



A Turnkey Seapuit Offering | Osterville

280 Ice Valley Road, Osterville, MA

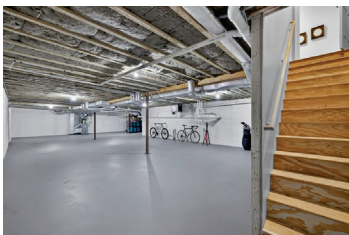
Price	\$ 3,900,000
Rooms:	Eight
Bedrooms:	Four
Bathrooms:	Five Full, One Half
Living Area:	3,557 square feet
Assessment:	\$ 2,979,700 / 2026
Acres:	2.94 Acres
Year Built:	2023
Heating:	Hot Air / Gas
Cooling:	Central AC
Water:	Town
Sewer:	Private
Taxes:	\$ 29,260 / 2026

Set on an exceptionally oversized 2.94-acre corner parcel within Osterville's highly sought-after Seapuit neighborhood, this newly built residence offers a rare combination of privacy, scale, and resort-style amenities, just minutes from the heart of Osterville Village. Surrounded by established homes in a refined residential setting, the property presents a compelling opportunity for turnkey living in one of Cape Cod's most desirable communities. At the heart of the home, a dramatic two-story great room with soaring ceilings and a gas fireplace creates an immediate sense of warmth and volume. Seamlessly connected, the chef's kitchen is a true showpiece—defined by expansive ceiling height, oversized windows that flood the space with natural light, a generous island, country sink, Viking appliances, and classic subway tile extending to the ceiling. Thoughtfully designed for both everyday living and entertaining, the kitchen opens to the great room while also offering flexibility for extended family, guests, or work-from-home living. Upstairs, the serene primary suite serves as a private retreat, complemented by an additional guest suite—creating a well-balanced upper level designed for comfort and privacy. Outside, the property truly distinguishes itself. The expansive grounds feature an in-ground pool heated by the solar panels, a private tennis and pickleball court, and mature trees that frame the setting with natural beauty and seclusion. A covered porch adds yet another inviting space for outdoor relaxation, extending the home's livability across seasons. Added features include solar panels, a backup battery and a Tesla charger. Located in one of Cape Cod's most desirable seaside communities and just moments from Osterville Village's boutiques, dining, and beaches, this special property offers a rare opportunity to move right in and enjoy a lifestyle defined by space, amenities, and ease—an exceptional residence designed for immediate enjoyment and lasting appeal. The septic system is approved for five bedrooms, offering flexibility for future expansion, including the potential for a guest house, pool house, or additional bedroom suite.

