



MLS # 73452406 - Under Agreement
Single Family - Detached

55 Abbey St.
Marshfield, MA: Rexhame, 02050
Plymouth County

List Price: **\$799,900**

Style: **Colonial**
Color: **Sage Green**
Grade School: **Daniel Webster**
Middle School: **Furnace Brook**
High School: **Marshfield**
Approx. Acres: **0.11 (5,000 SqFt)**
Handicap Access/Features:
Neighborhood/Sub-Division: **Rexhame**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **2f 0h**
Main Bath:
Fireplaces: **1**
Approx. Street Frontage:
Accessory Dwelling Unit:

Directions: **Rte. 139 East to Winslow/Standish St. to left onto Abbey St.**

OFFERS DUE MONDAY, NOVEMBER 10TH AT 4:00 P.M. PLEASE MAKE GOOD THROUGH TUESDAY, NOVEMBER 11TH AT NOON. Desirable Rexhame Beach community! This pretty and welcoming home is nestled on a coveted street that runs between the ocean and the South River! Built in 1997, it has been owned and lovingly maintained by the same family ever since! Step inside to an inviting first floor open concept space that embraces the natural light and coastal charm. A comfortable living room featuring high ceilings, gas fireplace, and custom built-ins flows seamlessly into a light and airy kitchen and dining area. An adjoining family room offers additional space for gathering or quiet time, and a full bath with laundry offer convenience. Upstairs, a spacious front to back primary bedroom and two additional generously sized bedrooms, and full bath with double vanity. Spend your summer days on the sprawling, sandy Rexhame beach, enjoy the gorgeous views of the river, watch the spectacular sunrises and sunsets!

Property Information

Approx. Living Area Total: **1,568 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,568 SqFt** Approx. Below Grade:
Living Area Disclosures: **All measurements approximate; buyer to perform due diligence.**

Heat Zones: **2 Hot Water Baseboard, Gas**
Parking Spaces: **3 Off-Street**

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

Disclosures: **OFFERS DUE MONDAY, NOVEMBER 10TH AT 4:00 P.M. PLEASE MAKE GOOD THROUGH TUESDAY, NOVEMBER 11TH AT NOON.** Property in a flood plain and requires flood insurance; seller currently pays \$935/annually. All listing information obtained through typical standard sources and deemed reliable but not guarantee.

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X13	Fireplace, Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Cable Hookup, Open Floor Plan, Lighting - Overhead
Dining Room:	1	8X11	Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Deck - Exterior, Exterior Access, Open Floor Plan, Slider
Family Room:	1	10X13	Ceiling Fan(s), Flooring - Wall to Wall Carpet
Kitchen:	1	10X10	Closet, Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Kitchen Island, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	2	11X27	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Attic Access
Bedroom 2:	2	10X15	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	10X12	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	9X10	Bathroom - 3/4, Flooring - Stone/Ceramic Tile, Main Level, Dryer Hookup - Gas, Washer Hookup, Pedestal Sink
Bath 2:	2	8X9	Flooring - Stone/Ceramic Tile, Double Vanity, Lighting - Overhead

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Laundromat, Conservation Area, House of Worship, Marina, Public School**
Basement: **No**
Beach: **Yes Ocean**
Beach - Miles to: **0 to 1/10 Mile**
Construction: **Frame**
Exterior: **Clapboard, Shingles**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1997** Source: **Public Record**
Year Built Description: **Actual**

Exterior Features: **Deck - Wood**
Flooring: **Tile, Wall to Wall Carpet**
Foundation Size: **9,999**
Foundation Description: **Other (See Remarks)**
Hot Water: **Natural Gas, Tankless**
Interior Features: **Cable Available, Walk-up Attic**
Lot Description: **Flood Plain, Marsh, Scenic View(s)**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Gas Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **Yes Marsh, River, Walk to**

Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$646,800**
Tax: **\$6,403** Tax Year: **2025**
Book: **468** Page: **51**
Cert: **93651**
Zoning Code: **R-3**
Map: **K12** Block: **0009** Lot: **12**

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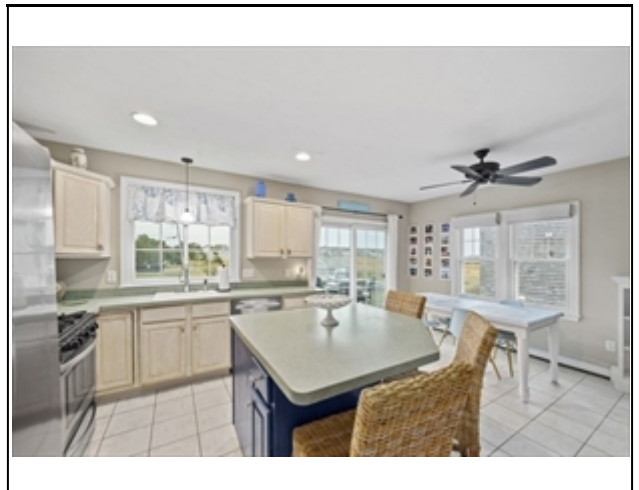
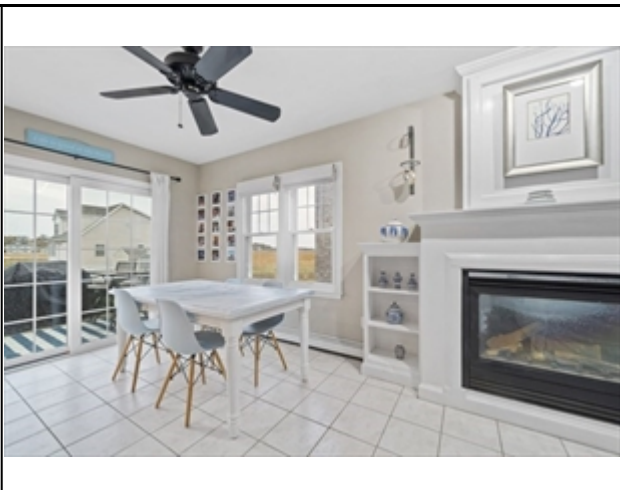
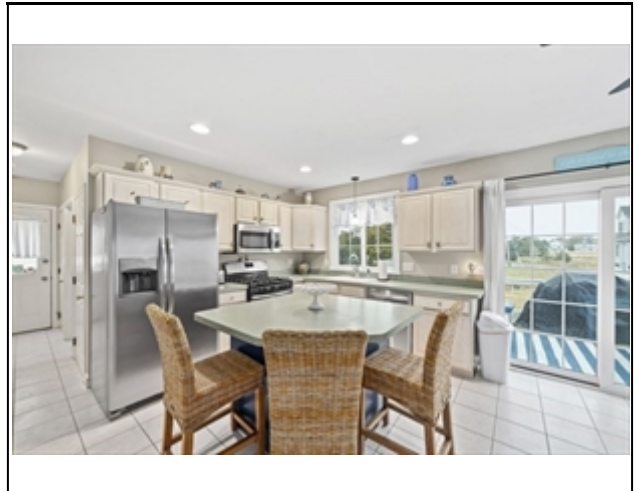
Market History for 55 Abbey St., Marshfield, MA: Rexhame, 02050

MLS #	Date		DOM	DTO	Price
73452406	11/6/2025	Listed for \$799,900			\$799,900
CTG	11/13/2025	Status Changed to: Contingent	7		
UAG	11/21/2025	Status Changed to: Under Agreement	15	4	
Market History for Office Id: AN0225			15	4	
Market History for this property			15	4	

