

Landmark Waterfront Estate



74 Garrison Lane, Osterville, MA

Price:	\$ 16,000,000
Rooms:	Seventeen
Bedrooms:	Seven *
Bathrooms:	Ten Full, Three Half *
Living Area:	14,292 square feet *
Assessment:	\$ 17,740,200 / 2026
Acres:	2 Acres
Year Built:	2006
Heating:	Hot Air
Cooling:	Central AC
Water:	Town
Sewer:	Private
Taxes:	\$ 105,022 / 2026

* Square footage, bedrooms and bathrooms include Main House, Guest House and Boat House.



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Privately set behind a gated drive on two acres along Eel River, this remarkable Osterville waterfront estate commands a rare vantage point overlooking the river and Nantucket Sound. The architecture is designed around the setting, with broad expanses of glass, soaring coffered ceilings, fine millwork, and a succession of light-filled spaces oriented toward the water. The main level brings together a gracious chef's kitchen, a dramatic great room overlooking the water, and a luxurious primary suite with its own media room. The residence unfolds across three levels, with a graceful stairway connecting each floor. The second level offers three additional bedroom suites, while the third floor creates a more intimate retreat, with a spacious waterfront sitting room opening to a private balcony, and a fifth bedroom along with two bonus rooms. The finished lower level is dedicated to recreation, with a theater accommodating 20 and a substantial game and media room. Beyond the main residence, the property takes on the character of a private coastal compound. A separate two-bedroom guest house with three-car garage and pool house overlooks the expansive pool and surrounding grounds. Multiple terraces and outdoor rooms lead toward the water, where a private sandy beach and substantial deep-water dock provide direct access to Eel River and Nantucket Sound.

The setting is quintessentially Osterville: private, deeply connected to the water, and minutes from the village, its beaches, harbor, shops, and restaurants. With its scale, architectural pedigree, guest accommodations, and exceptional boating access, this is a distinctive waterfront offering in one of Cape Cod's most sought-after enclaves.





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

RKinlin@robertpaul.com - 508.648.2739

www.RobertKinlin.com

Berkshire Hathaway HomeServices Robert Paul Properties

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74 Garrison Lane, Osterville

Property Details

Main House - Main Level

Foyer

- Water views
- Wood flooring
- Built in seating

Living Room

- Water views
- Wood flooring
- Coffered ceiling
- Recessed lights
- Custom tiled fireplace
- Dining area
- Multiple seating areas
- Sliders to waterside porch

Dining Room

- Water views
- Wood flooring
- Beamed, vaulted ceiling
- Recessed lights
- Sliders to waterside porch

Kitchen

- Water views
- Wood flooring
- Recessed lights
- Marble countertops
- Kitchen island with breakfast bar, deep sink with pot filler faucet

- Second island with ice maker and breakfast bar
- Side by side Sub Zero refrigerators
- Viking gas countertop stove
- Dual Wolf wall ovens
- Bosch dishwasher
- Trash compactor
- GE Monogram Advantium microwave
- Butler's pantry with deep sink, glass washer, two wine chillers and built ins

Family Room

- Water views
- Wood flooring
- Coffered ceiling
- Recessed lights
- Custom tiled fireplace
- Sliders to poolside deck
- Built ins

Powder Room

- Wood flooring
- Marble countertop

Laundry Room

- Wood flooring
- Washer and dryer
- Laundry sink
- Built ins

Pantry

- Wood flooring
- Built ins

Media Room

- Wood flooring
- Cathedral ceiling
- Wet bar
- Powder room

Primary Bedroom Suite

- Water views
- Wood flooring
- Cathedral ceiling
- Recessed lights
- Custom tiled fireplace
- French doors to private deck
- Slider to waterside deck
- Full bathroom with dual vanity, marble counters and floors
- Two walk-in closets

Main House - Upper Level

Primary Bedroom Suite 2

- Water views
- Wood flooring
- Recessed lights
- Built ins
- Bonus room
- Walk in closet
- Sliders to deck
- Full bath with dual vanity

Bedroom 3

- Water views
- Wood flooring
- Built ins
- Walk in closet
- Full bathroom

Hall

- Wood flooring
- Closets
- Laundry room with wood flooring and built ins
- Deck overlooking front

