



Single Family - Detached

**22 Roosevelt Rd
Marshfield, MA: Ocean Bluff, 02050
Plymouth County**

List Price: **\$729,999**

Style: **Bungalow**
Color:
Grade School:
Middle School:
High School:
Approx. Acres: **0.08 (3,276 SqFt)**
Handicap Access/Features:
Directions: **Use GPS**

Total Rooms: **4**
Bedrooms: **3**
Bathrooms: **2f 0h**
Main Bath: **No**
Fireplaces: **0**
Approx. Street Frontage:

Just 7 houses to coveted Sunrise Beach, this remarkable home embodies coastal living at its finest. Positioned in a charming neighborhood, this 3-bedroom, 2-bathroom with an inviting open floor plan, tailor-made for seamless entertaining. The newly updated kitchen boasts granite countertops, bamboo floors, and stainless-steel appliances. Embrace comfort year-round with central air and a whole-house generator! Step outside to your expansive back deck, perfect for savoring summer evenings. Upstairs, a spacious primary bedroom awaits alongside two additional bedrooms, laundry, and a full bathroom. Abundant storage space is found in the attic, complemented by a fenced yard and sizable storage shed. Flood insurance is only \$841 a year and is transferable! New closed cell insulation under the house. New heating/AC system in 2018. This home is sure to offer a lifestyle of unparalleled coastal charm. Experience the epitome of beachside living at our open houses Thur (5-6) Fri (5-6)& Sat (11-1)

Property Information

Approx. Living Area Total: **1,656 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,656 SqFt** Approx. Below Grade:
Living Area Disclosures:

Heat Zones: **2 Forced Air, Gas** Cool Zones: **2 Central Air**
Parking Spaces: **4 Off-Street** Garage Spaces: **0**

Disclosures: **Transferable flood insurance, \$841 a year! 3rd bedroom does not have a closet. Buyers and buyers agents to do their own due diligence. Wood stove connection has been sealed.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	22X15	Bathroom - Full, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Main Level, Deck - Exterior, Open Floor Plan, Slider
Dining Room:	1	12X14	Flooring - Wood, Main Level, Open Floor Plan, Recessed Lighting
Kitchen:	1	10X14	Flooring - Wood, Dining Area, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Remodeled, Stainless Steel Appliances, Gas Stove
Main Bedroom:	2	22X14	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2	9X12	Flooring - Wall to Wall Carpet
Bedroom 3:	2	9X12	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	6X6	Bathroom - Tiled With Shower Stall
Bath 2:	2	8X8	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Upgraded
Laundry:	2	-	-

Features

Appliances: **Dishwasher, Microwave, Refrigerator**
Area Amenities: **Marina**
Basement: **No**
Beach: **Yes Ocean**
Beach Ownership: **Public**
Beach - Miles to: **0 to 1/10 Mile**
Electric: **200 Amps**
Exterior: **Shingles, Wood**
Exterior Features: **Deck - Vinyl, Storage Shed, Outdoor Shower**
Flooring: **Tile, Wall to Wall Carpet, Bamboo**
Foundation Size:

Other Property Info

Disclosure Declaration:
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1922** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas**
 Lot Description: **Paved Drive**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup, Icemaker Connection, Generator Connection**
 Water Utilities: **City/Town Water**
 Waterfront: **No**





Tax Information

Pin #: **M:0L09 B:0010 L:0006**
 Assessed: **\$552,400**
 Tax: **\$5,739** Tax Year: **2024**
 Book: **23261** Page: **30**
 Cert:
 Zoning Code: **R-3**
 Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2%**
 Facilitator: **0**
 Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Success! Real Estate**  (781) 848-9064
 Listing Agent: **Brenna Crowe**  (781) 771-2720
 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: **Lock Box,  Schedule with ShowingTime or Call 888-627-2775,  Schedule with ShowingTime**
 Showing: Facilitator:
 Special Showing Instructions: **Call/ text Brenna 781-771-2720. Showings start at the open house**

Firm Remarks

Showings start at the open houses: Thursday (5-6), Friday (5-6), and Saturday (11-1). See attached sheet for updates that have been done.

