

# Timeless Coastal Elegance in Hyannis Port



## 18 Mount Vernon Avenue, Hyannis Port, MA

<b>Price</b>	\$ 9,900,000
<b>Rooms:</b>	Fifteen
<b>Bedrooms:</b>	Eight
<b>Bathrooms:</b>	Five Full & Two Half
<b>Living Area:</b>	5,872 square feet
<b>Assessment:</b>	\$ 5,220,800 / 2026
<b>Acres:</b>	.72 Acres
<b>Year Built:</b>	1906
<b>Heating:</b>	Heat Pump
<b>Cooling:</b>	Heat Pump
<b>Water:</b>	Town
<b>Sewer:</b>	Private
<b>Taxes:</b>	\$ 49,096 / 2026



**BERKSHIRE HATHAWAY** | **ROBERT PAUL PROPERTIES**  
HOMESERVICES

In the heart of storied Hyannis Port, this stately eight-bedroom residence captures the essence of Cape Cod's most beloved seaside village with commanding views over the blue waters of Nantucket Sound. Set on an elevated three-quarter-acre parcel framed by manicured gardens, sweeping lawns, and a broad covered porch that defines the Hyannis Port summer lifestyle, this home exudes classic New England character. The 5,872-square-foot residence blends traditional architecture with beautifully updated living spaces. The light-filled kitchen is a showpiece—gracious in scale and appointed with premium appliances, stone counters, and a casual dining area that opens to the patio and gardens. Flowing naturally from the kitchen, the home's expansive entertaining rooms showcase timeless craftsmanship and coastal sophistication. A grand living room and formal dining room—each with fireplaces, water views, and doors opening to the sweeping covered porch overlooking the Sound—create an atmosphere of effortless gathering and relaxed seaside elegance. The second level hosts the primary suite offering a serene sanctuary with breathtaking water views and an ensuite bath. Additional ensuite bedrooms and comfortable guest accommodations are designed for family and friends. Ascend to the third floor to find a secluded retreat with a spacious office lounge, warm wood finishes, and a charming bedroom. From here, a staircase leads to the widow's walk—an inspiring perch offering 360-degree views of sea and sky. The property's lush, level grounds unfold in a picture of coastal perfection—ideal for summer games or tented celebrations, all set against a panoramic backdrop of Nantucket Sound. A three-car garage with a full two-bedroom guest house above provides additional flexibility for extended stays or visiting guests. Nestled within the exclusive Hyannis Port Civic Association, residents enjoy access to the village's private club, beach, and cherished community amenities. Meticulously maintained and offered in impeccable condition, this landmark Hyannis Port home captures the romance of another era while offering modern comfort—and an exceptional opportunity to own a piece of Cape Cod's most iconic coastal life.





*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**

**Robert B. Kinlin**

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Berkshire Hathaway HomeServices Robert Paul Properties

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**Hyannis Port Estate overlooking Nantucket Sound**

**Main House:**

**First Floor:**

**Living Room:**

Wood flooring • Beamed ceiling • Fireplace • Built in seating • French doors to sunroom • French doors to pool area • Water views

**Kitchen:**

Wood flooring • Kitchen island with breakfast bar, sink with pot filler faucet, and dual Miele dishwashers • Oversized Wolf gas stove with ten burners and two griddles • Separate oversized Subzero refrigerator and freezer • LG Microwave • Pantry with refrigerator and built in desk • Wet bar with ice maker and Eurocave wine storage • Dining area • Breakfast nook with built in window seating • Recessed lights • French doors to brick patio and pool area

**Dining Room:**

Wood flooring • Fireplace • Built ins • Water views

**Sunroom**

Wood flooring • Three season with baseboard heat • Water views

**Second Floor:**

**Primary Bedroom Suite:**

Wood flooring • Triple closets • Custom tiled bathroom with dual vanity • Sitting area • Water views

**Bedroom 2:**

Wood flooring • Closet • Water views

**Bedroom 3:**

Wood flooring • Closet • Water views

**Full Bathroom:**

Custom tiled

**Sitting Room:**

Wood flooring • Closet

**Bedroom 4:**

Wood flooring • Closet

**Laundry/Sitting Room**

Wood flooring • Washer and dryer • Built ins • Closet

**Full Bathroom:**

Wood flooring

**Bedroom 5:**

Wood flooring • Closet • Full bathroom

**Full Bathroom:**

Wood flooring

**Bedroom 6:**

Wood flooring • Closet

**Bedroom 7:**

Wood flooring • Closet

**Third Floor**

**Bedroom 8:**

Wood flooring • Closets • Ceiling fan • Walk in attic

**Office/Lounge:**

Wood flooring • Built in seating and shelving • Wet bar with sink, mini refrigerator and microwave • Skylights • Powder room • Access to widow's walk

