

**MLS # 73490152 - New  
Single Family - Detached**



**93 Franklin St  
Marshfield, MA: Ocean Bluff, 02050  
Plymouth County**

List Price: **\$499,900**

Style: **Cape**  
Color: **White**  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **0.17 (7,501 SqFt)**  
Handicap Access/Features:  
Directions: **Use GPS.**

Total Rooms: **6**  
Bedrooms: **3**  
Bathrooms: **1f 0h**  
Main Bath: **No**  
Fireplaces: **1**  
Approx. Street Frontage:  
Accessory Dwelling Unit: **No**

**Investors, Contractors & DIY Enthusiasts — Don't Miss This Opportunity! Discover the potential in this diamond in the rough, ideally located approximately 0.3 miles from beach access in desirable Ocean Bluff. Enjoy the convenience of nearby restaurants, shopping, and coastal living all within easy reach. This 3-bedroom home features generously sized bedrooms, an oversized full bathroom, and a first-floor laundry closet for added convenience. The kitchen/dining area opens through a sliding door to a nicely sized deck—perfect for relaxing or entertaining. Additional highlights include vinyl siding, city sewer connection, and natural gas service. With some much-needed TLC, this property offers a fantastic opportunity to move in, customize to your taste, and build equity by the sea. Bring your vision and make this coastal gem shine!**

### Property Information

Approx. Living Area Total: **1,318 SqFt**

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

Living Area Source: **Public Record**

Approx. Above Grade: **1,318 SqFt**

Approx. Below Grade:

Living Area Disclosures: **Buyers/Agents verify any and all measurements.**

Heat Zones: **Forced Air, Gas**

Cool Zones: **None**

Parking Spaces: **2 Off-Street, Paved Driveway**

Garage Spaces: **0**

Disclosures: **Subject to the Plymouth Probate Court issuing a License to Sell. "AS IS" Sale. Seller has never lived in the home.**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Slider
Kitchen:	1		Dryer Hookup - Dual
Main Bedroom:	1		Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet
Bedroom 3:	2		Closet
Bath 1:	1		Bathroom - With Tub & Shower

### Features

Area Amenities: **Shopping, Park, Marina**

Basement: **No**

Beach: **Yes Ocean, Walk to**

Beach Ownership: **Public**

Beach - Miles to: **3/10 to 1/2 Mile**

Construction: **Frame**

Electric: **Circuit Breakers, 100 Amps**

Exterior: **Vinyl**

Exterior Features: **Deck - Wood**

Flooring: **Tile, Hardwood, Other (See Remarks)**

Foundation Size:

Foundation Description: **Other (See Remarks)**

Hot Water: **Natural Gas**

Lot Description: **Paved Drive, Fenced/Enclosed**

Road Type: **Public, Paved**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

### Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built: **1953** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

### Tax Information

Pin #: **M:0M07 B:0010 L:0017**

Assessed: **\$562,700**

Tax: **\$5,571** Tax Year: **2025**

Book: **3883** Page: **661**

Cert:

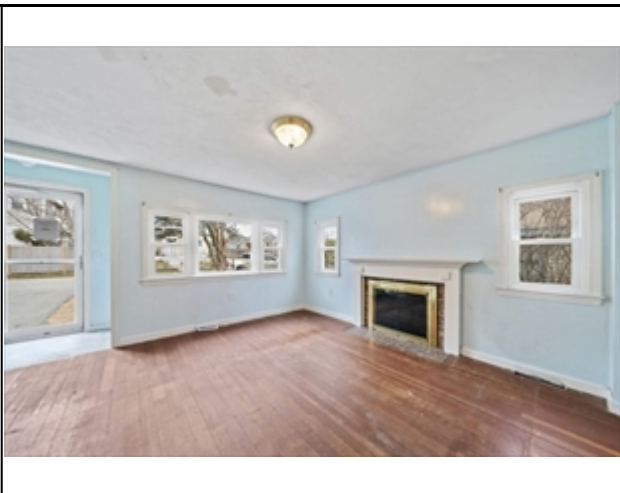
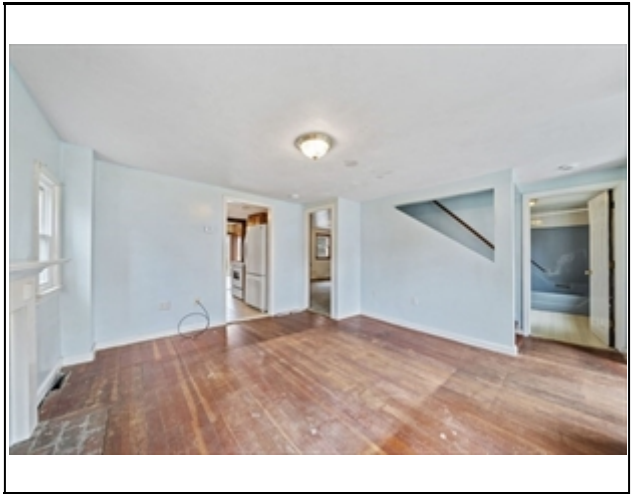
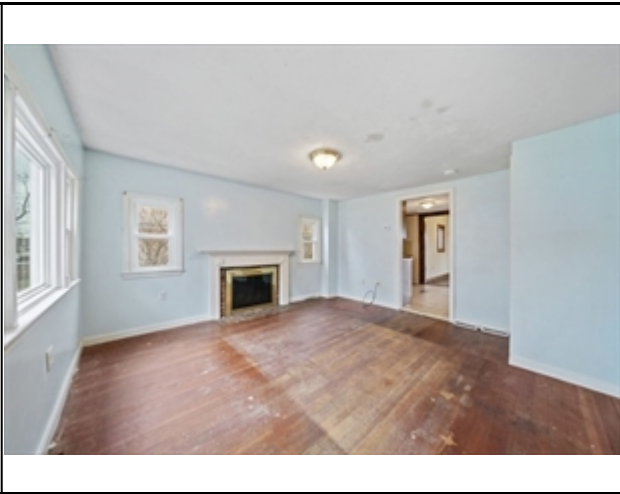
Zoning Code: **R-3**

