



# Oyster Harbors Waterfront Estate

## 71 Sand Point, Oyster Harbors, Osterville, MA

**Price** \$ 12,250,000  
**Rooms:** Thirteen  
**Bedrooms:** Five  
**Bathrooms:** Four Full, Two Half  
**Living Area:** 5,747 square feet  
**Assessment:** \$ 7,085,600 / 2026  
**Acres:** 1.37 Acres  
**Year Built:** 1951 / Renovated  
**Heating:** Hot Water / Gas  
**Cooling:** Central AC  
**Water:** Town  
**Sewer:** Private  
**Taxes:** \$ 57,775 / 2026  
**Association:** \$ 4,975 / 2026

Experience the pinnacle of coastal luxury with this magnificent Cape Cod waterfront estate, nestled in the prestigious gated community of Oyster Harbors. Boasting 450 feet of pristine water frontage with a private beach and breathtaking views over Cotuit Bay and North Bay, this property offers spectacular sunsets, an elegant coastal lifestyle, and unparalleled privacy. Stepping into the grand foyer, you are greeted by vaulted ceilings and expansive windows that showcase panoramic water views, seamlessly blending the outdoors with the refined interiors. The open-concept living spaces include a gracious living room, a fireplace-warmed dining room with custom built-ins, and a sophisticated sitting area, all designed for effortless entertaining. A private home library, accessed by a spiral staircase, overlooks both the main level and the serene waters of North Bay. The gourmet chef's kitchen is a masterpiece, featuring a granite center island, custom built-ins, and a charming breakfast nook with wraparound picture windows framing the breathtaking waterfront vistas. The sumptuous first-floor primary suite is a sanctuary of relaxation, offering private patio access, a spacious walk-in closet, and a spa-inspired en-suite with dual vanities, a luxurious soaking tub, and a glassless double-headed rain shower. The sun-drenched sunroom—complete with a full wet bar and sliders on three sides—opens directly to the meticulously designed outdoor living areas. The second level hosts four additional spacious bedrooms, a generous family room, and a bonus room with a private balcony, designed for both comfort and relaxation. This exceptional residence also features a partially finished lower level, thoughtfully designed to enhance both convenience and functionality with direct outdoor access—perfect for accommodating small boats, golf carts and other recreational essentials. Set on 1.37 acres of pristine coastal land, this estate is an outdoor enthusiast's paradise. The meticulously landscaped grounds feature a built-in fire pit, an outdoor shower, a waterside in-ground pool, a sandy beach, and a private dock. A rare opportunity to own a world-class waterfront residence, this home delivers unparalleled elegance, modern luxuries, and the very best of Cape Cod's coastal living.



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**Directions: Bridge Street to Oyster Harbors Gatehouse**