 LUXURY COLLECTIONSM

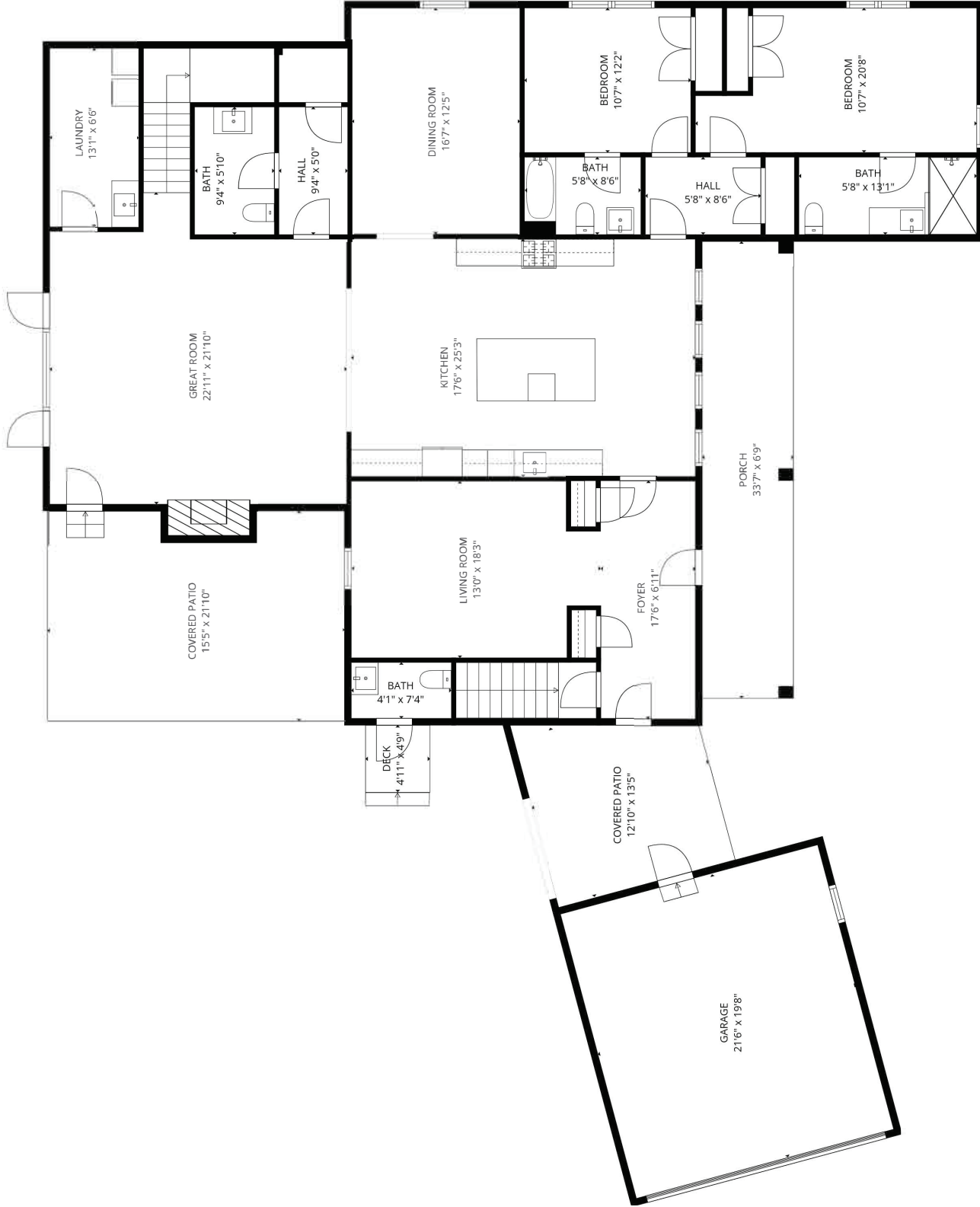
**BERKSHIRE
HATHAWAY**
HOMESERVICES

ROBERT PAUL
PROPERTIES



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

