



Exceptional Waterfront Estate

141 Eel River Road, Osterville, MA

Rooms:	Fourteen
Bedrooms:	Eight *
Bathrooms:	Seven Full, Two Half *
Living Area:	7,730 square feet *
Assessment:	\$ 7,837,600 / 2026
Acres:	2.35 Acres
Year Built:	1927
Heating:	Hot Water
Cooling:	Central AC
Water:	Town
Sewer:	Private
Taxes:	\$ 63,907 / 2026

* Square footage, bedrooms and bathrooms include main house and guest quarters.



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HOMESERVICES

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PROPERTIES

Set on 2.35 beautifully landscaped acres along Eel River, this exceptional Osterville waterfront estate enjoys western exposure, sweeping water views, and a substantial deep-water dock with direct access to Nantucket Sound. The setting is defined by an extraordinary combination of privacy, scale, and waterfront amenities, creating a rare sense of arrival and an exceptional connection to the water. The six-bedroom main residence offers approximately 7,700 square feet of living space, with a gracious floor plan designed to take full advantage of the setting. From the grand foyer, panoramic water views immediately draw the eye through the home and toward the expansive grounds and waterfront beyond. The main level offers generous living and entertaining spaces, while the second floor features a spacious primary suite with fireplace, walk-in closet, and private bath, along with five additional bedrooms. Other features include a recreation room, exercise room, and abundant storage on the lower level and an attached two-car garage. The waterfront grounds are the centerpiece of the property. An expansive pool, glass-enclosed pool house, and substantial deep-water dock create an exceptional setting for summer living, boating, and entertaining. The western exposure brings beautiful afternoon and evening light across the water, while the location provides direct access to Nantucket Sound. A separate two-bedroom carriage house with attached two-car garage and private patio provides comfortable accommodations for guests and extended family. Osterville Village, with its high-end shops and refined dining, is close at hand, as are the area's renowned golf clubs. With its extraordinary acreage, western water views, deep-water access, pool, guest accommodations, and exceptional privacy, this is a waterfront estate of uncommon scale and presence. 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.