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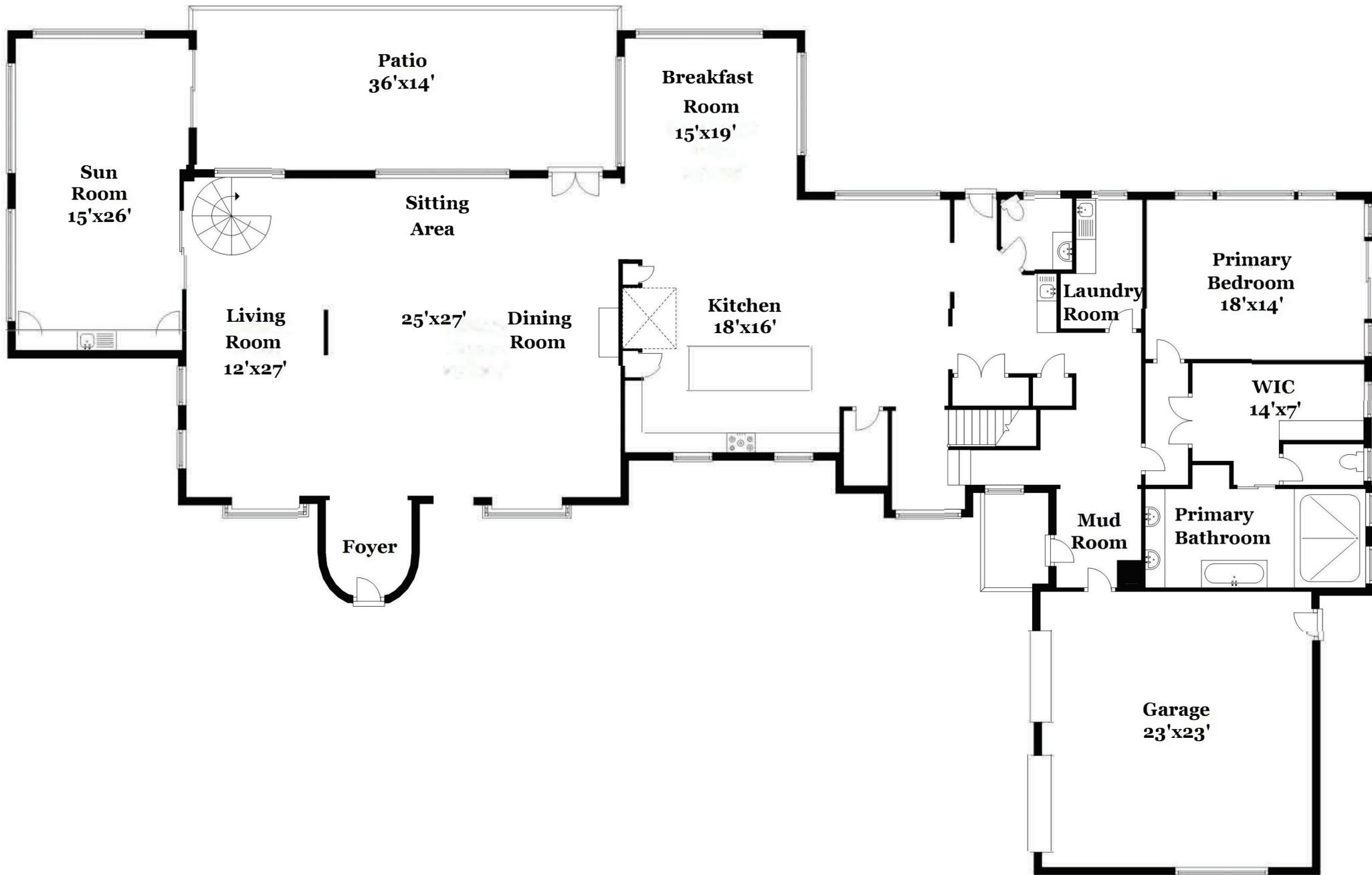
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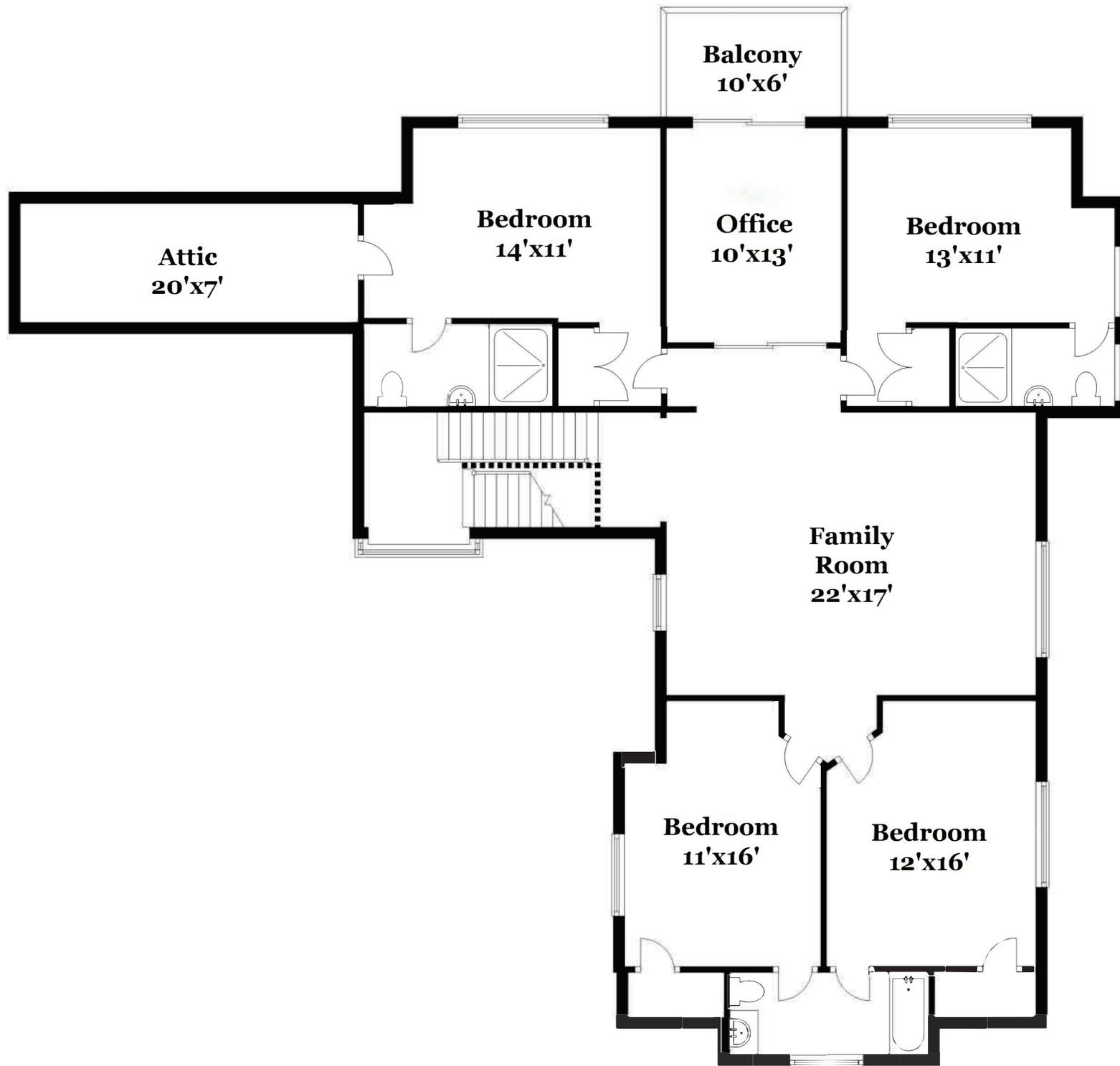
