

**MLS # 73497478 - Active**  
**Single Family - Detached**



**99 Ashburton Ave**  
**Marshfield, MA: Ocean Bluff, 02050**  
**Plymouth County**

List Price: **\$1,175,000**

Style: **Colonial**  
Color:  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **0.11 (5,000 SqFt)**  
Handicap Access/Features:  
Directions: **GPS**

Total Rooms: **8**  
Bedrooms: **3**  
Bathrooms: **2f 0h**  
Main Bath:  
Fireplaces: **0**  
Approx. Street Frontage:  
Accessory Dwelling Unit: **Yes**

**Ocean view luxury awaits at this stunning coastal home with detached guest suite in a NO FLOOD ZONE! Ready for new owners, this stunning property offers an unparalleled lifestyle with breathtaking sights of the Atlantic Ocean. The open-concept floor plan is perfectly designed for seamless living and effortless entertaining, making it ideal for hosting memorable gatherings. You're also situated steps from the beach, vibrant restaurants, charming boutique shopping, and local attractions. The first floor maximizes versatility, while harmoniously blending the living, dining, and a dedicated office space. The chef's kitchen serves as the heart of the home, perfect for casual meals or serving as a lively focal point during events. Upstairs you can retreat to one of three spacious bedrooms. The primary suite is a true sanctuary, complete with a private balcony and views of the water. Expand your living space onto the paved patios, which is an outdoor delight for seaside relaxation.**

### Property Information

Approx. Living Area Total: **2,662 SqFt**

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

Living Area Source: **Public Record**

Approx. Above Grade: **2,662 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **Forced Air, Pellet Stove**

Cool Zones: **Window AC**

Parking Spaces: **5 Off-Street**

Garage Spaces: **0**

Disclosures: **Seller and Seller Agent make no warranties or representations. Buyer and buyer agent to do all Due Diligence.**

### Power Production

Power Production Type:

Annual Power Production:

Power Production Install Year:

Power Production Capacity:

Approximate Monthly Lease Payment: **\$**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	-	-
Dining Room:	1	-	-
Family Room:	1	-	-
Kitchen:	1	-	-
Main Bedroom:	2	-	-
Bedroom 2:	2	-	-
Bedroom 3:	2	-	-
Laundry:	1	-	-

### Features

Appliances: **Range, Dishwasher, Disposal, Compactor, Microwave, Refrigerator, Washer, Dryer**

Area Amenities: **Shopping, Park, Walk/Jog Trails, Marina**

Basement: **Yes Full, Sump Pump**

Beach: **Yes Ocean, Access, Walk to**

Beach Ownership: **Public**

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

Electric: **Circuit Breakers, 200 Amps**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Lot Description: **Corner**

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

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **Yes Ocean, Public, Walk to**

### Other Property Info

Disclosure Declaration: **No**

Exclusions:

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **2007** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

### Tax Information

Pin #: **M:0M08 B:0020 L:0002**

Assessed: **\$1,007,200**

Tax: **\$9,971** Tax Year: **2025**

Book: **14607** Page: **102**

Cert:

Zoning Code: **R-3**

Map: Block: Lot:

**Market History for 99 Ashburton Ave, Marshfield, MA: Ocean Bluff, 02050**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>DTO</b>	<b>Price</b>
73497478	4/7/2026	Listed for <b>\$1,175,000</b>	8		\$1,175,000
<b>Market History for Office Id: AN5840</b>			<b>8</b>		
<b>Market History for this property</b>			<b>8</b>		

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