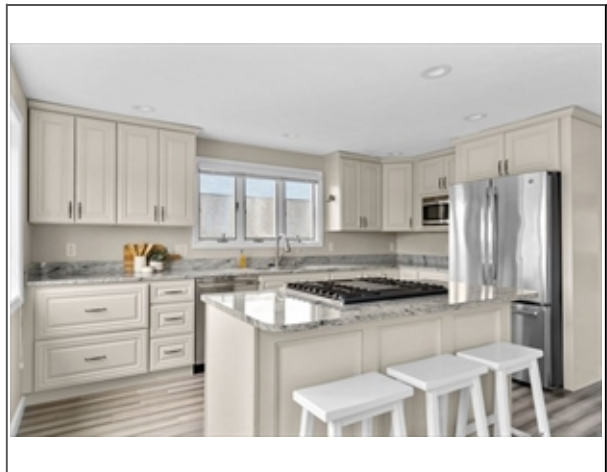
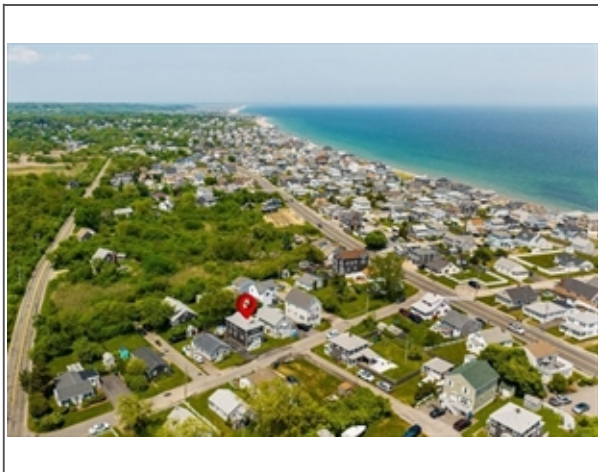
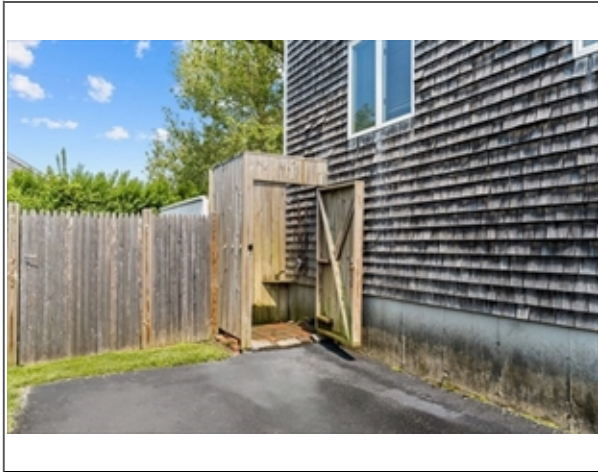
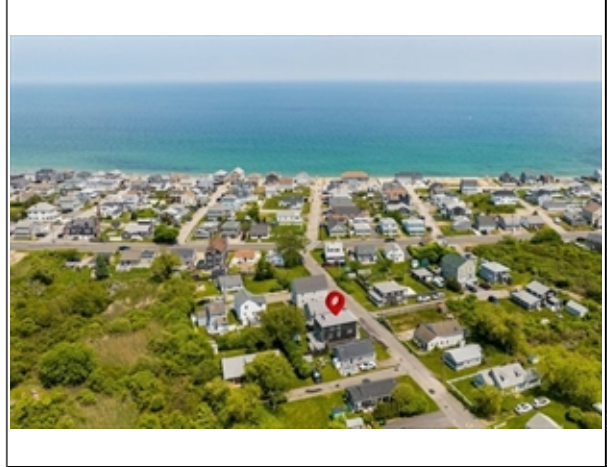
Market Information

