

MLS # 73420476 - Under Agreement

Single Family - Detached



**55 Macombers Way
 Marshfield, MA: Marshfield Hills,
 02050**

Plymouth County

Style: **Colonial**

List Price: **\$874,900**

Color: **Amber**

Total Rooms: **6**

Grade School: **Eames Way**

Bedrooms: **3**

Middle School: **FBMS**

Bathrooms: **2f 0h**

High School: **MHS**

Main Bath: **Yes**

Approx. Acres: **0.41 (17,851 SqFt)**

Fireplaces: **1**

Handicap Access/Features: **Unknown**

Approx. Street Frontage:
 Accessory Dwelling Unit:

Neighborhood/Sub-Division: **Damon's Point**

Directions: **Rte 3A to Summer St to Damons Point Rd to Macombers Way.
 Give way to cars on this single lane Rd.**

Direct waterfront on Macombers Creek with private tidal dock, this home has captivating views that will thrill the nature lover, excite the paddler and simply enjoying the view will restore your sense of peace. Designed with an open concept floor plan, there is a First Floor Main Bedroom and Main Bath to accommodate one level first floor living. There are two additional bedrooms & bath on the 2nd floor. The family room/sunroom is being used as 4th bd/rm with a deck that looks out over the Marshlands & Creek. Just step out to enjoy the view. Set on a bucolic, narrow street that extends from Damon's Point to Trouants Island. Near the charming Marshfield Hills General Store, Genny's Ice Cream, Post Office and North River Arts Society. Near Humarock Beach for the ocean, Carolina Hill Reservation with 775 acres of trails for hiking/ mountain biking, a bridle path and rail trail connecting to town center. Don't miss out on this opportunity! Eames Way school. 1 mile to 3A, Marina & Scituate.

Property Information

Approx. Living Area Total: **2,178 SqFt**

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

Living Area Source: **Public Record**

Approx. Above Grade: **2,178 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **3 Hot Water Baseboard, Oil**

Cool Zones: **Ductless Mini-Split System**

Parking Spaces: **4 Off-Street**

Garage Spaces: **1 Detached**

Disclosures: **Subject to Conservation sign off on "Order of Conditions". Subject to suitable housing. Sunroom is being used as a 4th BR. Electric 125 amp. Generator to convey. No acceleration clause w/offer. Home is located in a flood zone. Measurements are approximate and buyers to do their own due diligence.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:		17X17	Fireplace
Dining Room:		15X11	Closet, Flooring - Vinyl
Family Room:		22X12	-
Kitchen:		14X12	Flooring - Vinyl, Main Level, Exterior Access, Lighting - Overhead
Main Bedroom:	1	16X12	Closet, Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	2	16X11	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2	14X12	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full
Bath 2:	2		Bathroom - Full
Laundry:			Main Level
Sun Room:	1		Deck - Exterior

Features

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**

Area Amenities: **Shopping, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Public School**

Basement: **Yes Partial, Dirt Floor, Unfinished Basement, Exterior Access**

Beach: **Yes Ocean, River**

Beach Ownership: **Public**

Beach - Miles to: **1/10 to 3/10**

Construction: **Frame**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions: **Kitchen Island**

Facing Direction: **South**

Green Certified: **No**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: **Warranty Features: No**

Electric: **Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Storm Doors, Backup Generator**
Exterior: **Shingles**
Exterior Features: **Deck - Wood, Professional Landscaping, Stone Wall**
Flooring: **Vinyl, Wall to Wall Carpet**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Oil, Tankless**
Insulation: **Full**
Lot Description: **Flood Plain, Marsh, Scenic View(s)**
Road Type: **Unpaved**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Terms: **Contract for Deed, Delayed Occupancy**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup, Generator Connection**
Water Utilities: **City/Town Water**
Waterfront: **Yes Dock/Mooring, Frontage, Access, Canal, Creek, Direct Access, Marsh, Private**
Water View: **Yes Creek, Dock/Mooring, Marsh, Private**

Year Built: **2001** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$880,500**
Tax: **\$8,717** Tax Year: **2025**
Book: **50096** Page: **154**
Cert:
Zoning Code: **R-1**
Map: Block: Lot:

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Market History for 55 Macombers Way, Marshfield, MA: Marshfield Hills, 02050

MLS #	Date	DOM	DTO	Price
73420476	8/20/2025			\$949,000
NEW	8/21/2025	Status Changed to: New	0	
	8/21/2025	Active List Date Changed From: 08/22/2025 To: 08/21/2025		
	10/3/2025	Price Changed to: \$874,900	43	\$874,900
CTG	11/7/2025	Status Changed to: Contingent	78	
UAG	11/21/2025	Status Changed to: Under Agreement	92	77
Market History for Office Id: AN8311				92 77
Market History for this property				92 77

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Price History for 73420476
55 Macombers Way, Marshfield, MA: Marshfield Hills, 02050