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Exclusively Represented by

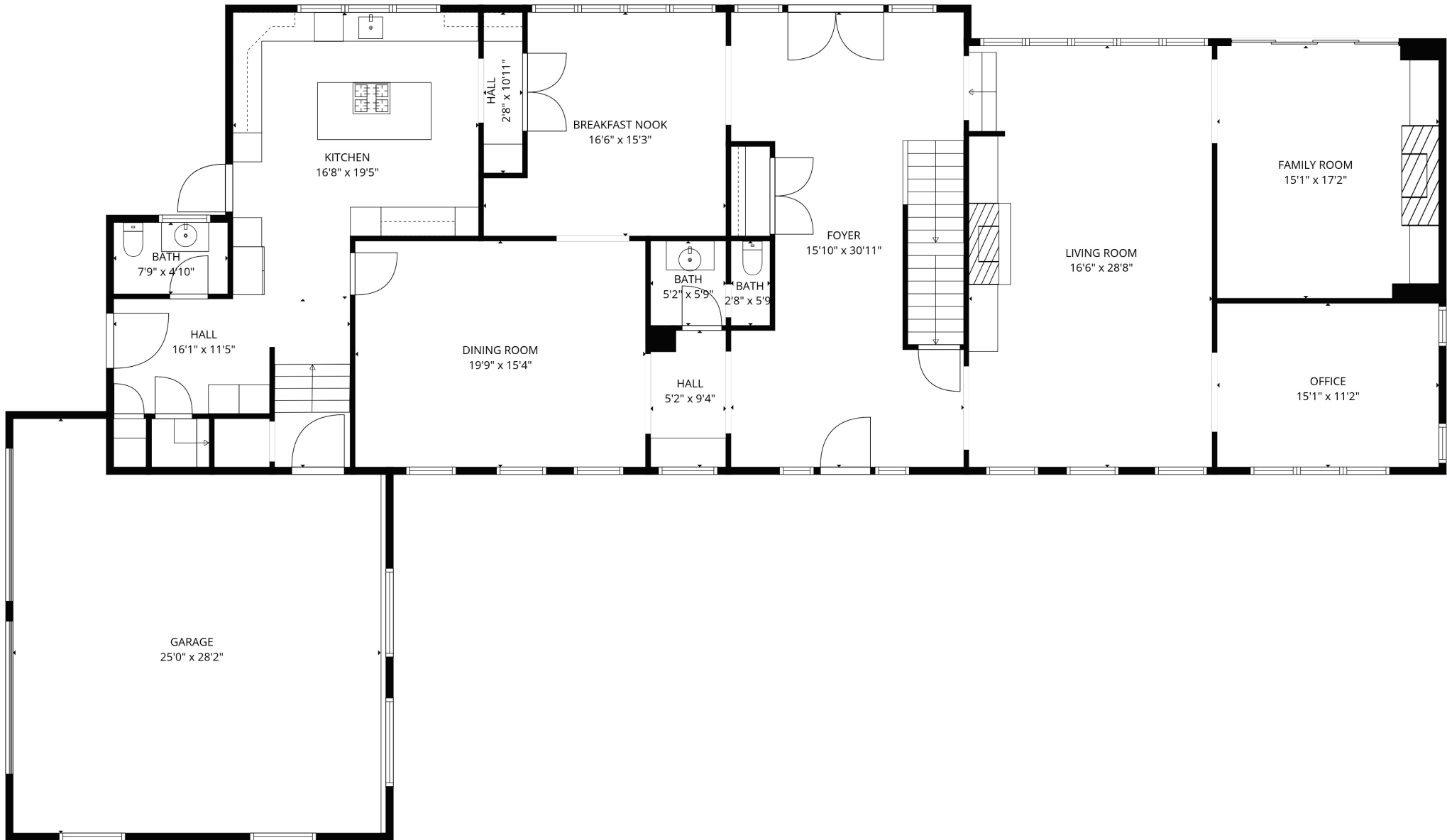
Robert B. Kinlin

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Berkshire Hathaway HomeServices Robert Paul Properties