**Living Space Over Three Car Garage:**

**Open Living Room, Kitchen and Dining Area:**

Wood flooring • Built in window seats • Cathedral ceiling • Ceiling Fan • Kitchen area with sink, microwave, gas stove, dishwasher and refrigerator

**Bedroom 1:**

Wood flooring • Vaulted ceiling • Ceiling fan • Walk in closet

**Bedroom 2:**

Wood flooring • Vaulted ceiling • Ceiling fan • Closet • Shared bathroom in hallway

**Deck:**

Overlooking pool and water views

**Exterior:**

Fenced in, brick pool area with inground heated Gunitite pool • Brick patio seating outside of kitchen • Professionally landscaped yard • Three car garage with door openers • Generator • Panoramic water views to Nantucket Sound

## **Heating and Cooling:**

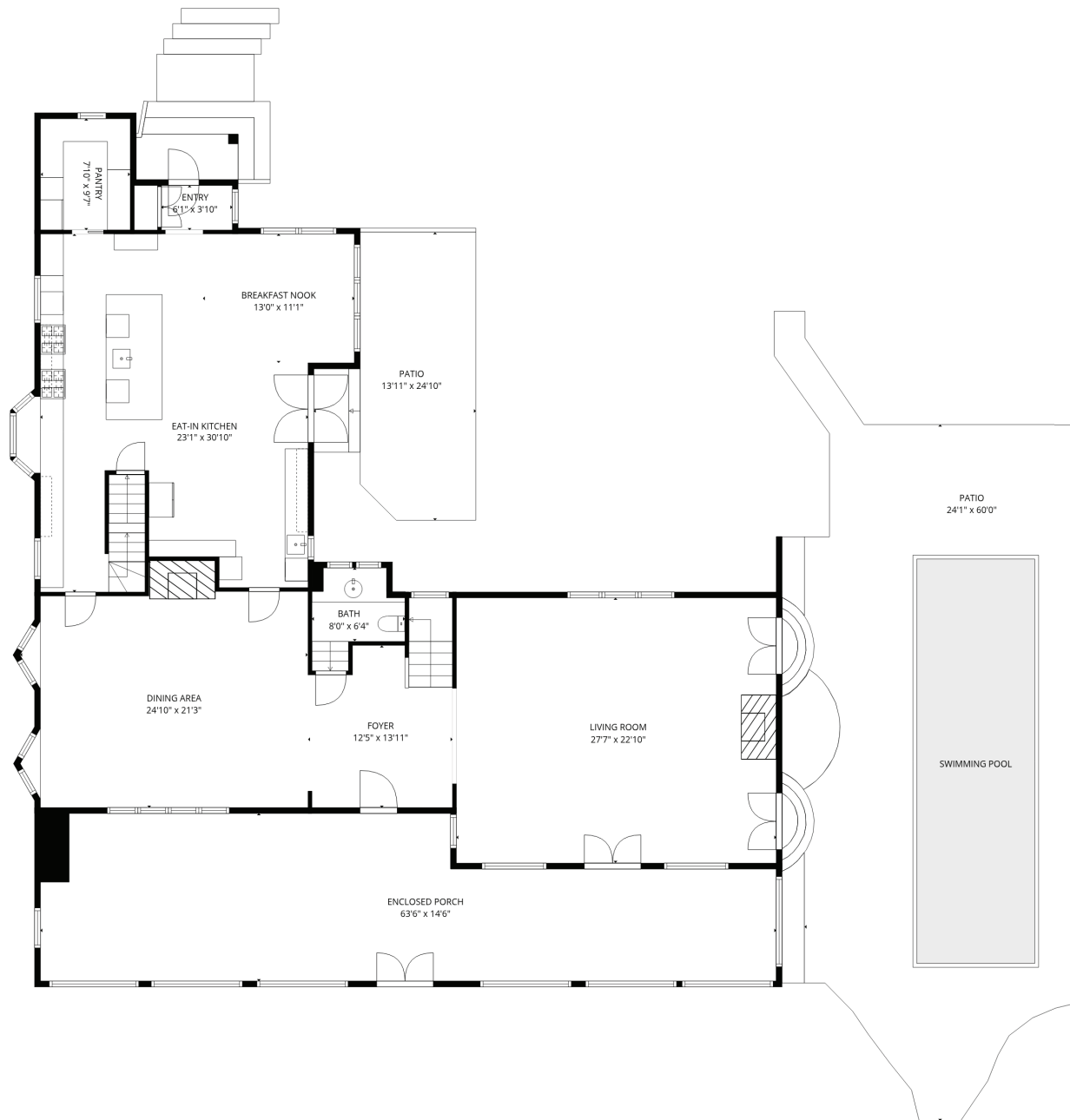
Heating and cooling in main house (updated in 2021):