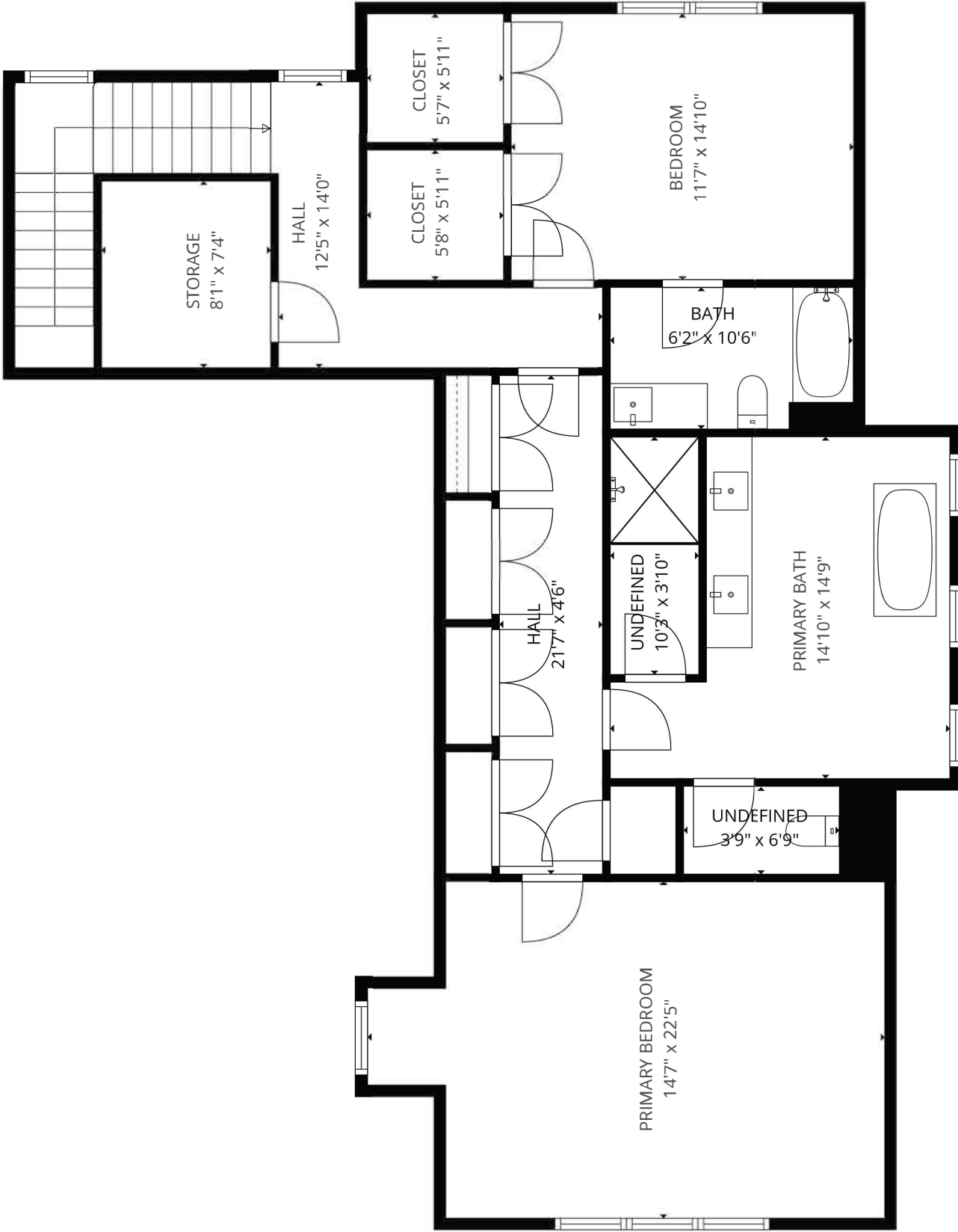
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Exclusively Represented by
Berkshire Hathaway HomeServices Robert Paul Properties
Robert B. Kinlin