Listing Date: 5/30/2024	Listing Market Time: MLS# has been on for day(s)
Days on Market: Property has been on the market for a total of day(s)	Office Market Time: Office has listed this property for day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price:	Seller Concessions at Closing:
Off Market Date:	

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

22 Roosevelt Rd, Marshfield, MA: Ocean Bluff, 02050

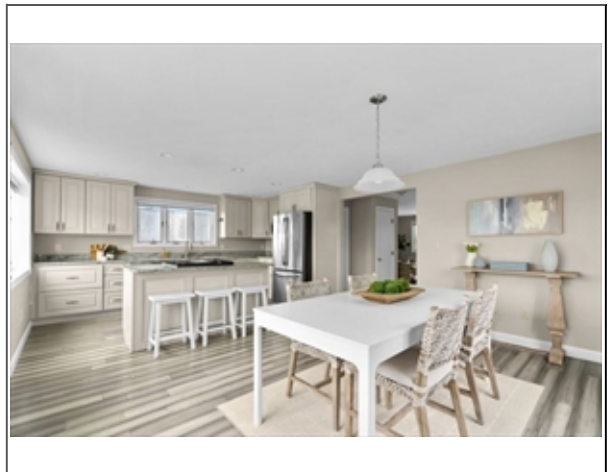
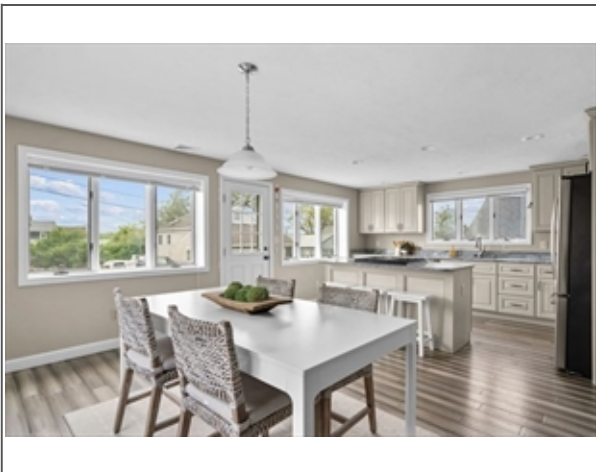
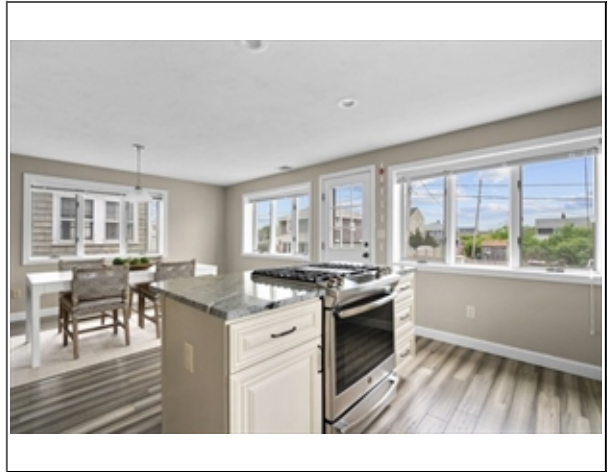
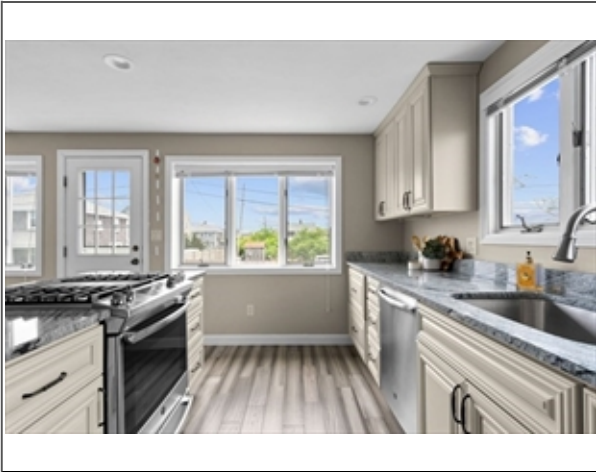
Single Family - Detached
List Price: \$729,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