Bedroom Suite 4

- Water views
- Wood flooring
- Walk in closet
- Full bathroom

Bonus Room

- Wood flooring
- Recessed lights
- Sliders to deck

Main House - Third Level

Bedroom 5

- Wood flooring
- Cathedral ceiling
- Closet

Bonus Room

- Water view
- Wood flooring
- Cathedral ceiling
- Recessed lights

Living Room

- Water views
- Sliders to waterside deck
- Full bathroom

Bonus Room

- Water views
- Wood flooring
- Cathedral ceiling
- Closet

Main House - Lower Level

- Media room
- Game room
- Theater room with seating for 20
- Utility room
- Full bathroom

Guest House

Guest House - Main Level

- Three-car attached garage with boat storage
- Closets
- Full bathroom

Dining Area

- Tile flooring
- Cathedral, beamed ceiling
- Sliders to poolside patio
- Built ins

Kitchen

- Professional Wolf range
- Freestanding Manitowoc ice maker
- Sub Zero refrigerator
- Bosch dishwasher
- Dual GE Monogram wall ovens.

Guest House - Upper Level

Living Room

- Wood flooring
- Recessed lighting
- Built ins

Bedroom Suite 1:

- Wood flooring
- Full bathroom

Bedroom Suite 2:

- Water views
- Wood flooring
- Full bathroom

Pool House

Living Room

- Wood flooring
- Fireplace
- Closets
- Sliders to waterside deck

