



MLS # 73442586 - New
Single Family - Detached

809 Ocean Street
Marshfield, MA: Fieldston, 02050
Plymouth County

Style: **Ranch, Cottage**
Color: **Beige**
Grade School:
Middle School:
High School:
Approx. Acres: **0.05 (2,394 SqFt)**

Handicap Access/Features:
Directions: **Ocean St to the corner of Hutchinson Road**

List Price: **\$349,000**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **1f 0h**
Main Bath: **No**
Fireplaces: **1**
Approx. Street Frontage:

Cozy Summer Cottage in Fieldston! Discover the charm of this 5-room unheated summer cottage, just a short stroll from beautiful Sunrise Beach. Perfect for sun-soaked getaways and breezy coastal living, This hidden gem is calling all handy folks, DIY enthusiasts, and contractors! With a little TLC, this cottage can truly shine. Whether you're dreaming of a personal retreat or a smart investment, the possibilities are endless. Come see the potential...

Property Information

Approx. Living Area Total: **720 SqFt**

Approx. Above Grade: **720 SqFt**

Living Area Disclosures: **Includes enclosed porch.**

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

Approx. Below Grade:

Living Area Source: **Public Record**

Heat Zones: **None**

Parking Spaces: **3 Off-Street**

Disclosures: **Property being sold in "As Is" condition.**

Cool Zones: **None**

Garage Spaces: **0**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		-
Dining Room:	1		-
Kitchen:	1		-
Main Bedroom:	1		-
Bedroom 2:	1		-
Bath 1:	1		-

Features

Appliances: **Range**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Golf Course, House of Worship, Marina, Public School**

Basement: **No**

Beach: **Yes Ocean**

Beach Ownership: **Public**

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

Construction: **Frame**

Exterior: **Vinyl**

Exterior Features: **Porch - Enclosed, Deck - Wood**

Foundation Size:

Foundation Description: **Concrete Block**

Hot Water: **Natural Gas**

Insulation: **None**

Lot Description: **Corner, Flood Plain, Level**

Road Type: **Public, Paved, Publicly Maint.**

Roof Material: **Asphalt/ Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions: **Personal property**

Facing Direction: **Northeast**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1935** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **No**

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

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$306,600**

Tax: **\$3,035.34** Tax Year: **2025**

Book: **52062** Page: **191**

Cert:

Zoning Code: **B-3**

Map: **L10** Block: **11** Lot: **05**

Office/Agent Information

Listing Office: **Waterfront Realty Group** (781) 934-7030

Listing Agent: **Dorothy McGrath** (781) 290-6053

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 Office, Lock Box, Appointment Required, Sign**

Showing: Facilitator: **Call List Agent, Lock Box, Appointment Required, Sign**

Special Showing Instructions: **Lockbox on Garage door**

Market Information

Listing Date: **10/11/2025**

Days on Market: Property has been on the market for a total of **3** day(s)

Expiration Date:

Original Price: **\$349,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **3** day(s)

Office Market Time: Office has listed this property for **3** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

Market History for 809 Ocean Street, Marshfield, MA: Fieldston, 02050

MLS #	Date			DOM	DTO	Price
73442586	10/11/2025	Listed for	\$349,000	Dorothy McGrath	3	\$349,000
Market History for Waterfront Realty Group (AN0225)				3		
Market History for this property				3		

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