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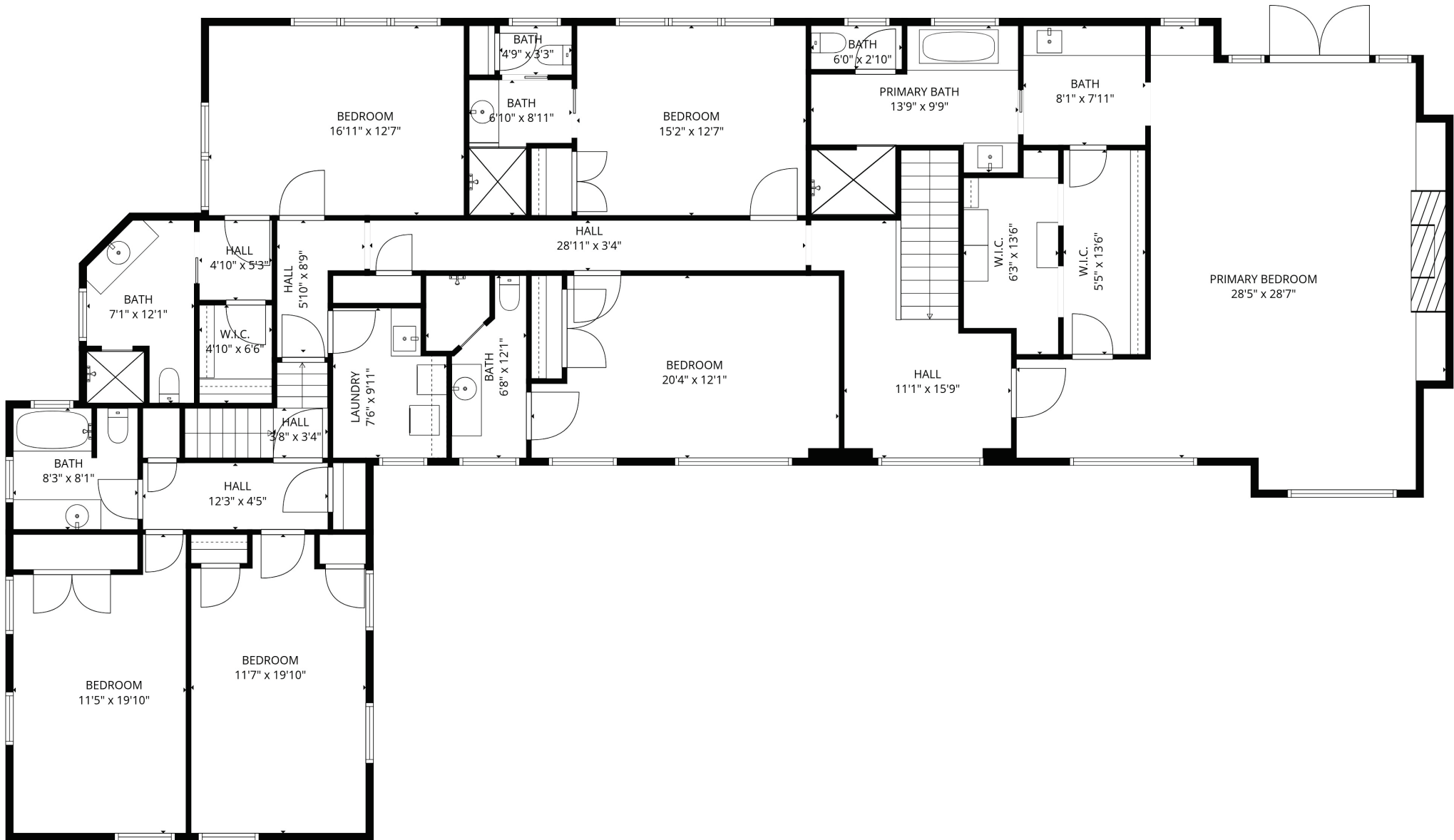
TOTAL: 7082 sq. ft

Basement 1: 1476 sq. ft, 1st floor: 2597 sq. ft, 2nd floor: 3009 sq. ft

EXCLUDED AREAS: BASEMENT: 825 sq. ft, WINE CELLAR: 13 sq. ft, UTILITY: 79 sq. ft,