22 Roosevelt Rd, Marshfield, MA: Ocean Bluff, 02050

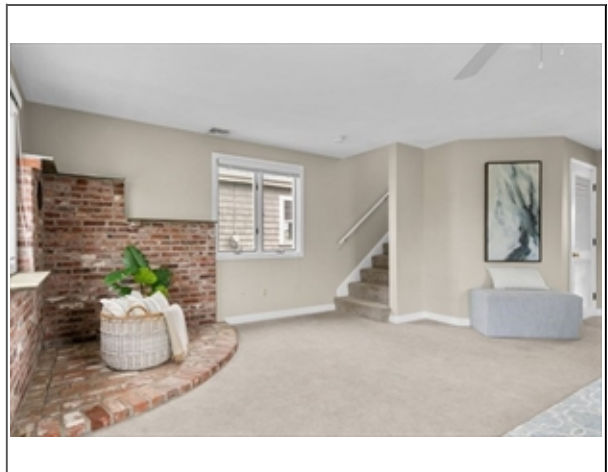
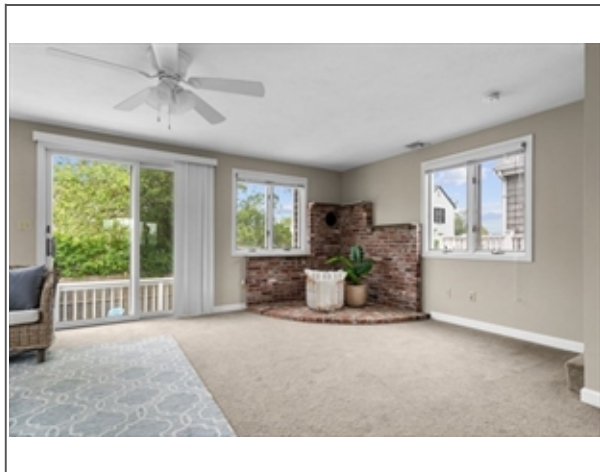
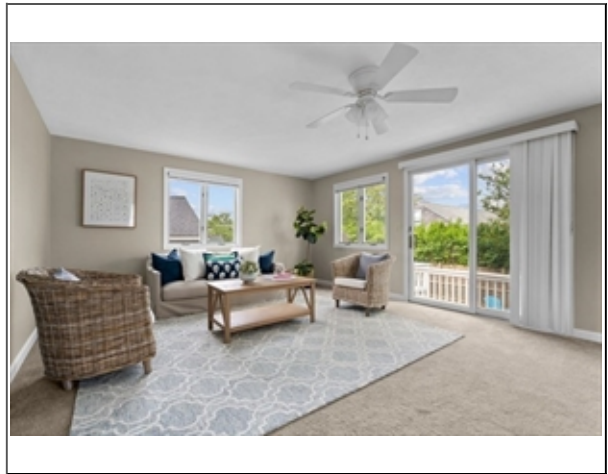
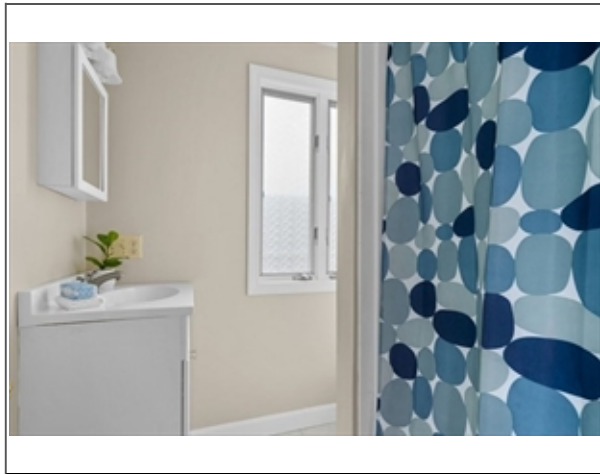