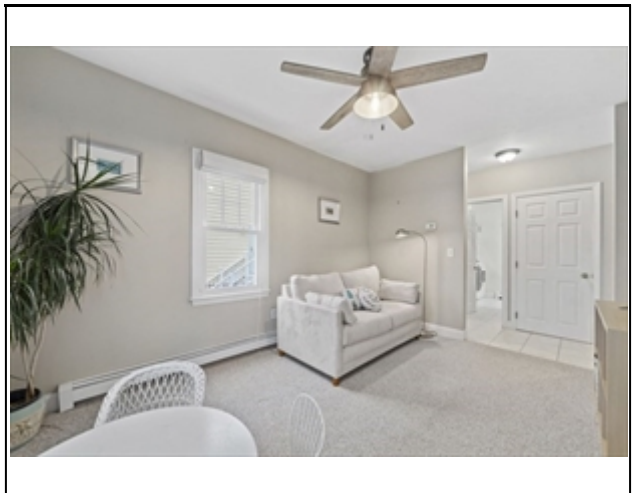
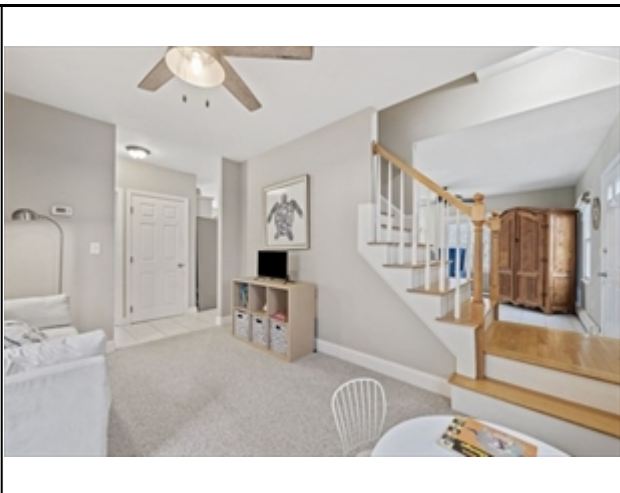
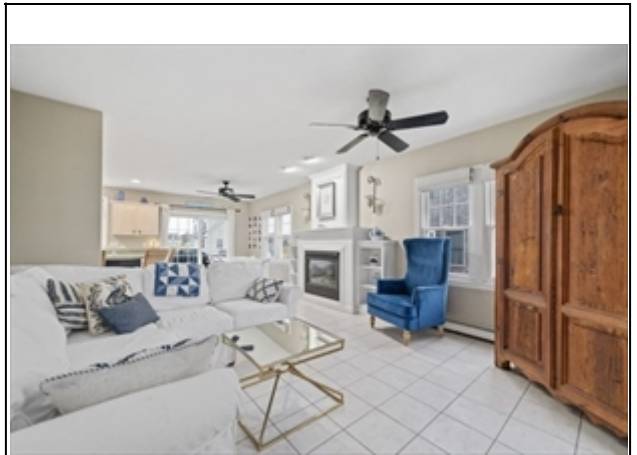
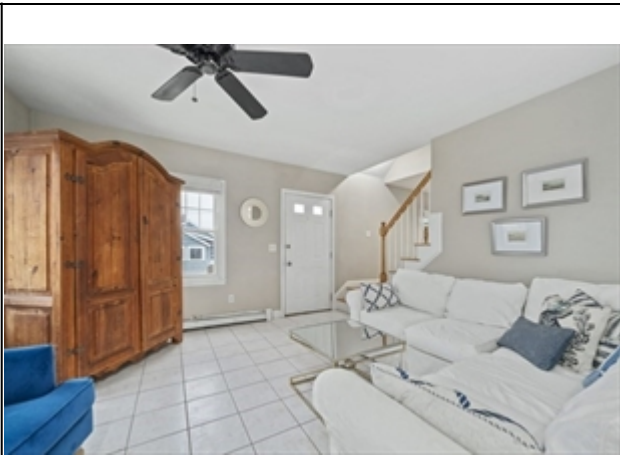
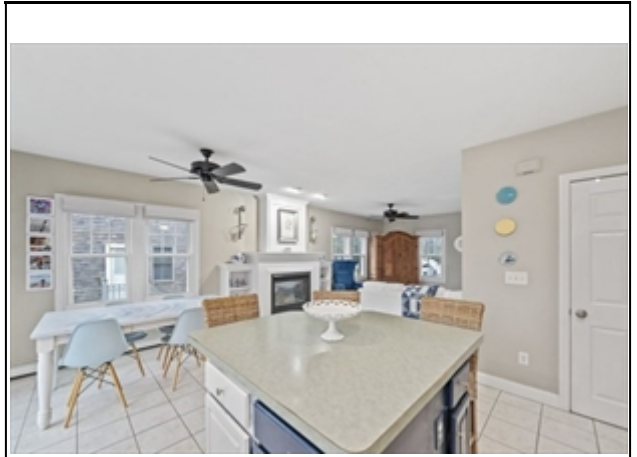
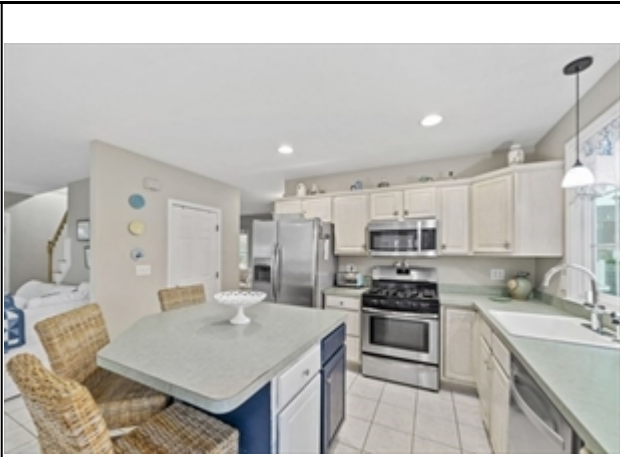