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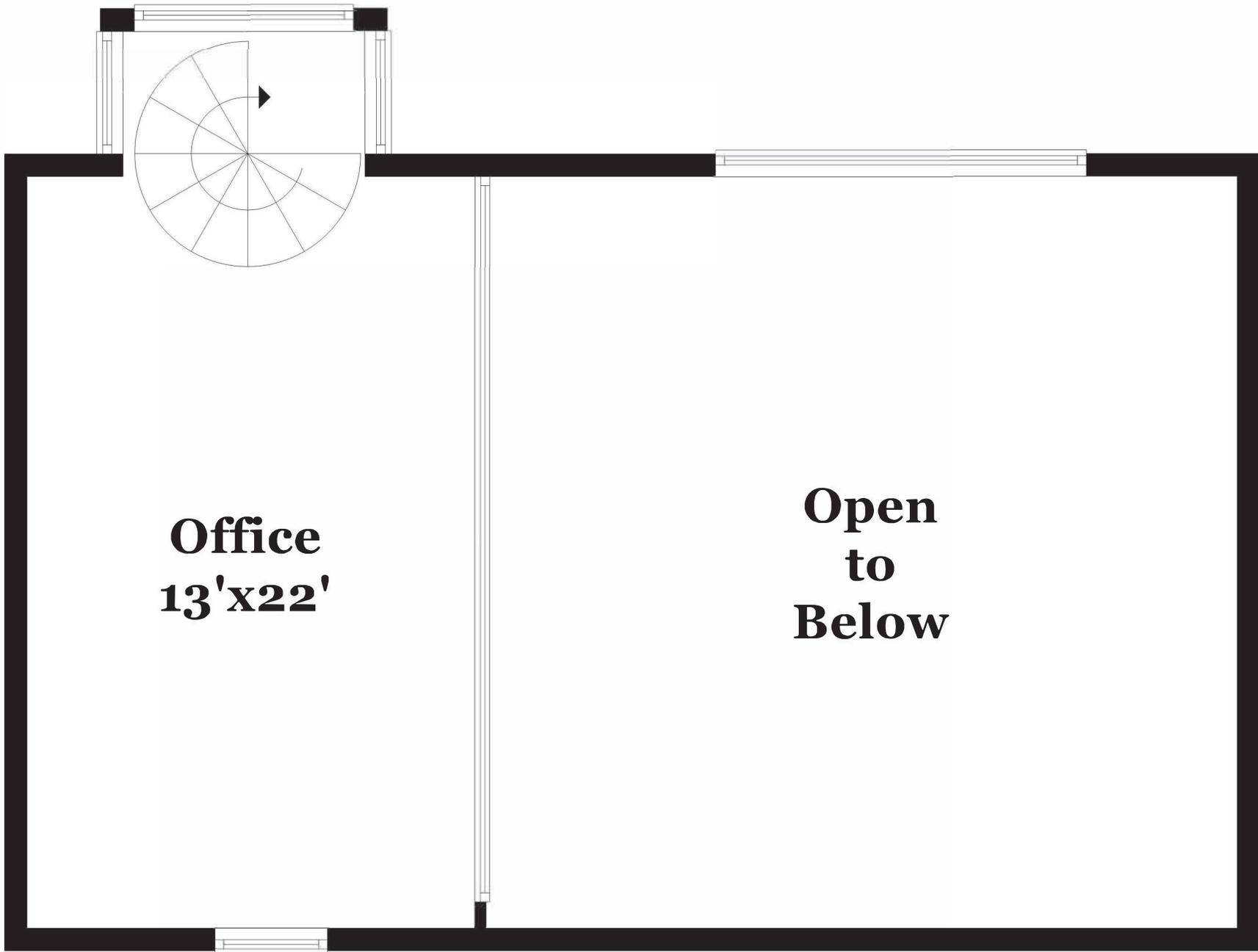
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## Property Details