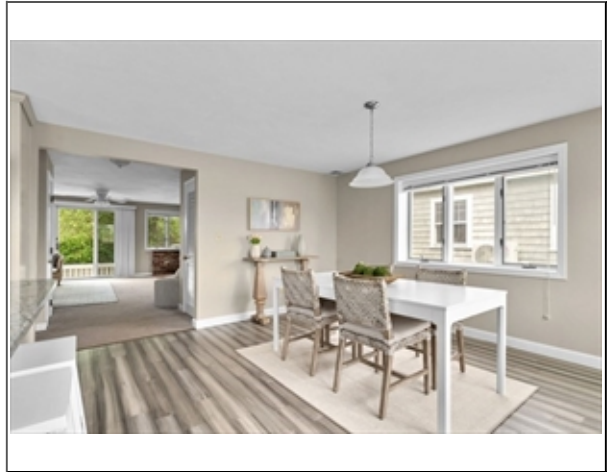
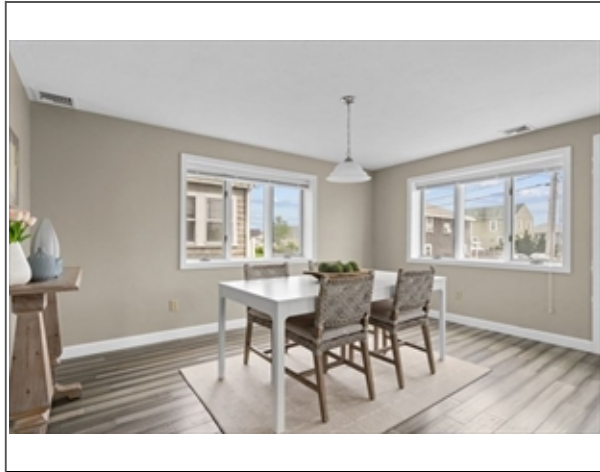
Single Family - Detached
List Price: \$729,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

