



Panoramic Views on Nyes Neck

31 Sunset Point Road, North Falmouth, MA

Price	\$ 5,995,000
Rooms:	Eight
Bedrooms:	Four
Bathrooms:	Two Full, One Half
Living Area:	3,202 square feet
Assessment:	\$ 3,401,400 / 2026
Acres:	.50 Acres
Year Built:	1952 / Renovated
Heating:	Forced Hot Air
Cooling:	Central AC
Water:	Town
Sewer:	Private
Taxes:	\$ 19,490 / 2026

Nestled within the private waterfront enclave of Nyes Neck, one of the Upper Cape's most cherished coastal communities, 31 Sunset Point Road presents a rare opportunity to experience the timeless beauty of Buzzards Bay. Set high above the shoreline, this property commands sweeping panoramic views across the water, where ever-changing light, coastal breezes, and unforgettable sunsets shape the rhythm of each day. With direct beach access just steps away, the setting offers an exceptional blend of privacy, natural beauty, and coastal serenity. The four-bedroom residence has been lovingly maintained and is ready to be enjoyed immediately, offering comfortable living spaces, a first-floor primary suite, and walls of windows that keep the remarkable waterfront vistas front and center. While the home reflects a classic Cape aesthetic, its true distinction lies in the extraordinary site—one that offers the rare opportunity to enjoy today while envisioning the future. Life in Nyes Neck is defined by