- Zoned heat pump systems for heating and cooling via units in rooms hooked up to multiple condensers.
- Electric baseboards were left as a secondary heat source.
- Kitchen and rooms directly above are ducted for forced hot air and central air.

Heating and cooling in the guest quarters:

- Forced hot air and central air.

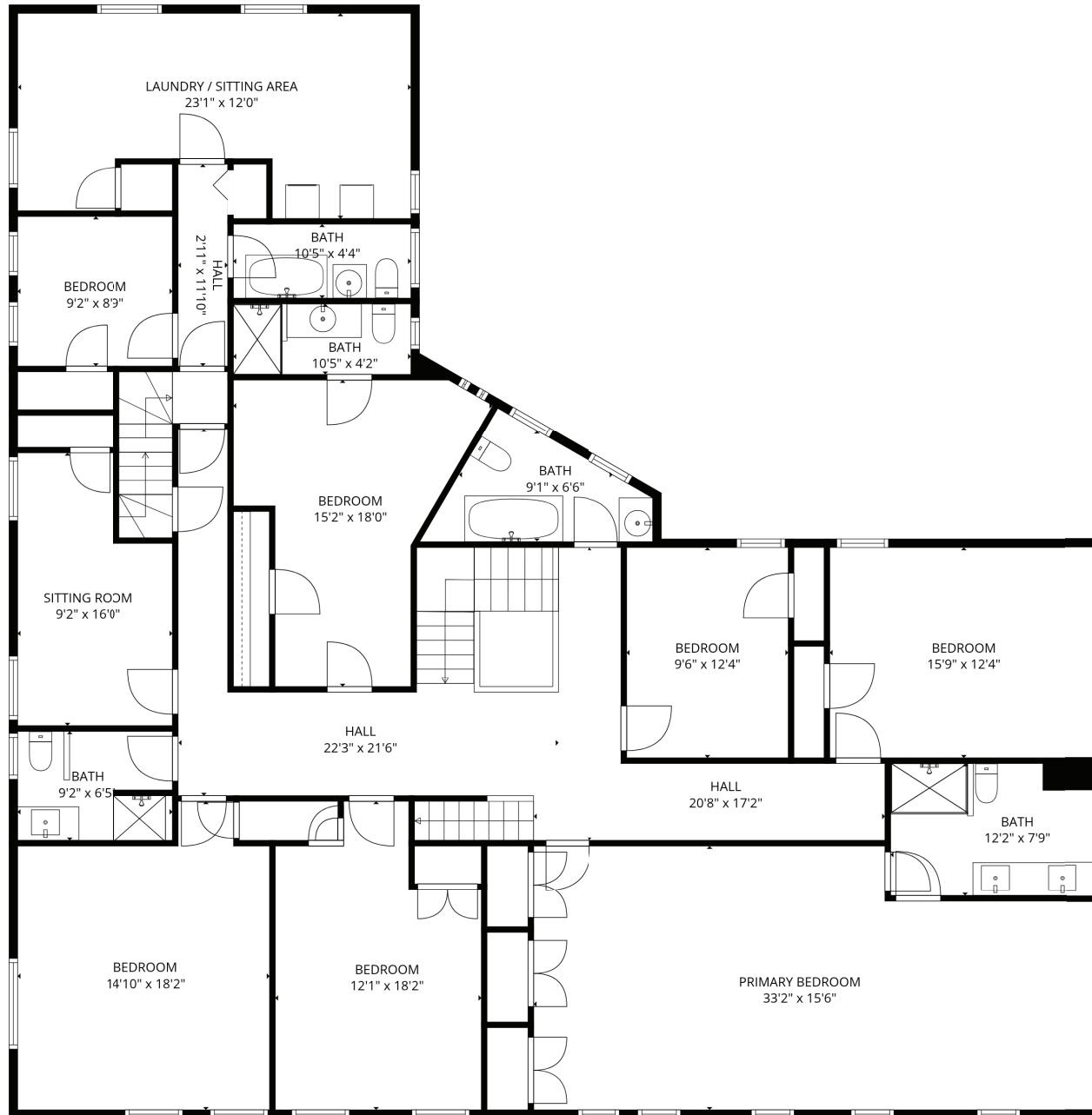
18 Mount Vernon Avenue  
Hyannis Port  
Main House  
Main Level



