



Details on the property located at

**290 Standish Street
Marshfield, MA 02050**

LIST PRICE: *\$510,000*

9 Rooms
2 Full, 0 Half Baths
5,001 sq.ft Lot Size

4 Bedrooms
0.11 Acre
2048 sq.ft Living Area

Remarks

Beach Envy is what your friends and family will have after visiting. Imagine vacationing year round, 3 houses from Rexhame Beach! Smell the salt air & listen to the seagulls from one of 2 Juliet balconies. This home features a large front to back master suite with full bath and balcony, a large entry foyer with a gas stove for additional heat on those chilly nights, wood flooring in dining room, living room & kitchen, and updated kitchen with granite counters and kitchen island are great for entertaining. Outdoor shower. Large first floor bedroom. New Buderus heating system & hot water tank installed in June 2018. Large fenced in yard with storage shed & lawn irrigation system. Wood floors downstairs just re finished, some rooms freshly painted, new carpet in downstairs bedroom and upstairs master. Welcome Home! Welcome to Rexhame Beach, Marshfield, Massachusetts!

WELCOME
Home!



Lenny Rowe
Brant Rock Realty
47 Old Colony Lane
Unit 127
Marshfield, MA 02050

781-264-7616
lenny@lennyrowe.com

Lenny Rowe, Founder
 Realtor, Broker
 Brant Rock Realty
 Residential, Commercial & Business Brokerage Services
 iPhone/Text 781.264.7616
 Lenny@BrantRockRealty.net
 BrantRockRealty.com



MLS # 72364228 - Price Changed
Single Family - Detached

290 Standish Street
 Marshfield, MA 02050
 Plymouth County

List Price: **\$510,000**

Style: **Cape**
 Color:
 Grade School:
 Middle School:
 High School:
 Handicap Access/Features:
 Directions: **Winslow turns into Standish towards Rexhame Beach**

Total Rooms: **9**
 Bedrooms: **4**
 Bathrooms: **2 f 0h**
 Master Bath: **No**
 Fireplaces: **1**

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Property Information

Approx. Living Area: **2,048 Sq. Ft.** Approx. Acres: **0.11 (5,001 Sq. Ft.)** Garage Spaces: **0**
 Living Area Includes: Heat Zones: **Hot Water Baseboard, Gas** Parking Spaces: **4 Off-Street**
 Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:
 Living Area Disclosures: **Room sizes approximate, buyer to verify all information to be accurate**
 Disclosures: **Room sizes approximate, buyer to verify all information to be accurate. Flood insurance required, approx. \$4K per year, non transferable. Solar panels are leased, \$87/month. Lease is transferable to new owners. Approx. \$100/month credit goes back to electric company from solar panels.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	19X15	Flooring - Wood
Dining Room:	1	10X11	Flooring - Wood
Kitchen:	1	8X8	Flooring - Wood
Master Bedroom:	2	21X15	Bathroom - Full, Balcony / Deck
Bedroom 2:	2	22X9	Balcony / Deck
Bedroom 3:	2	10X9	-
Bedroom 4:	1	16X14	-
Bath 1:	2		Bathroom - Full
Bath 2:	1		Bathroom - 3/4
Laundry:	1	12X9	-
Foyer:	1	14X10	Wood / Coal / Pellet Stove

Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Golf Course, House of Worship, Public School, T-Station**
 Basement: **Yes Crawl**
 Beach: **Yes Ocean, River**
 Beach Ownership: **Public**
 Beach - Miles to: **0 to 1/10 Mile**
 Electric: **Circuit Breakers**
 Exterior Features: **Patio, Balcony, Fenced Yard**
 Flooring: **Wood, Tile, Laminate**
 Foundation Size:
 Foundation Description: **Concrete Block**
 Hot Water: **Tank**
 Lot Description: **Corner**
 Road Type: **Public**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **Yes Ocean**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1948** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$436,000**
 Tax: **\$5,829.32** Tax Year: **2018**
 Book: **499** Page: **165**
 Cert:
 Zoning Code: **R-3**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Brant Rock Realty** (781) 837-4400
 Listing Agent: **Lenny Rowe** (781) 264-7616
 Team Member(s):
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
 Showing: Buyer-Agent: **Other (See Special Showing Instructions)**
 Showing: Facilitator: **Other (See Special Showing Instructions)**
 Special Showing Instructions: **Please text Lenny @781-264-7616 or email lenny@brantrockrealty.net for all showings**

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2.5%**
 Facilitator: **2.5%**
 Compensation Based On: **Net Sale Price**

Market Information

Listing Date: **7/18/2018**
 Days on Market: Property has been on the market for a total of **168** day(s)
 Expiration Date:
 Original Price: **\$624,900**
 Off Market Date:
 Sale Date:

Listing Market Time: MLS# has been on for **168** day(s)
 Office Market Time: Office has listed this property for **168** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:

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Market History for 290 Standish Street, Marshfield, MA 02050

MLS #	Date		DOM	DTO	Price
72364228	7/18/2018	Listed for \$624,900			\$624,900
	8/21/2018	Price Changed to: \$604,900			\$604,900
	9/15/2018	Price Changed to: \$584,900			\$584,900
	10/17/2018	Price Changed to: \$554,900			\$554,900
	11/14/2018	Price Changed to: \$540,000			\$540,000
CTG	11/19/2018	Status Changed to: Contingent			
BOM	11/23/2018	Status Changed to: Back on Market			
	1/2/2019	Price Changed to: \$510,000			\$510,000
Market History for Brant Rock Realty (AN3792)			168		
Market History for this property			168		





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