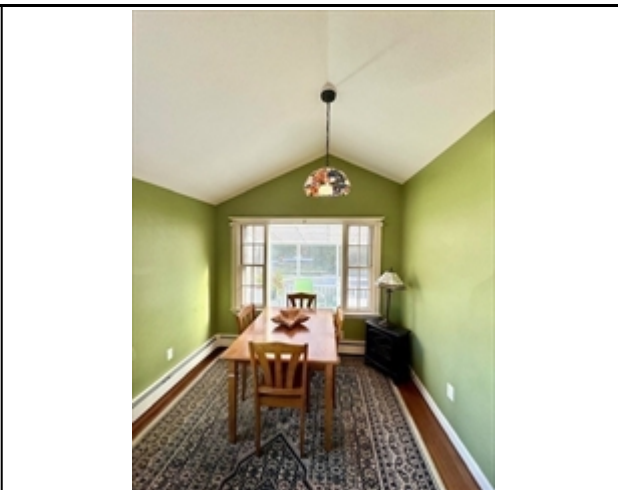
Market History for 40 Hanley Ct, Marshfield, MA 02050

MLS #	Date			DOM	DTO	Price
73447729	10/24/2025	Listed for	\$379,000	Theresa Lawyer	4	\$379,000
Market History for ELITE Realty Advisors (AN6624)				4		
Market History for this property				4		

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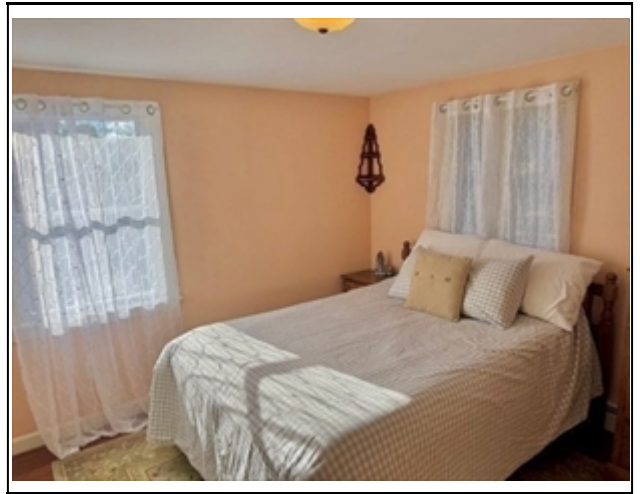
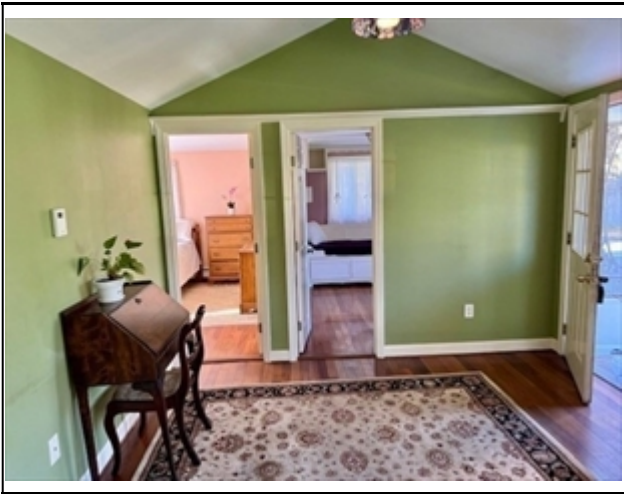