**TOTAL: 5872 sq. ft**

BELOW GRADE: 0 sq. ft, FLOOR 1: 2189 sq. ft, FLOOR 2: 2922 sq. ft, FLOOR 3: 761 sq. ft  
EXCLUDED AREAS: BASEMENT: 315 sq. ft, ENCLOSED PORCH: 785 sq. ft, PATIO: 1231 sq. ft,  
BAY WINDOW: 13 sq. ft, LOW CEILING: 715 sq. ft, ATTIC: 188 sq. ft,  
WALLS: 459 sq. ft

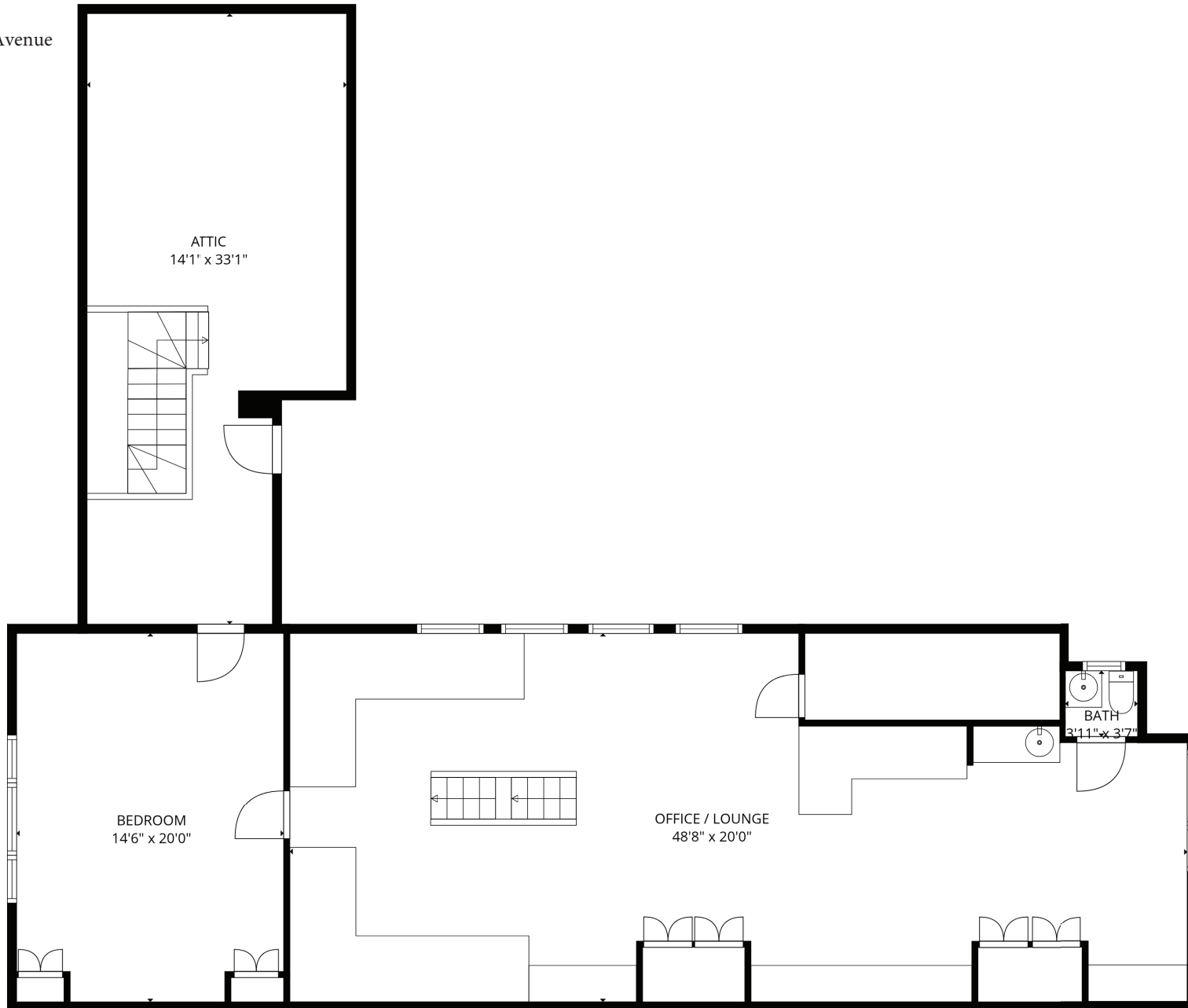
18 Mount Vernon Avenue  
Hyannis Port  
Main House  
Upper Level