TOTAL: 3557 sq. ft

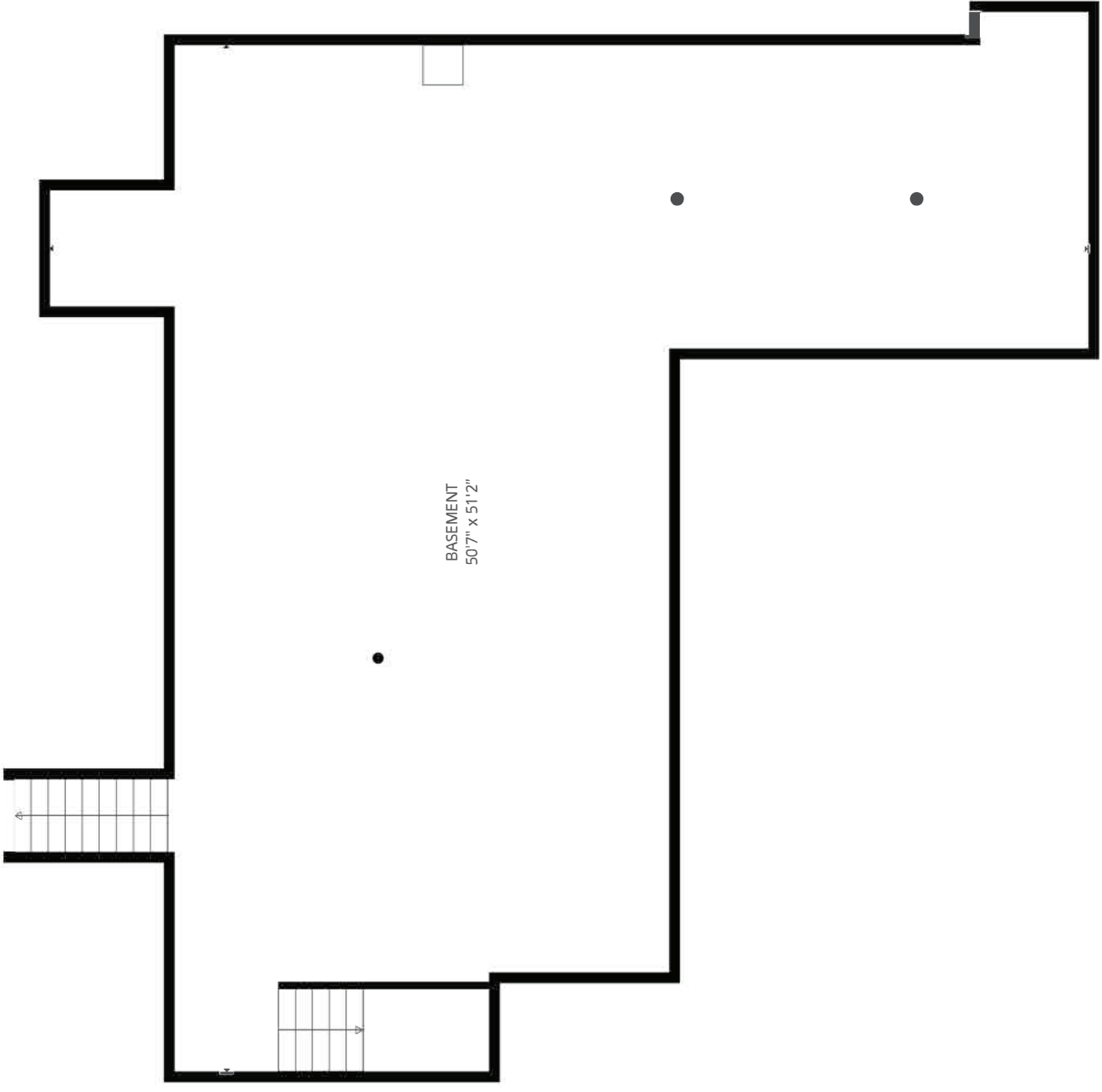
BELOW GRADE: 0 sq. ft, 1st floor: 2512 sq. ft, 2nd floor: 1045 sq. ft
 EXCLUDED AREAS: BASEMENT: 1572 sq. ft, GARAGE: 422 sq. ft, PORCH: 226 sq. ft,
 COVERED PATIO: 482 sq. ft, DECK: 23 sq. ft, FIREPLACE: 16 sq. ft,
 STORAGE: 35 sq. ft, LOW CEILING: 24 sq. ft, WALLS: 376 sq. ft

FLOOR PLAN CREATED BY CUBICASA.APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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BASEMENT
50'7" x 51'2"

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Legend

- Parcels
- Town Boundary
- + Railroad Tracks
- Buildings
 - Approx. Building
 - Buildings
- Painted Lines
- Parking Lots
 - Paved
 - Unpaved
- Driveways
 - Paved
 - Unpaved
- Roads
 - Paved Road
 - Unpaved Road
 - Bridge
 - Paved Median
- Streams
- Marsh
- Water Bodies



Town of Barnstable GIS Unit
 367 Main Street, Hyannis, MA 02601
 508-862-4624
gis@town.barnstable.ma.us

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.

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.

Map printed on: 1/16/2025

0 83 167 Feet

Approx. Scale: 1 inch = 83 feet