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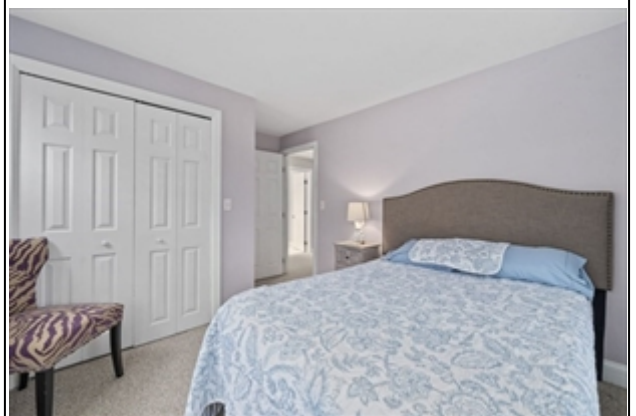
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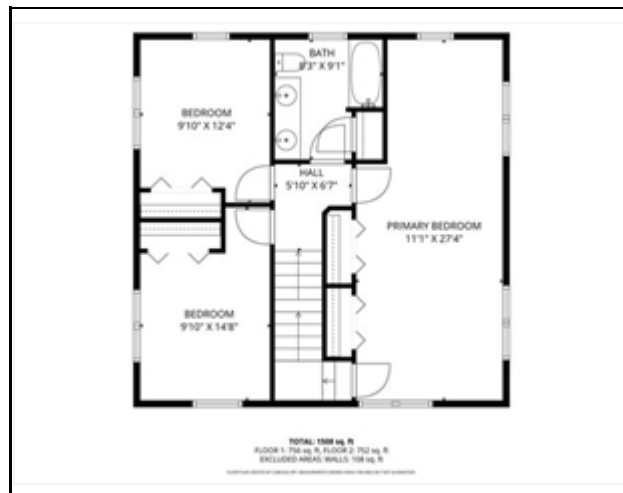
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