**TOTAL: 5872 sq. ft**

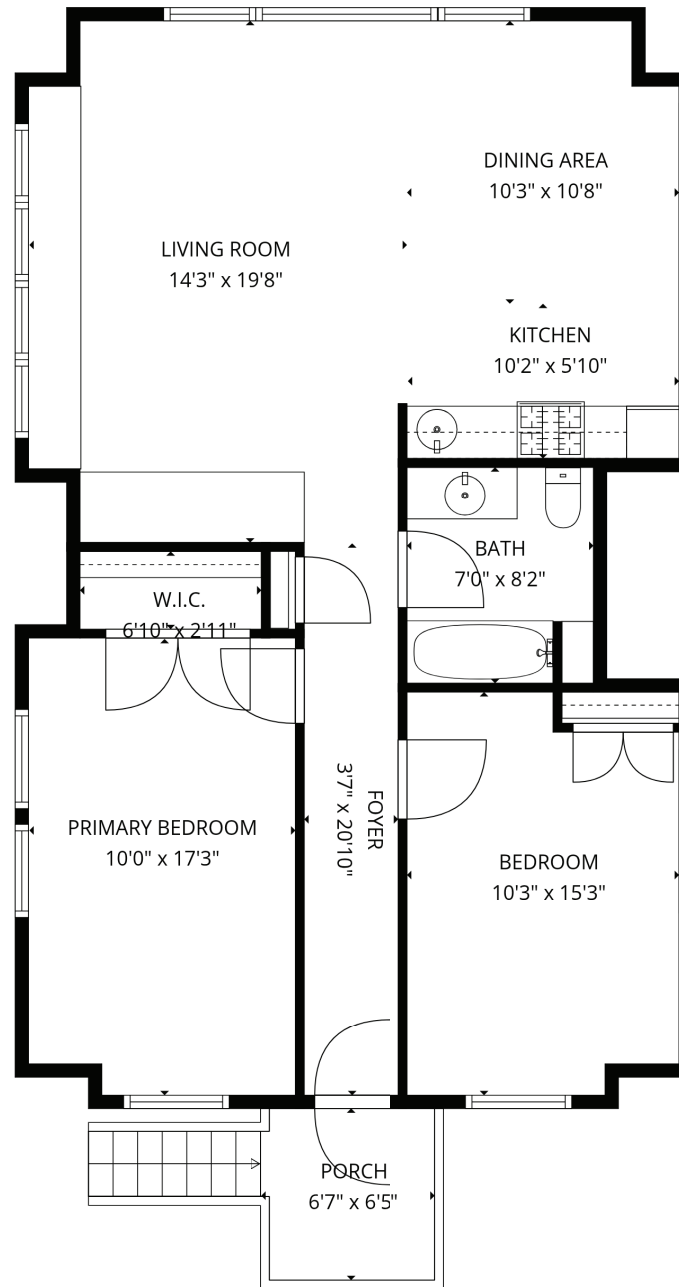
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18 Mount Vernon Avenue  
Hyannis Port  
Main House  
Third Level