22 Roosevelt Rd, Marshfield, MA: Ocean Bluff, 02050

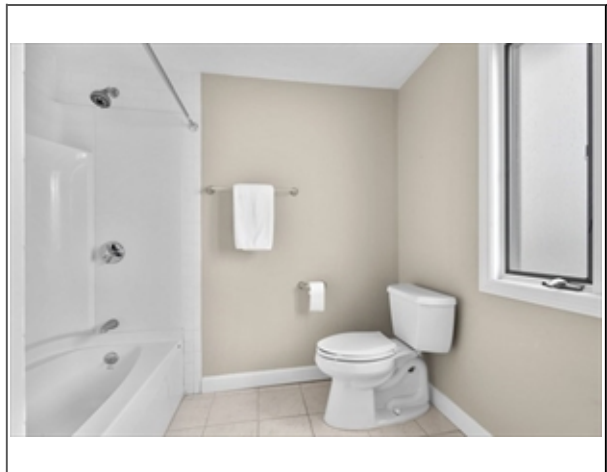
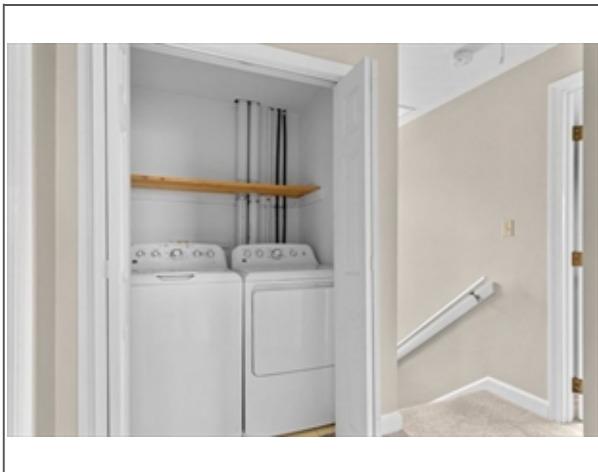
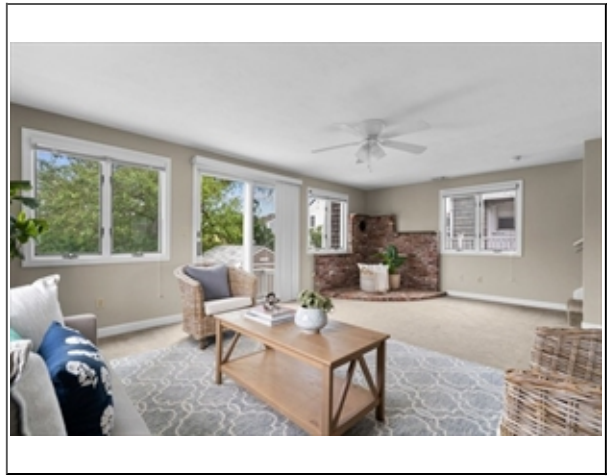
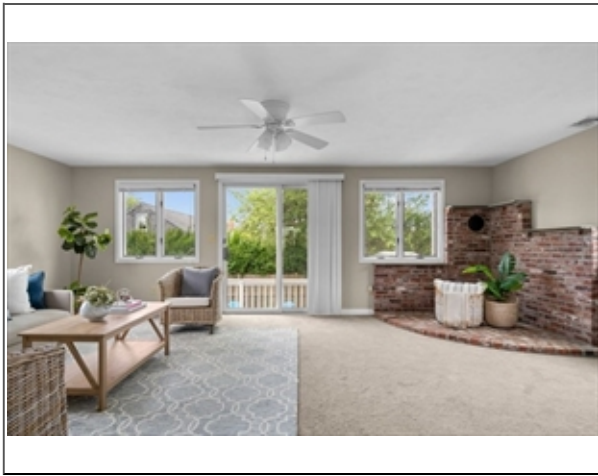
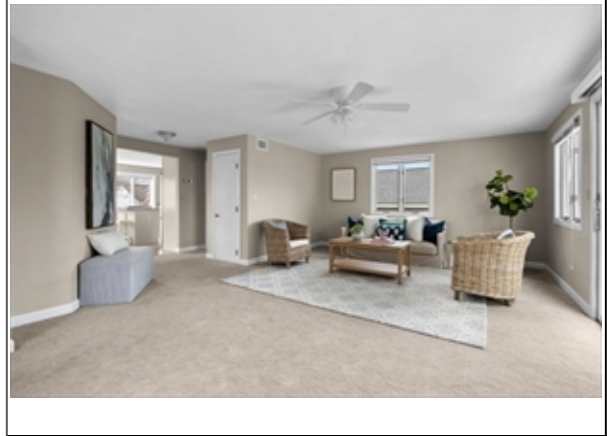
Single Family - Detached
List Price: \$729,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