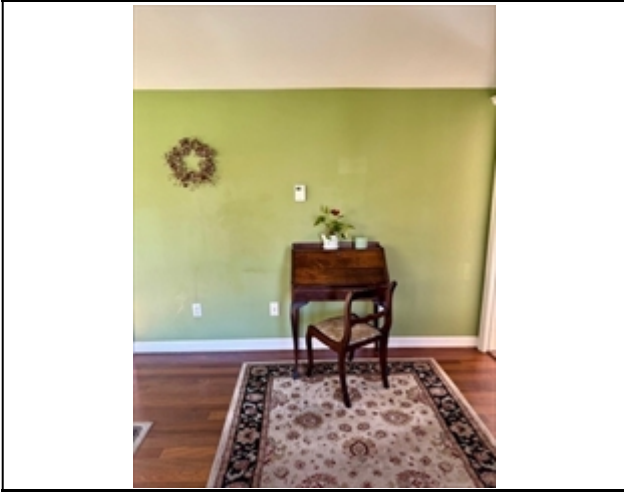
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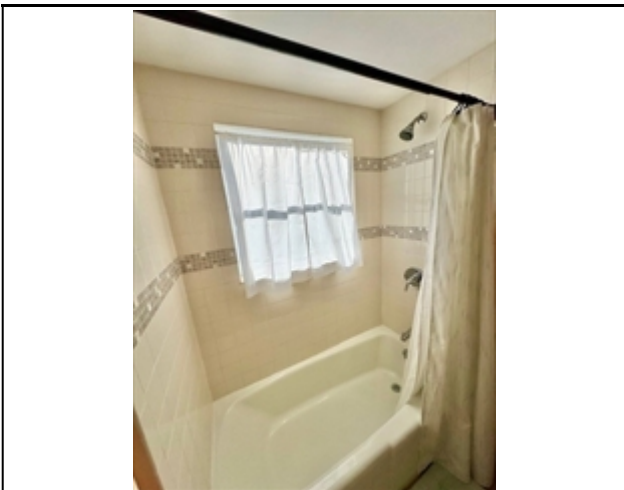
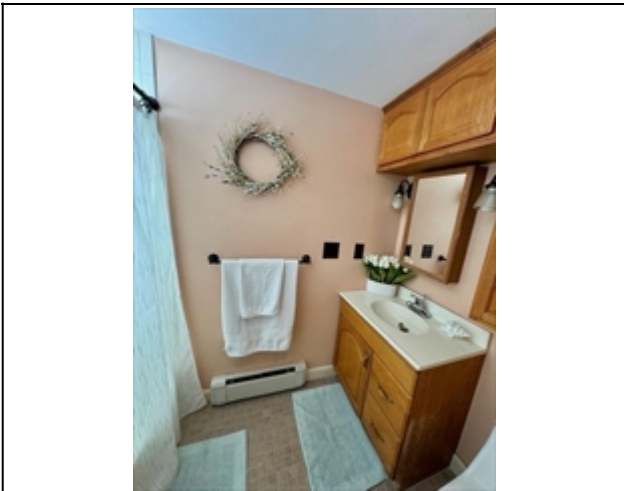
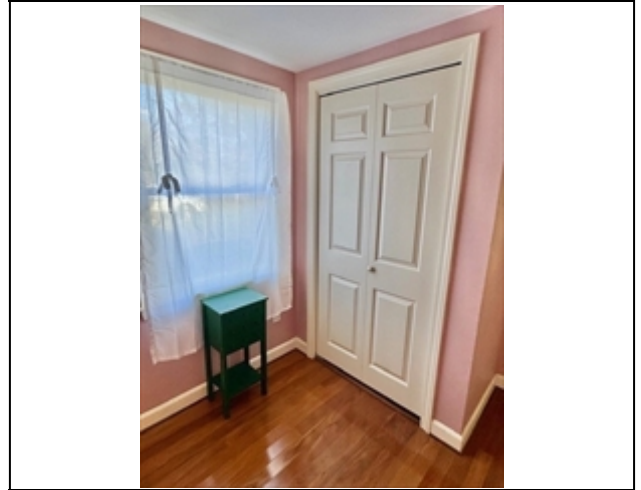
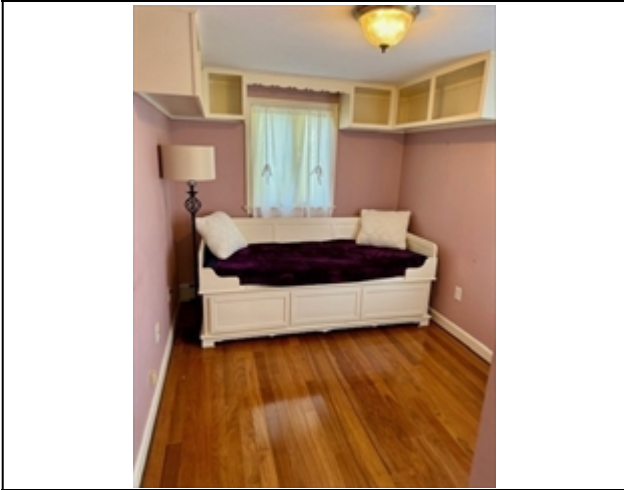
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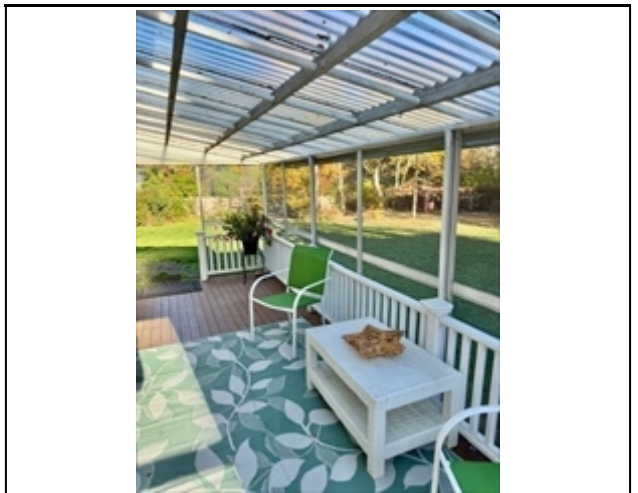
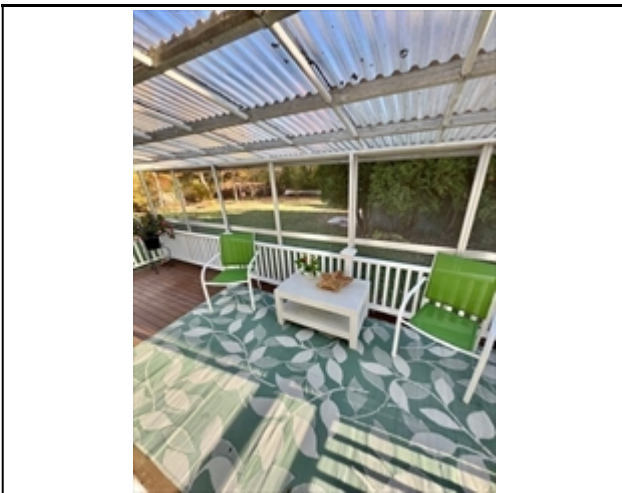
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