Kitchen

- Wood flooring
- Refrigerator, stove and dishwasher

Bathroom

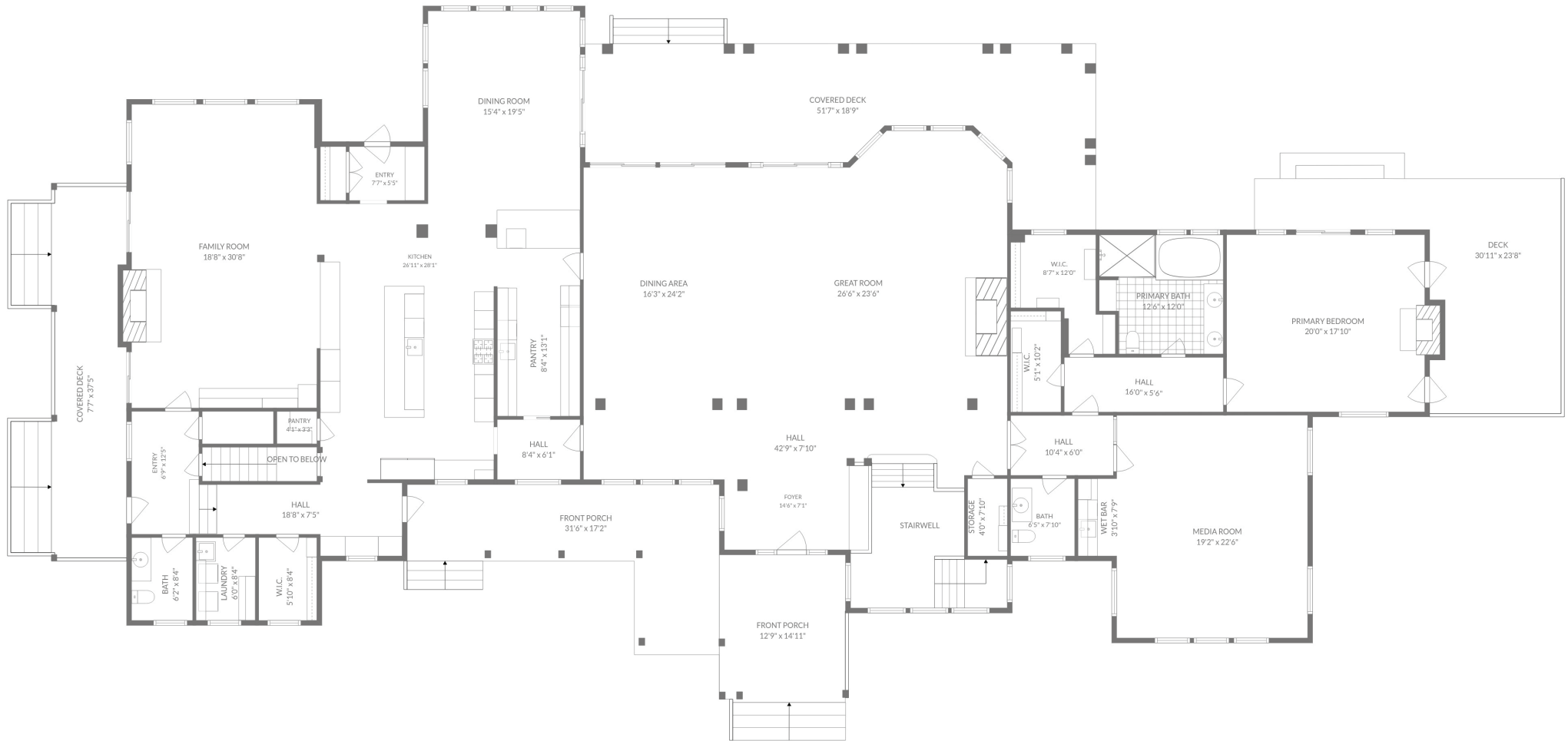
- Full bathroom

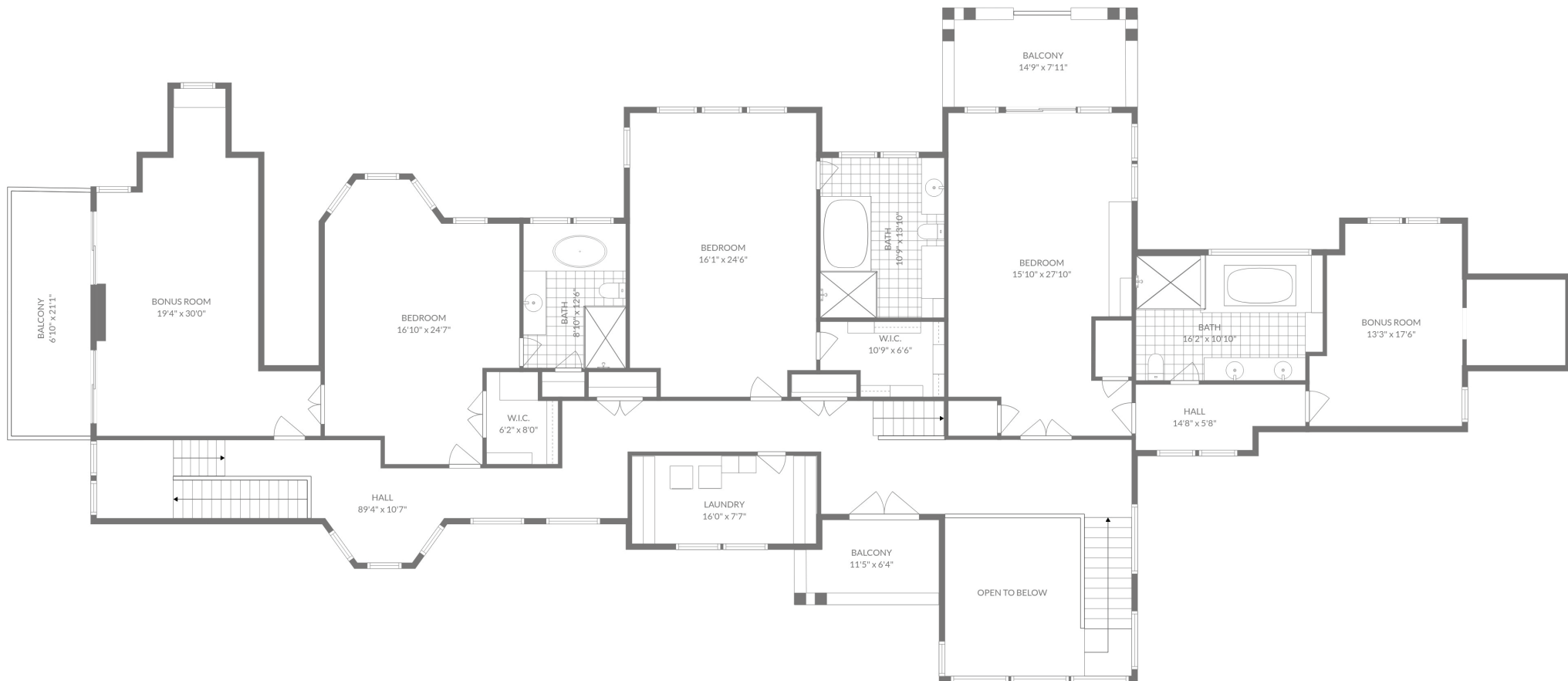
Special Features

- Full house security system
- Forced hot air and central air
- Four fireplaces
- Three-car garage with guest quarters
- Pool House
- Inground heated Gunite pool
- Hot tub
- Generator
- Irrigation system
- Gated driveway
- Private beach
- Deep-water dock with electricity

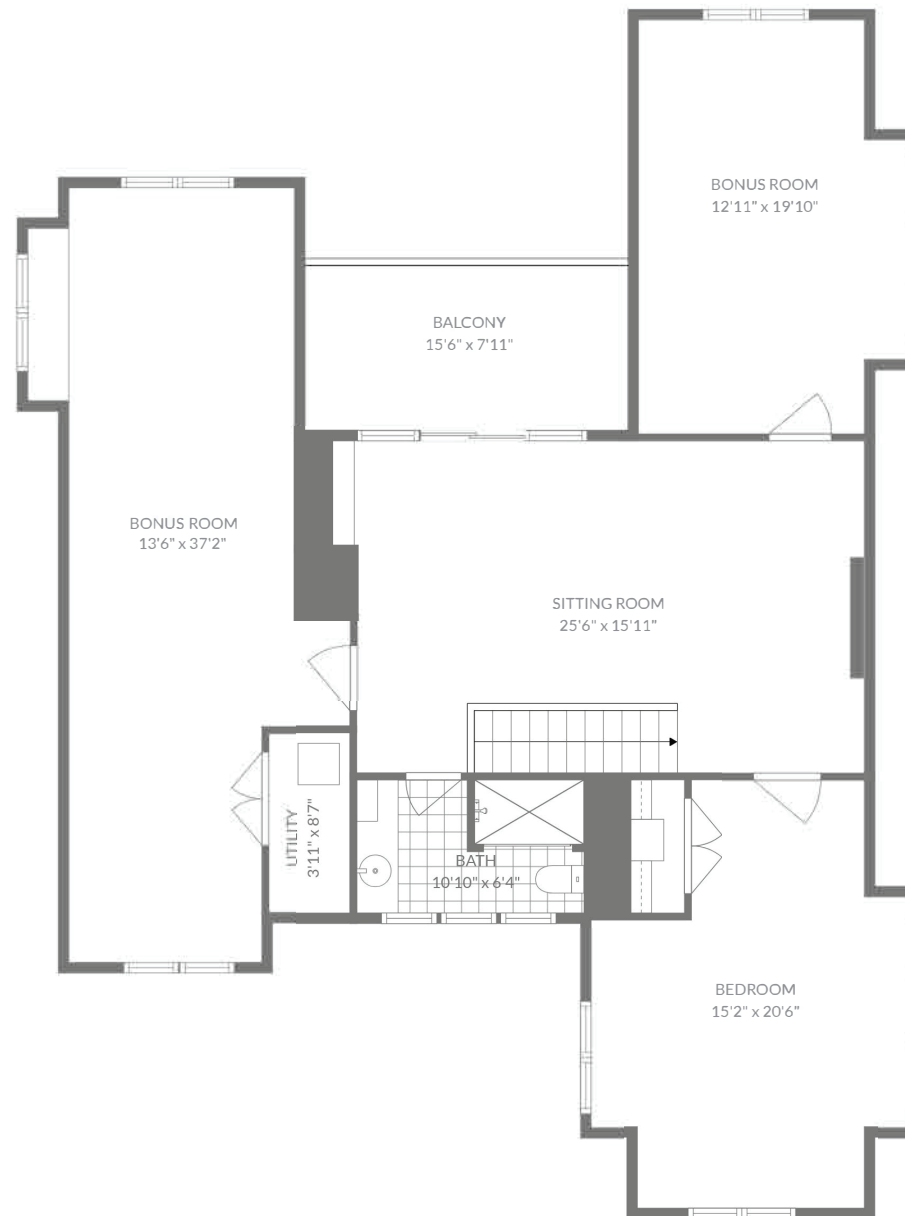


O: 508.420.1414 x 204 - C: 508.648.2739 - rkinlin@robertpaul.com - www.robertkinlin.com