a deep connection to the water. Residents enjoy a private neighborhood beach, boating, swimming, kayaking, and the quiet rhythm of a close-knit waterfront community treasured by generations of Cape families. As the sun settles over Buzzards Bay each evening, it's easy to understand why opportunities on Sunset Point Road are so rarely available. Also available under a separate listing is the rare homesite at 0 Sunset Point Road, located directly across the street. Offering captivating water views and the opportunity to build a custom home in this highly sought-after waterfront enclave, it presents the unique chance to acquire one—or both—of these exceptional Nyes Neck properties. 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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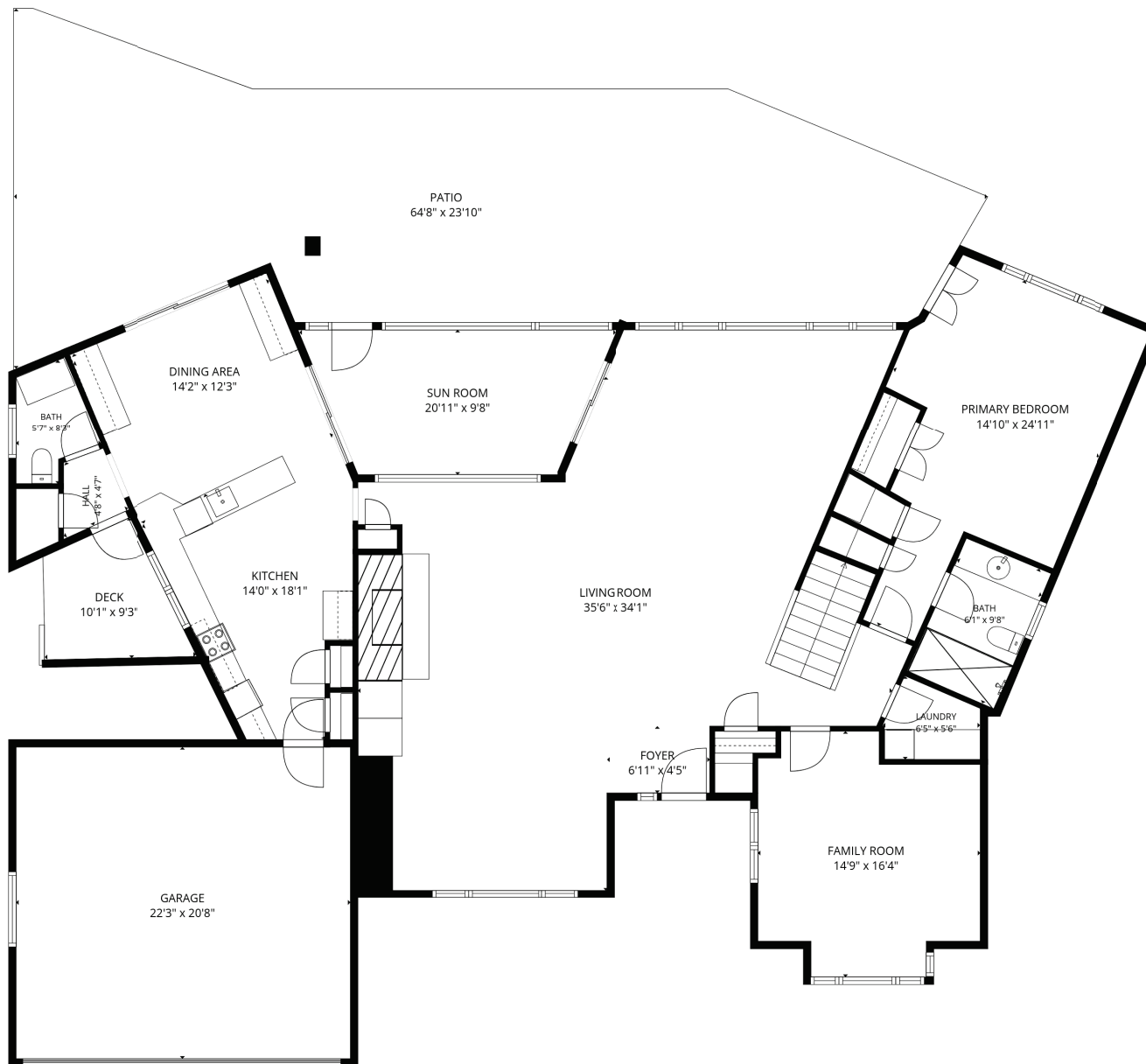
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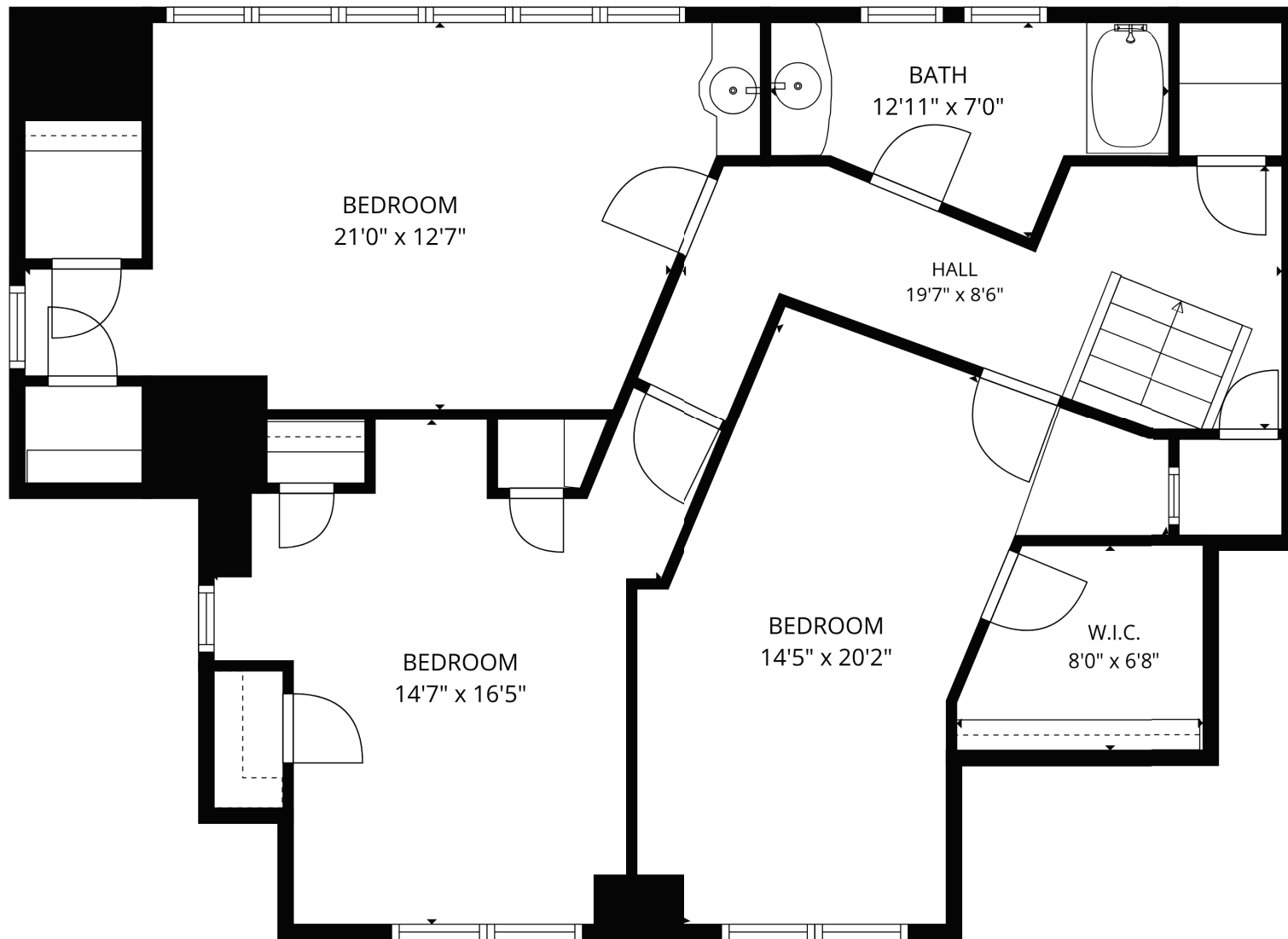
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TOTAL: 3202 sq. ft

1st floor: 2178 sq. ft, 2nd floor: 1024 sq. ft

EXCLUDED AREAS: GARAGE: 460 sq. ft, DECK: 67 sq. ft, PATIO: 955 sq. ft,
WALLS: 250 sq. ft



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31 Sunset Point Road



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 04/13/2026
Data updated 06/08/2026

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.