22 Roosevelt Rd, Marshfield, MA: Ocean Bluff, 02050

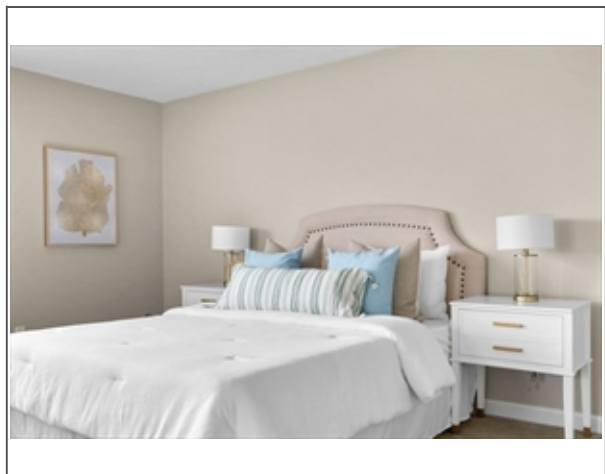
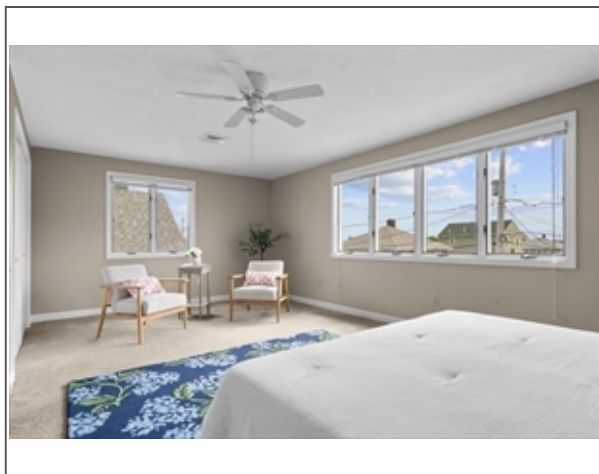
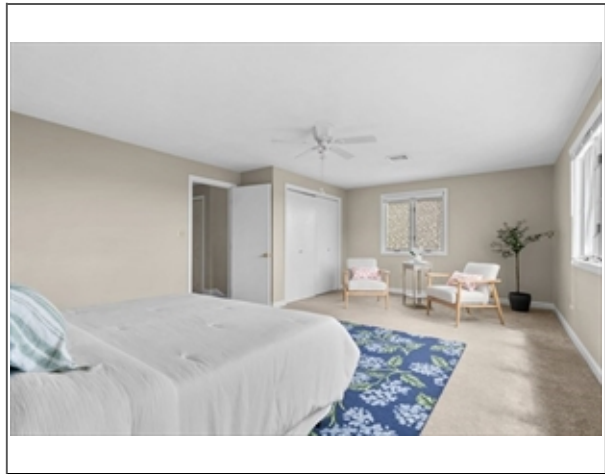
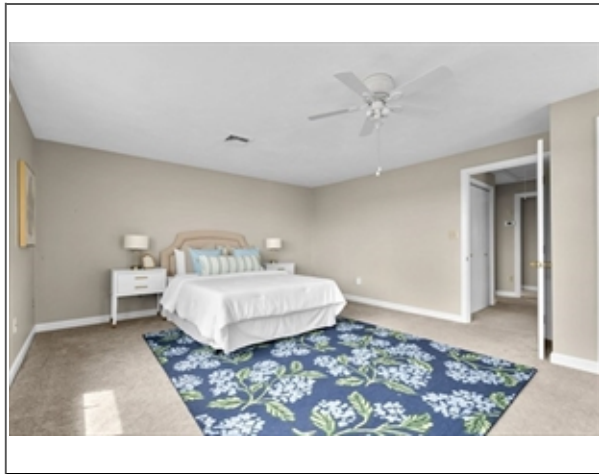
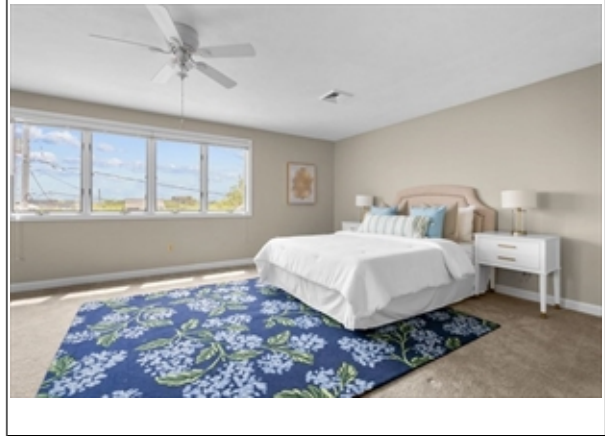
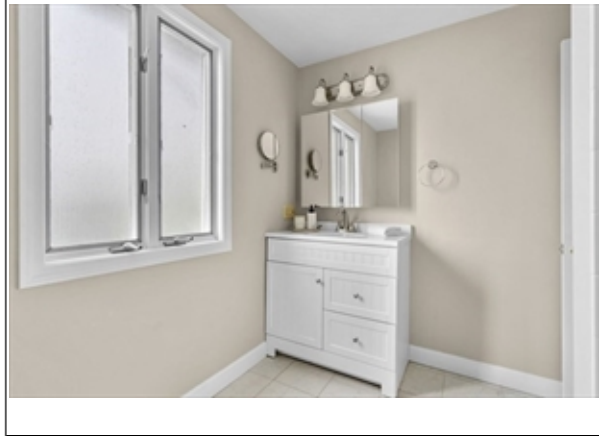
**Single Family - Detached
List Price: \$729,999**