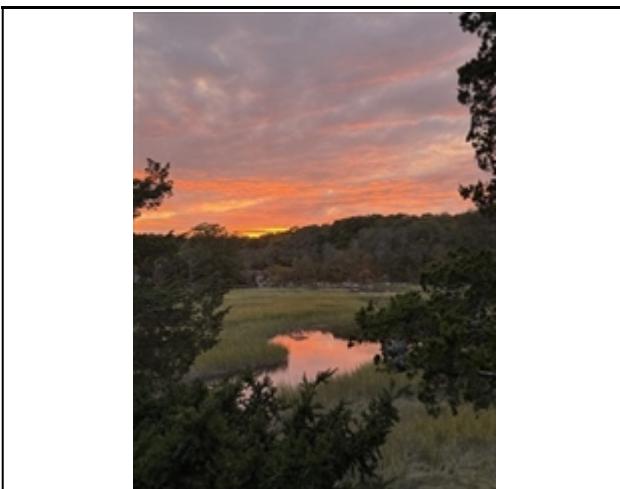
Date		Amount	%	DOM to PCG	DOM of PCG
08/21/2025	Listed for \$949,000				
10/03/2025	Price Changed to: \$874,900	\$-74,100	7.81%	43	43
				Listing DOM: 92	
				Property DOM: 92	

** Calculates and removes Offmarket activity in DOM Timeframe



Dock

Exterior - Front



Waterfront



Kitchen



Kitchen



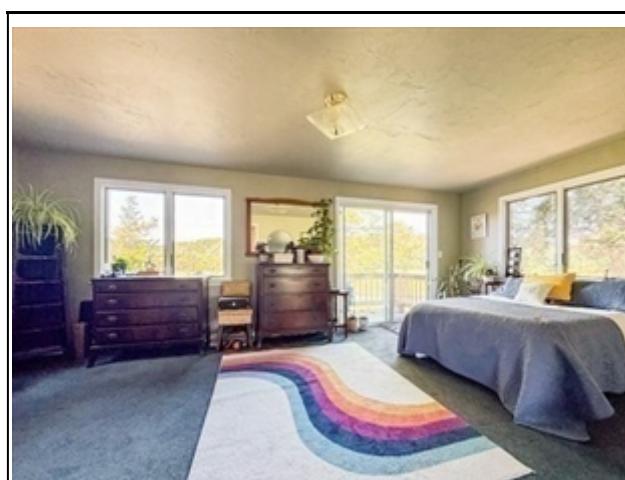
Dining Room



Main Entry



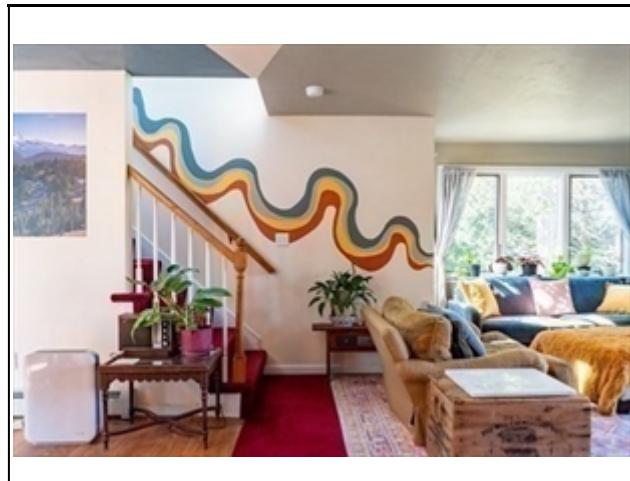
Living Room



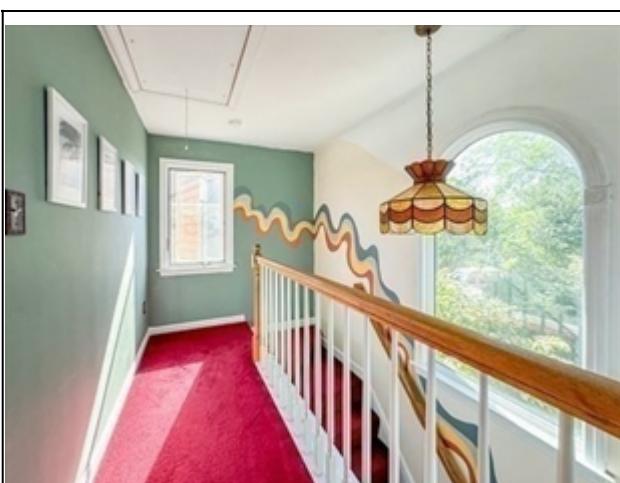
Sun Room



Bedroom - Main

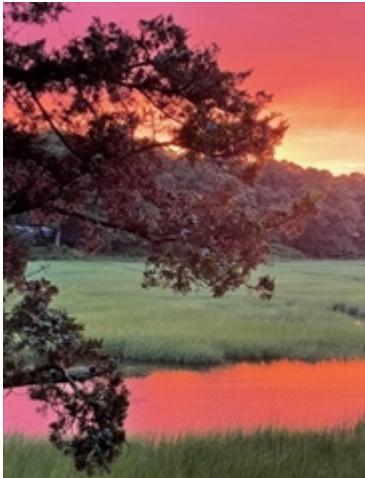


Bathroom - Full











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