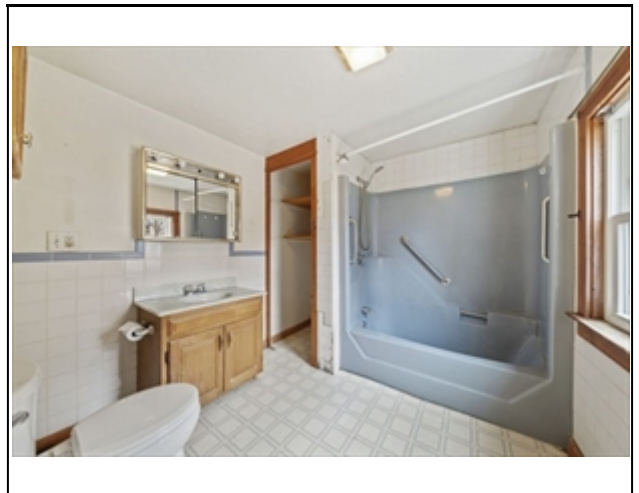
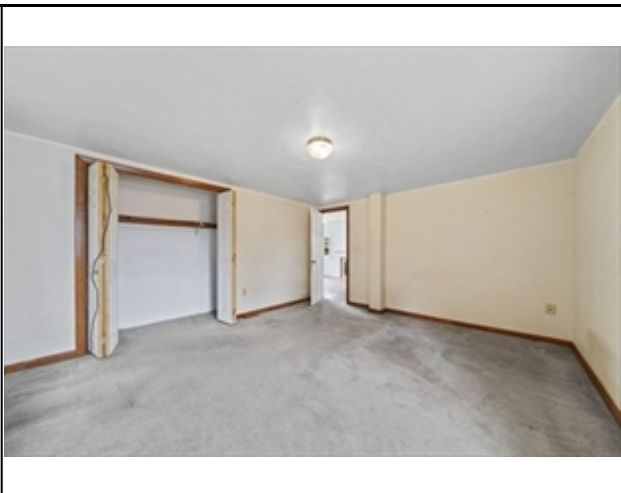
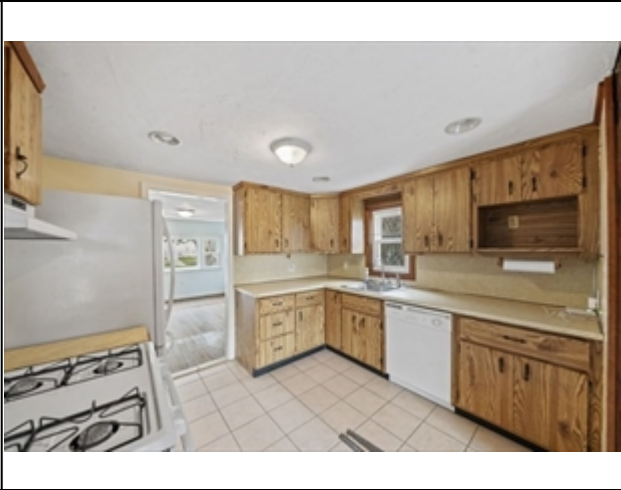
Map: Block: Lot:

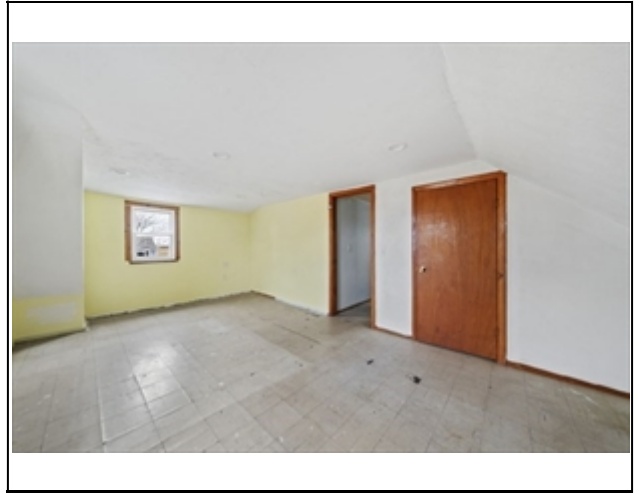
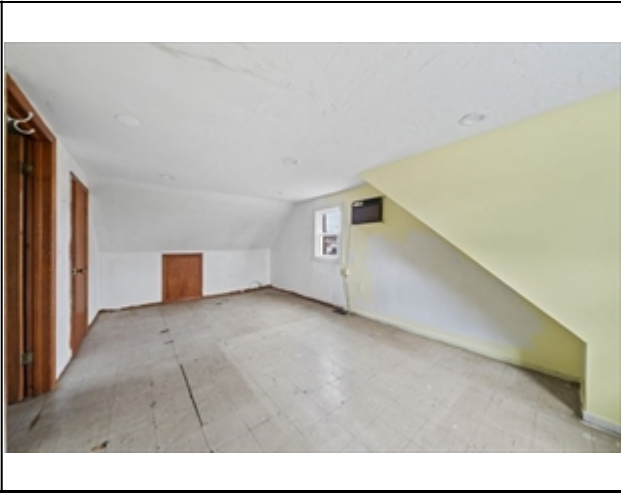
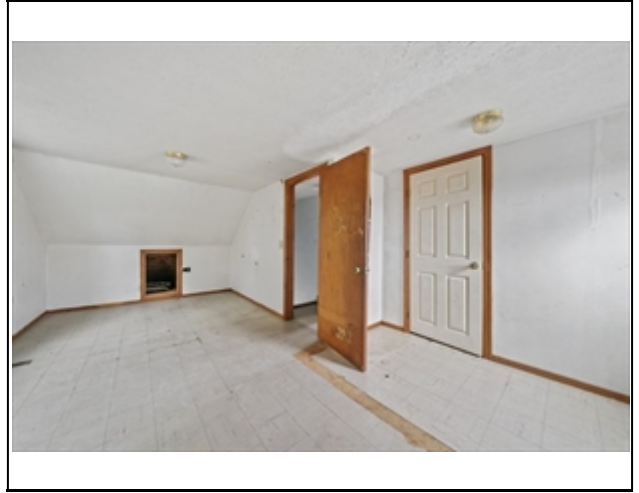
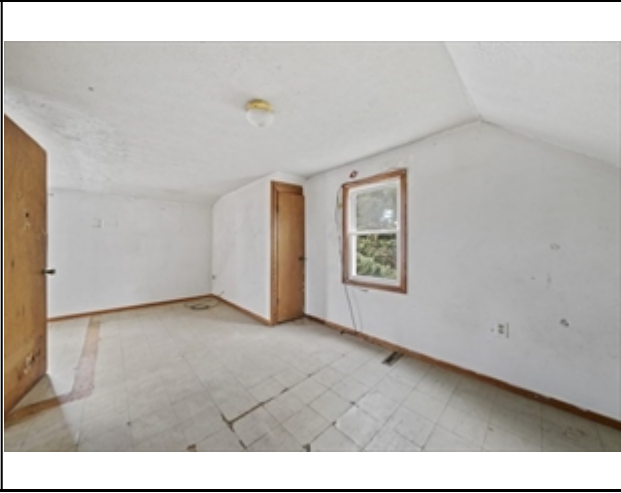
**Market History for 93 Franklin St, Marshfield, MA: Ocean Bluff, 02050**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>DTO</b>	<b>Price</b>
73490152	3/23/2026	Listed for <b>\$499,900</b>	0		\$499,900
<b>Market History for Office Id: AC1647</b>			<b>0</b>		
<b>Market History for this property</b>			<b>0</b>		

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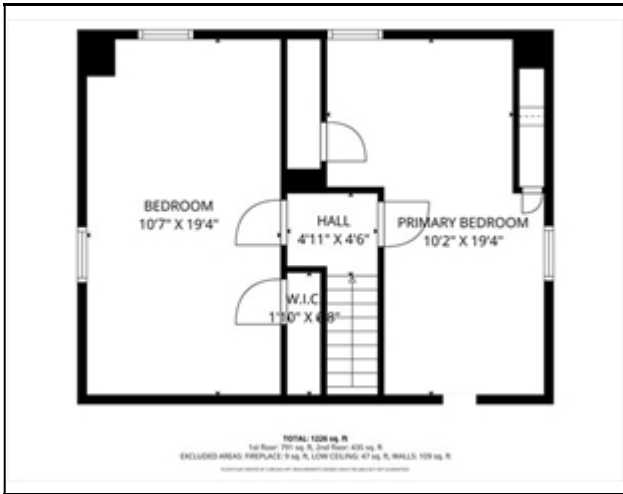
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