**TOTAL: 5872 sq. ft**  
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WALLS: 459 sq. ft

18 Mount Vernon Avenue  
Hyannis Port  
Guest Quarters  
Above Three Car Garage



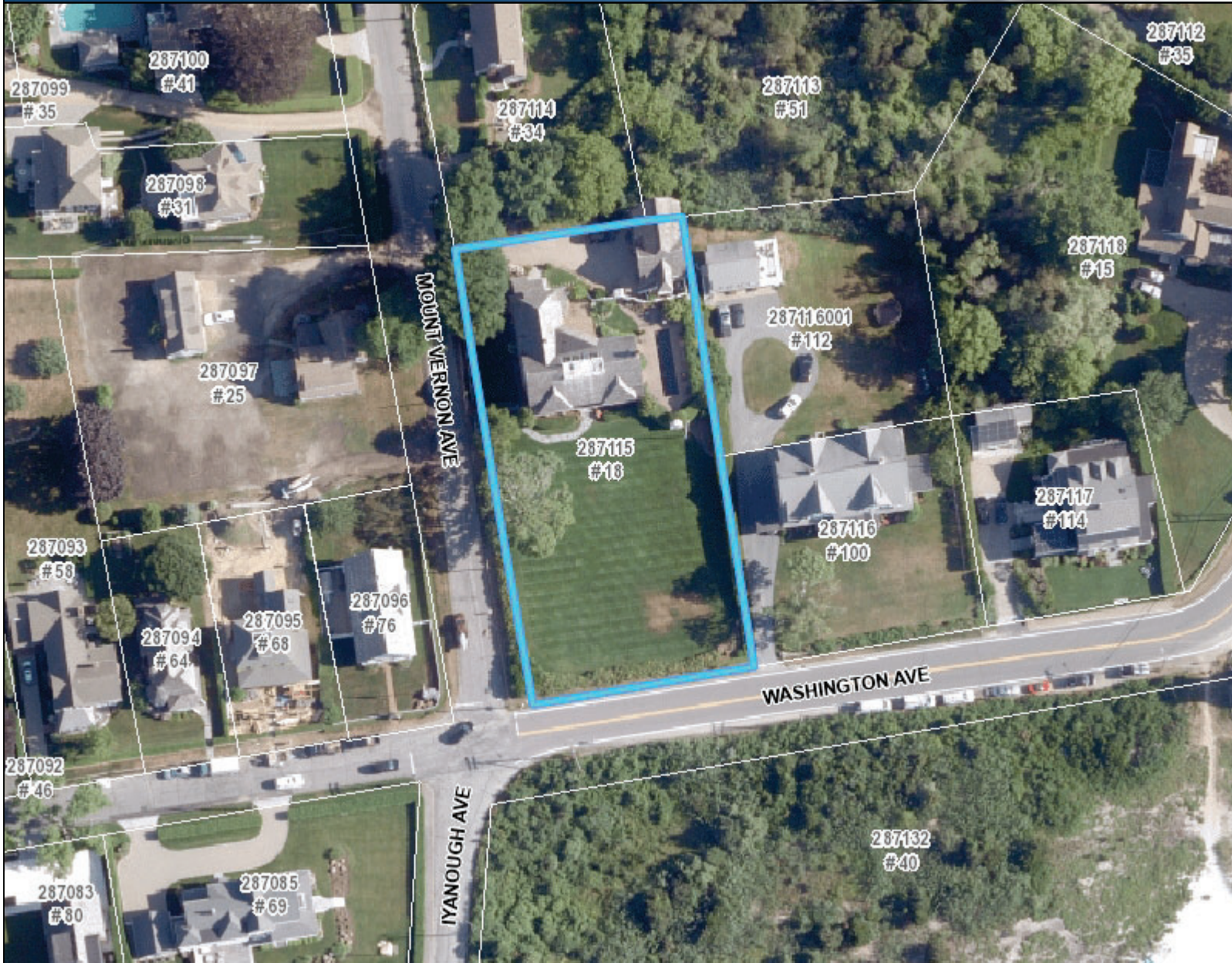
**TOTAL: 882 sq. ft**

FLOOR 1: 882 sq. ft

EXCLUDED AREAS: PORCH: 57 sq. ft, LOW CEILING: 56 sq. ft, WALLS: 71 sq. ft

Legend

Road Names



Map printed on: 10/14/2025



Approx. Scale: 1 inch = 83 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

367 Main Street, Hyannis, MA 02601

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### Legend

Road Names



Map printed on: 10/14/2025



Approx. Scale: 1 inch = 167 feet



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