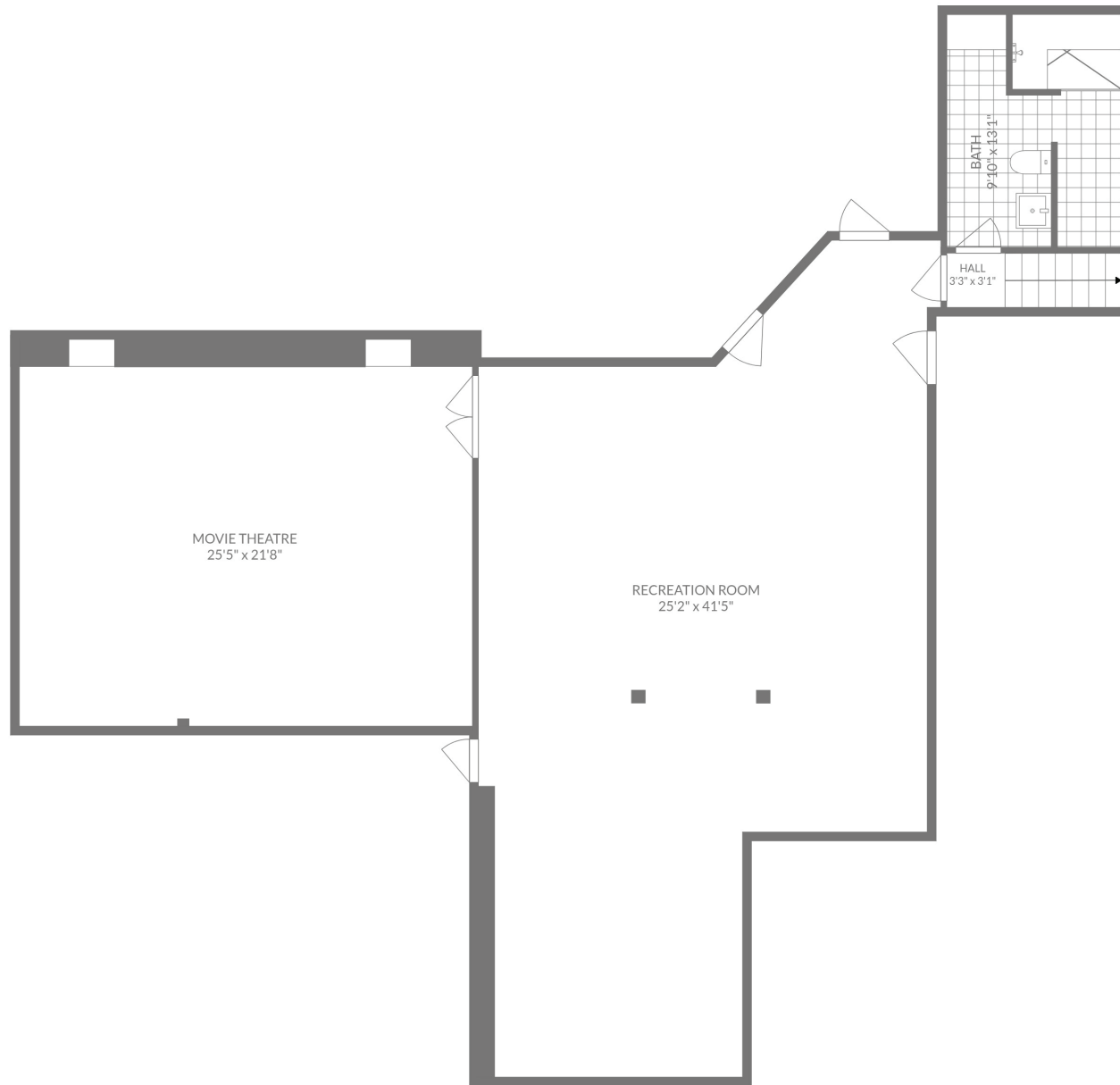




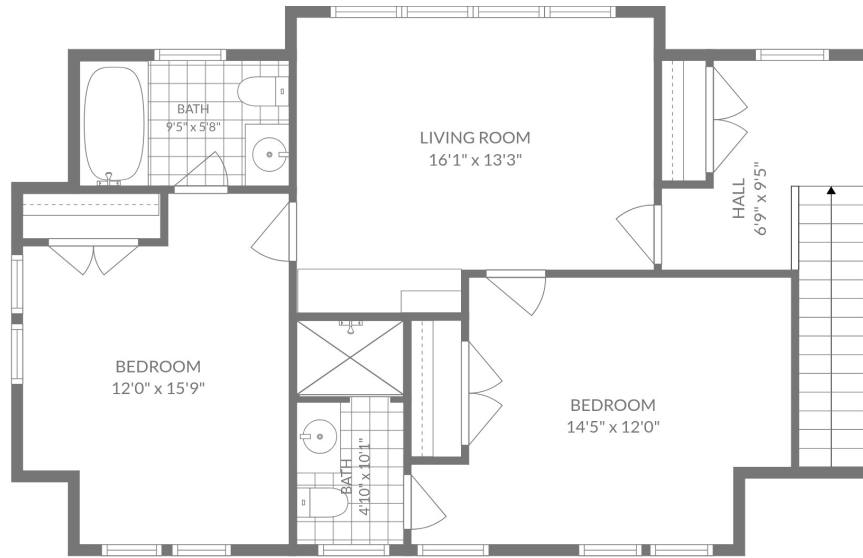
74 GARRISON LANE - FLOOR 2
