



“POINT HOUSE” WATERFRONT ESTATE



255 Bayberry Way, Osterville MA

Price	\$ 13,000,000
Rooms:	Thirteen
Bedrooms:	Seven*
Bathrooms:	Six Full
Living Area:	4,896 square feet
Assessment:	\$ 2,461,800 / 2022
Acres:	1 Acres
Year Built:	1983
Heating:	Forced Air / Gas
Cooling:	Central AC
Water:	Town
Sewer:	Private
Taxes:	\$ 24,370 / 2022

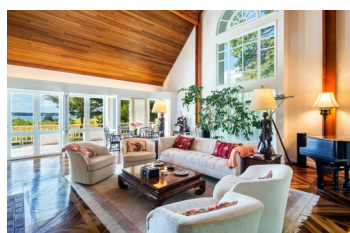


BERKSHIRE HATHAWAY
HomeServices
Robert Paul Properties

**LUXURY
COLLECTION**

Welcome to “Point House” a spectacular 5.98-acre waterfront estate on a peninsula overlooking the glistening waters of West Bay. In a setting of unsurpassed beauty, the 4,896 square foot residence offers truly exceptional water vistas, beautiful gardens, an expansive private sandy beach, and a substantial deep-water dock from which you can sail into the waters of Nantucket Sound. The 6-bedroom home features generous yet comfortable living spaces, beautiful architectural detailing, custom wood flooring and 5 fireplaces. The entry foyer welcomes you to the beautiful views and impressive deck that runs the length of the home and beckons you to step outside to take in the panoramic views. Highlights include a light filled, two story great room with a beautiful floor-to-ceiling brick fireplace, a well-equipped kitchen opening into the dining area and a family room accented by a fireplace all opening to the outside living spaces making this flow ideal for quiet family enjoyment or larger scale entertaining. Two bedrooms and a sitting room with fireplace can also be found on the 1st level. The primary bedroom features beautiful water views, a spacious bath, walk in closet and a large sitting room with fireplace, and three additional bedrooms and a sitting room finish the 2nd level. A third-floor walkup to a tower provides the perfect vantage point to watch the incredible sunsets you'll experience from this property. Also offered is a detached two car garage which includes living space above for extended family and guests. This seaside estate affords the utmost privacy yet offers proximity to the village of Osterville with its boutique shops and fine dining. Experience an exceptional lifestyle from this one-of-a kind waterfront estate!

* Bedrooms and bathrooms include main house and living space above garage



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Buyers are encouraged to do their own due diligence through independent verification.

Exclusively Represented by

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255 Bayberry Way, Osterville

Property Details

Main Level

Foyer

- Water views
- Access to deck

Great Room

- Water views
- Wood flooring and ceiling
- Two story brick fireplace
- Wet bar in nook behind fireplace, with sink, mini-fridge and ice maker
- French doors to deck

Kitchen

- Water views
- Wood flooring and ceiling
- French doors to deck
- Island with cabinets above, two sinks, pot filler faucet and Gaggenau cooktop
- Built in indoor grill
- Wall oven
- Wall microwave
- Dishwasher
- Pantry
- Laundry room

Dining Area

- Water views
- Wood flooring and ceiling
- French doors to deck

Family Room

- Water views
- Wood flooring and ceiling
- Fireplace with custom wooden surround
- French doors to deck

Sitting Room

- Water views
- Wood flooring and ceiling
- Fireplace with brick surround
- Sliders to deck
- Full bathroom

Bed Room

- Water views
- Wood flooring and ceiling
- Closet
- French doors to deck

Bed Room

- Wood flooring and ceiling
- Closet

Bonus Room

- Wood flooring and ceiling
- Closet

Second Level

Primary Bedroom

- Water views
- Wall to wall carpet
- Wood ceiling
- Full bathroom
- Walk in closet

- Sitting room with fireplace and jetted tub

Bedroom

- Water views
- Wall to wall carpet
- Wood ceiling
- Full bathroom
- Walk in closet

Sitting Room

- Water views
- Wood flooring and ceiling
- Fireplace
- Window seat
- Full bathroom

Bedroom

- Water views
- Wood flooring and ceiling

Bedroom

- Water views
- Wood flooring and ceiling

Lower Level

- Laundry room
- Utility room
- Walkout access to back yard from mudroom
- Storage area