W.I.C.: 68 sq. ft, GARAGE: 642 sq. ft, LOW CEILING: 27 sq. ft,

WALLS: 444 sq. ft



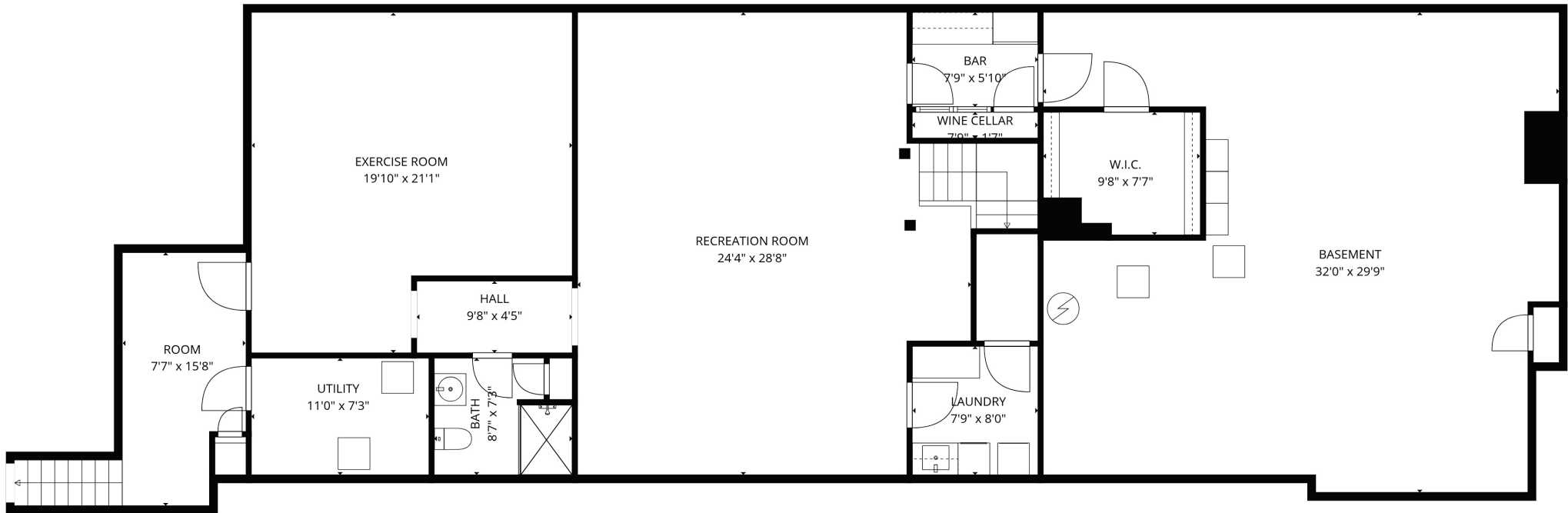
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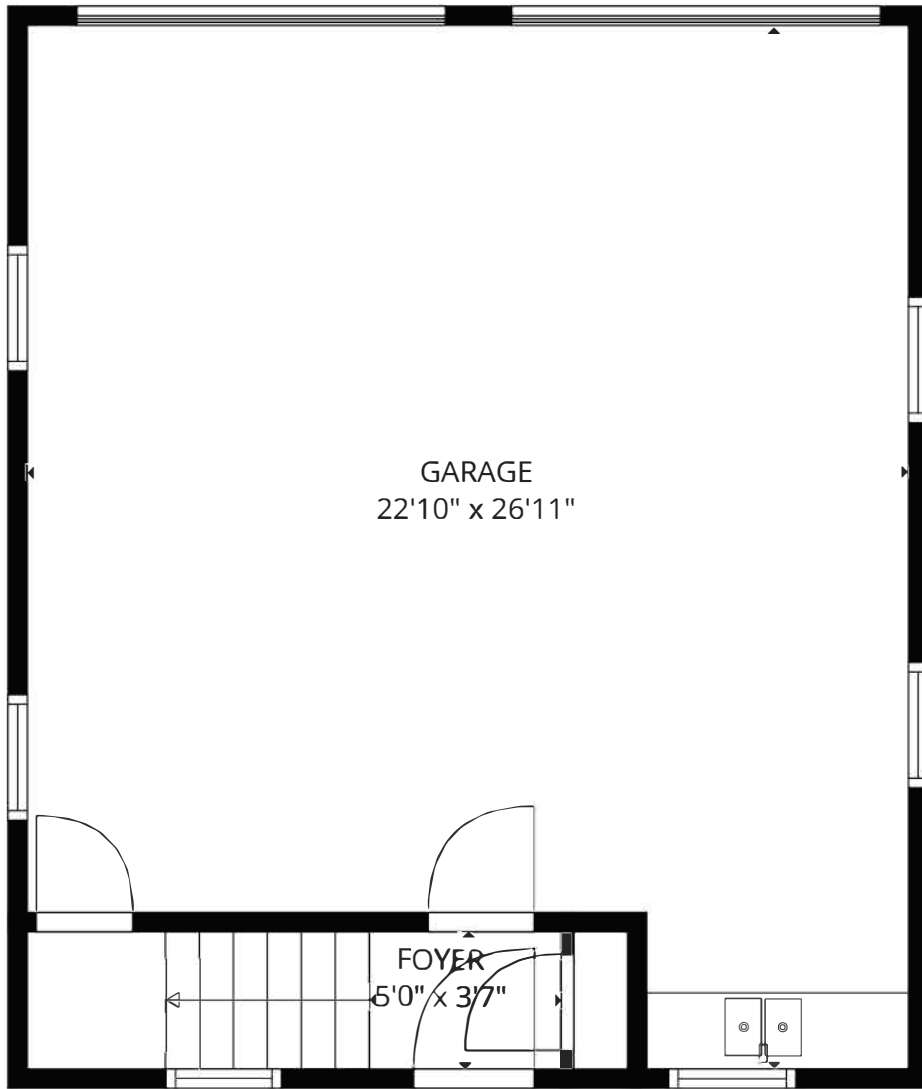
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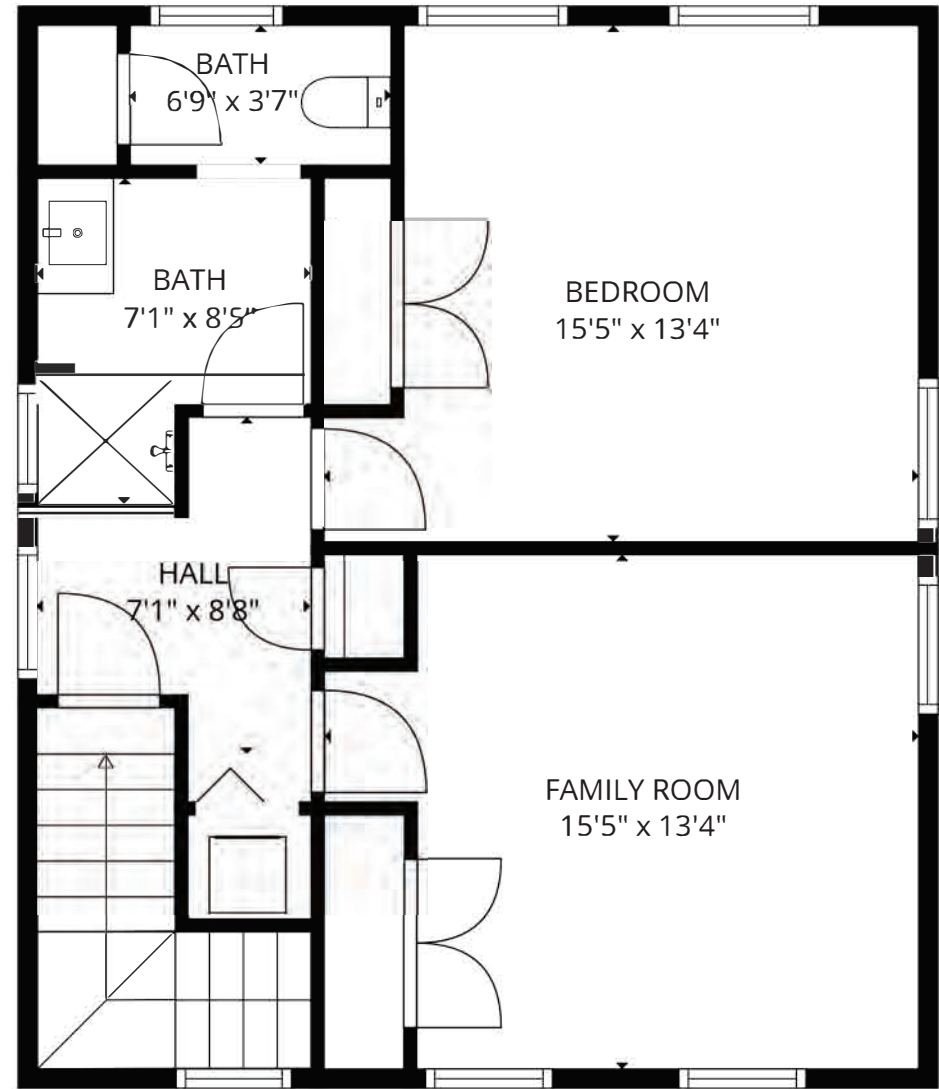
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1st floor



2nd floor

TOTAL: 598 sq. ft
 2nd floor: 598 sq. ft
 EXCLUDED AREAS: GARAGE: 598 sq. ft

Legend

Road Names



Map printed on: 9/29/2025

0 167 333 Feet

Approx. Scale: 1 inch = 167 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.



Town of Barnstable GIS Unit

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