OSTERVILLE, MA



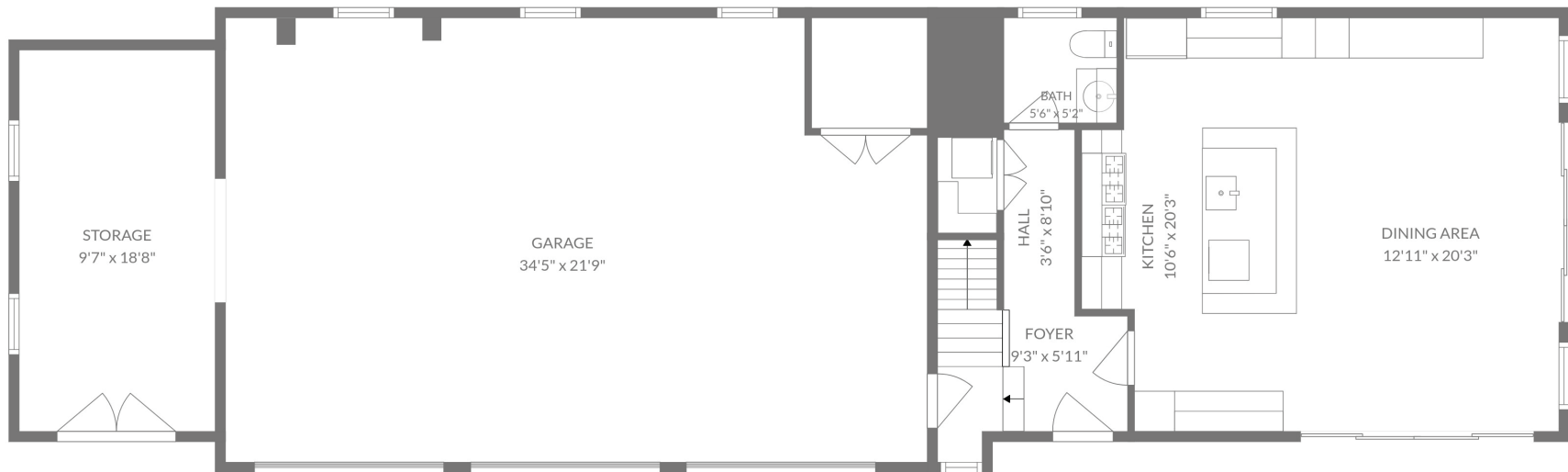
74 GARRISON LANE - FLOOR 3
OSTERVILLE, MA