### Main Level

#### Foyer

- Water views
- Recessed lights

#### Living Room

- Water views
- Wood flooring
- Recessed lighting
- Open concept floor plan

#### Dining Room

- Water views
- Fireplace
- Wood flooring
- Cathedral ceiling
- Open concept floor plan

#### Sitting Area

- Water views
- Wood flooring
- Recessed lighting
- Open concept floor plan
- French doors to patio

#### Office / Library

- Water views
- Wood flooring
- Accessed by spiral staircase
- Overlooks main level through a glass wall
- Built ins
- Recessed lighting

### Kitchen

- Water views
- Wood flooring
- Cathedral ceiling
- Island with granite countertop, deep stainless-steel sink, pot filler faucet, dishwasher and breakfast bar
- Built ins
- Thermador refrigerator
- Thermador gas range with dual convection ovens, six burners and a griddle
- Thermador range hood
- Thermador wall microwave
- Pantry

### Breakfast Nook

- Water views on three sides
- Tile flooring
- Recessed lighting

### Sunroom

- Water views
- Tile flooring
- Wet bar with refrigerator, sink and dishwasher
- Sliding doors on three sides
- Electronic hurricane shutters

### Laundry Room

- Tile flooring
- Washer and dryer
- Built in laundry area with sink

### Mud Room

- Water views
- Tile flooring
- Window seats
- Half bathroom
- Wet bar with sink and Liebherr refrigerator

- Large closet
- Linen closet

### Primary Bedroom

- Water views
- Wood flooring
- Sliding doors to stone patio
- Recessed lighting
- Walk in closet
- Primary bathroom with custom-tiled double-headed rain shower, soaker tub, dual sinks and a vanity

## **Second Level**

### Bedroom 2

- Water views
- Wood flooring
- Full bathroom
- Closet

### Sitting Room

- Water views
- Wood flooring
- Balcony

### Bedroom 3

- Water views
- Wood flooring
- Full bathroom
- Closet

### Family Room

- Water views
- Wood flooring
- Sitting area

### Bedroom 4

- Water views
- Wood flooring
- Shared full bathroom

- Closet

#### Bathroom

- Tile flooring
- Shared full bathroom

#### Bedroom 5

- Water views
- Wood flooring
- Shared full bathroom
- Closet

#### **Lower Level**

- Accessed by spiral staircase
- Storage room with double doors to outside
- Exercise room
- Storage room
- Utility room

#### **Special Features**

- 1.37 acres
- Full house security system
- Forced hot air and central air
- Central vacuum
- Attached two-car garage
- Outdoor shower
- Private dock
- Inground pool
- 450 feet of private beach
- Built in gas fire-pit
- Storage building



### Legend

Road Names



Map printed on: 12/31/2024



Approx. Scale: 1 inch = 83 feet



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