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

22 Roosevelt Rd, Marshfield, MA: Ocean Bluff, 02050

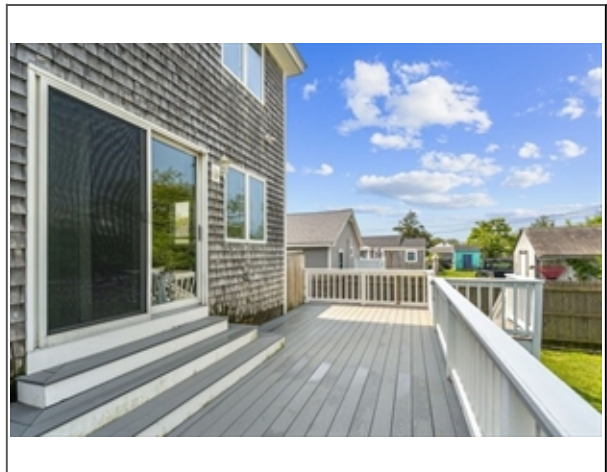
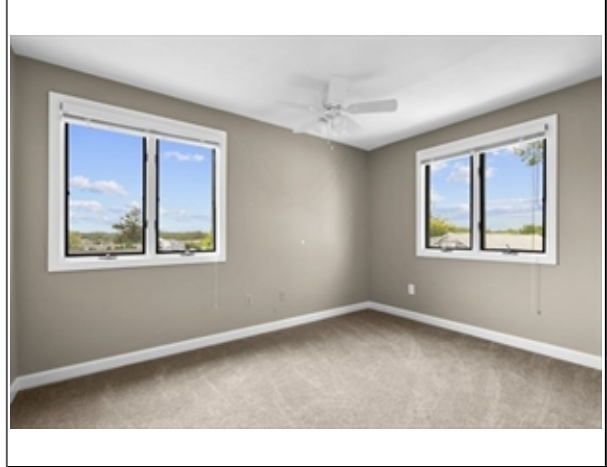
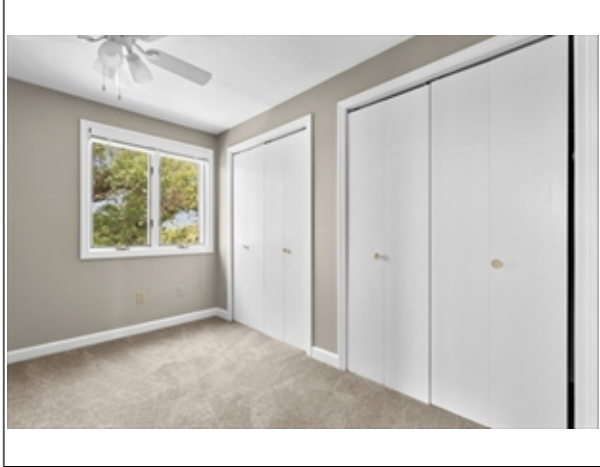
**Single Family - Detached
List Price: \$729,999**



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

22 Roosevelt Rd, Marshfield, MA: Ocean Bluff, 02050

**Single Family - Detached
List Price: \$729,999**



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.

22 Roosevelt Rd, Marshfield, MA: Ocean Bluff, 02050

Single Family - Detached
List Price: \$729,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2024 MLS Property Information Network, Inc.