74 GARRISON LANE - LOWER LEVEL
OSTERVILLE, MA

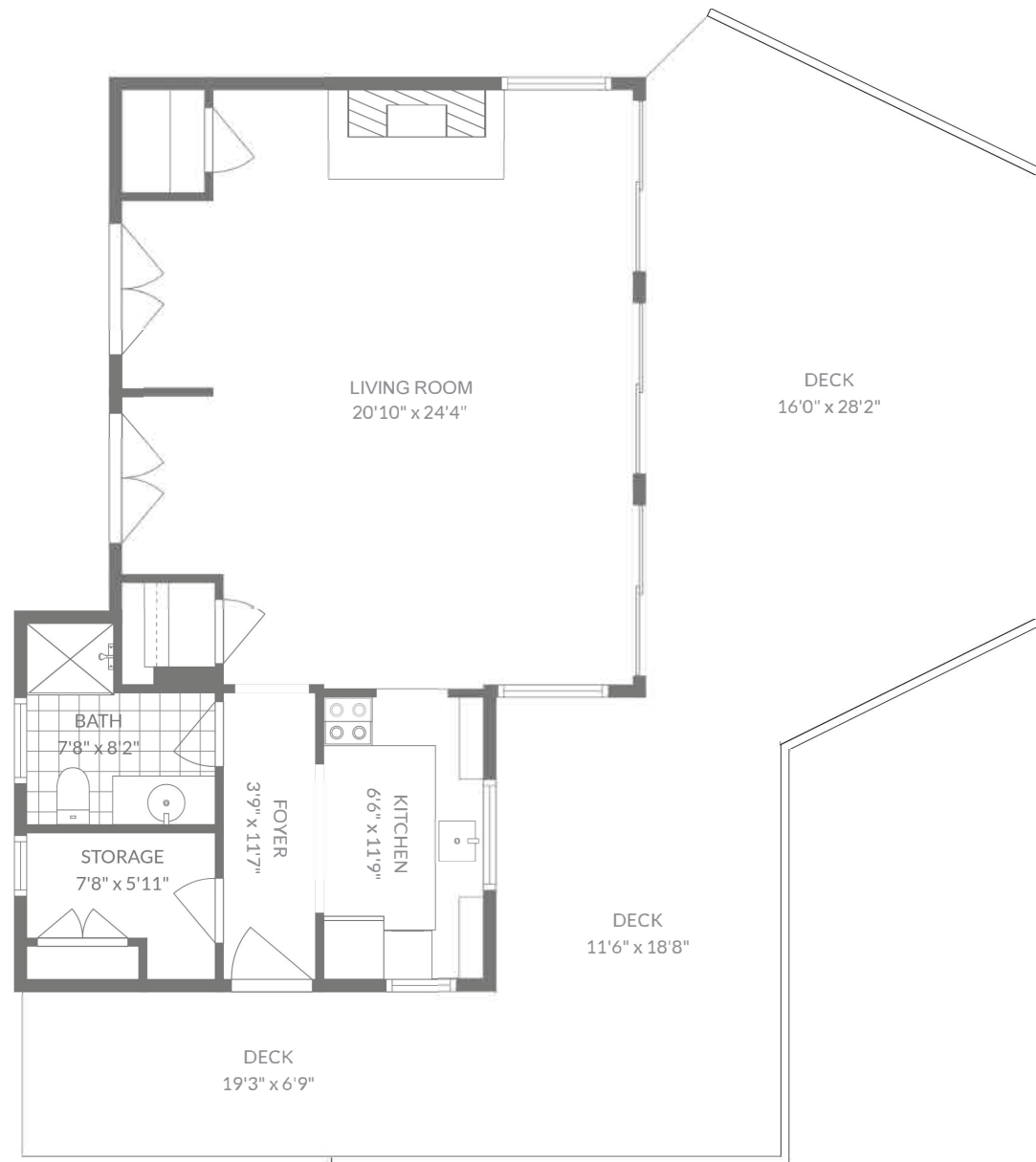


2nd floor



1st floor

74 GARRISON LANE - GUEST HOUSE
OSTERVILLE, MA



74 GARRISON LANE - BOAT HOUSE
OSTERVILLE, MA



Map printed on: 7/27/2026

0 83 167 Feet

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

508-862-4624

gis@town.barnstable.ma.us