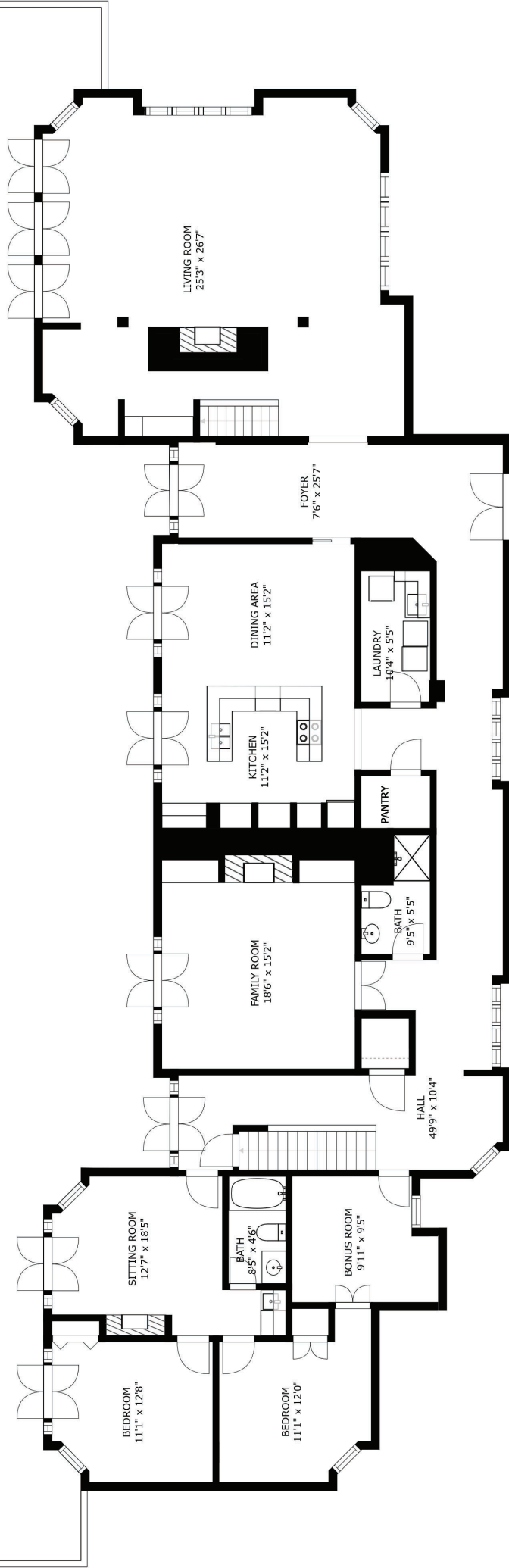
Special Features

- Third level access to tower with water views
- Third level access to deck with water views
- Full house security system
- Forced hot air and central air
- Five fireplaces

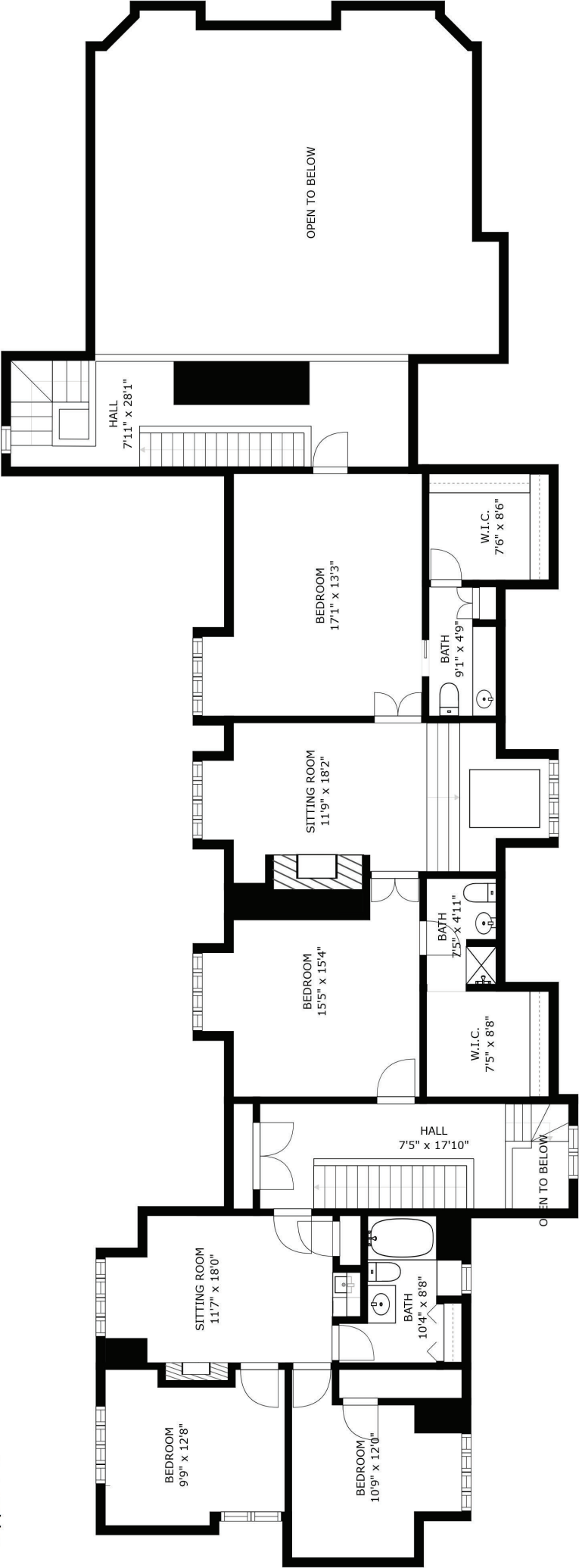
- Expansive deck with screened sunroom
- Private deep-water dock with electricity and water
- Hunter irrigation system with dedicated well
- Two car garage with living space above
- Outdoor shower



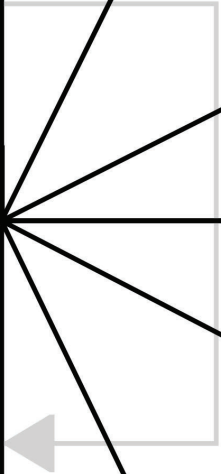
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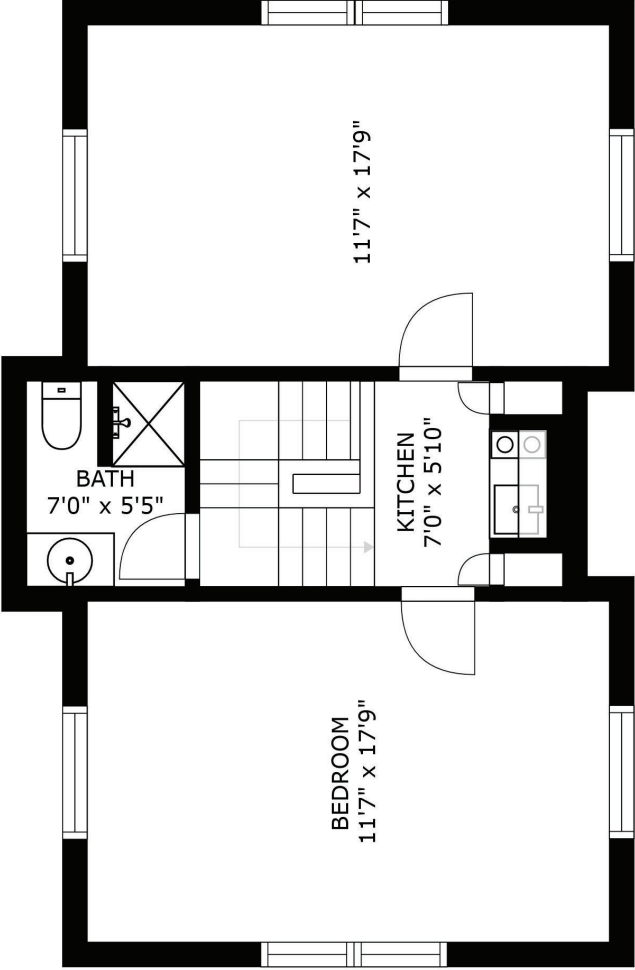
255 Bayberry Way
Osterville
Main House
Upper Level



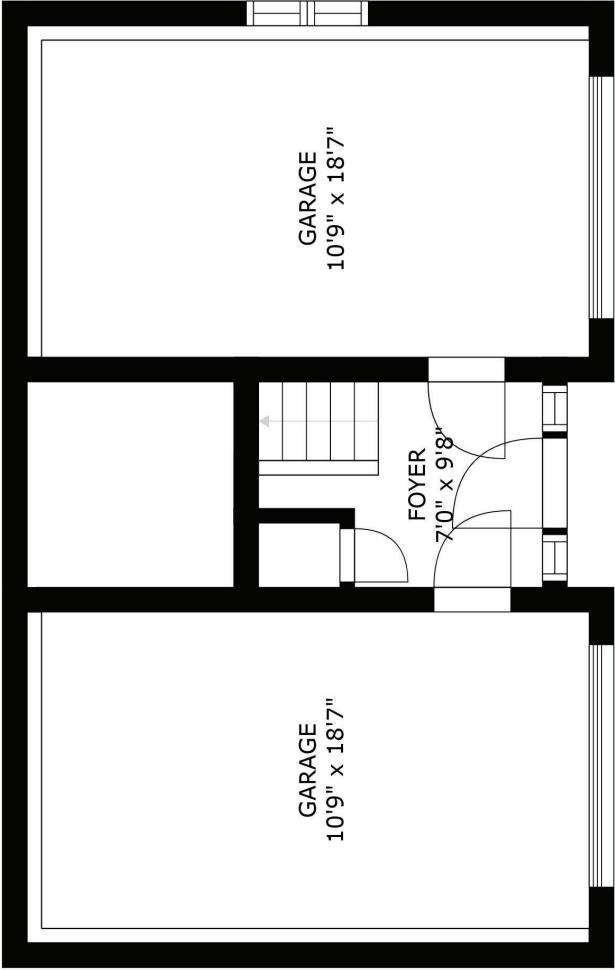
TOWER
6'0" x 8'11"



255 Bayberry Way
Osterville
Garage
Main and Second Levels



FLOOR 2



FLOOR 1

Legend

Road Names



Map printed on: 11/1/2021



Approx. Scale: 1 inch = 333 feet

This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



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