

## Exclusive Estate on Sea View Avenue

### 828 Sea View Avenue, Osterville, MA

<b>Price</b>	\$ 8,900,000
<b>Rooms:</b>	Twelve
<b>Bedrooms:</b>	Six
<b>Bathrooms:</b>	Seven Full & Four Half
<b>Living Area:</b>	9,493 square feet
<b>Assessment:</b>	\$ 6,768,400 / 2025
<b>Acres:</b>	1.21 Acres
<b>Year Built:</b>	2023
<b>Heating:</b>	Hot Air
<b>Cooling:</b>	Central Air
<b>Water:</b>	Town
<b>Sewer:</b>	Private
<b>Taxes:</b>	\$ 56,165 / 2025

Located on Osterville's coveted Sea View Avenue and approached by a long, private drive, this recently custom-built residence offers an exceptional expression of refined Cape Cod living. Positioned on 1.2 acres and surrounded by an exclusive enclave of luxury estates, the approximately 9,500-square-foot residence balances architectural sophistication with warmth, comfort, and livability. From the moment you arrive, the home conveys a true sense of presence and privacy. A dramatic foyer introduces sun-filled living spaces designed for both casual moments and elegant entertaining. The living room features custom built-ins and a gas fireplace with two distinct seating areas, while the inviting family room—complete with its own fireplace—creates a relaxed yet polished setting for gatherings. At the heart of the home, the chef's kitchen pairs beauty with function, anchored by an oversized island, enhanced by a large butler's pantry, and flowing seamlessly into the dining area overlooking the expansive backyard. Off the kitchen and family room through a multi-panel glass door that fully retracts into the wall is a generously sized screened porch with its own gas fireplace. The upper level is highlighted by a serene primary suite offering separate his-and-hers spa-like bathrooms, three walk-in closets, and a private balcony with tranquil views of the grounds. Three additional en-suite bedrooms, abundant storage, and a generous upper deck continue the home's thoughtful design. A separate bedroom suite above the garage, featuring a sitting area, full bath and bar, provides ideal accommodations for guests or extended family. Additional highlights include a dedicated home office with full bathroom on the first level and a lower-level media room. Outside, the home is beautifully positioned on its parcel, allowing for an expansive, open backyard and a perfectly sited in-ground pool, offering both privacy and future landscaping potential. The attached three-car garage is accessible from both Sea View Avenue and Bayberry Way and has six operating garage doors, making it a truly unique "drive-through" garage. Importantly, the property comes with valuable and coveted deeded Nantucket Sound beach rights. This recently constructed home is defined by privacy and presence, and this exceptional estate represents a rare off-market opportunity in one of Osterville's most prestigious locations.



**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. Buyers are encouraged to do their own due diligence through independent verification.*

**Exclusively Represented by**

**Robert B. Kinlin**

[RKinlin@robertpaul.com](mailto:RKinlin@robertpaul.com) - 508.648.2739 [www.RobertPaul.com](http://www.RobertPaul.com)

Berkshire Hathaway HomeServices Robert Paul Properties

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# 828 Sea View Avenue, Osterville

## Property Details

### Main Level

#### Foyer

- Wood flooring
- Cathedral ceiling

#### Living Room

- Wood flooring
- Beamed ceiling
- Recessed lights
- Gas fireplace
- Built-Ins
- Dual seating areas
- French doors to bluestone patio

#### Family Room

- Wood flooring
- Coffered ceiling
- Recessed lights
- Gas fireplace
- Full bar with bar seating, refrigerator/freezer drawers, dishwasher, ice maker and wine chiller
- Powder room
- French doors to bluestone patio

#### Sitting Room

- Wood flooring
- Coffered ceiling
- Recessed lights
- Gas fireplace

- Sliders to screened sunroom with fireplace

### Dining Area

- Wood flooring
- Beamed ceiling
- Recessed lights
- French doors to screened porch and bluestone patio

### Kitchen

- Wood flooring
- Coffered ceiling
- Recessed lights
- Marble countertops
- Kitchen island with breakfast bar, country sink and pot filler faucet
- Side by side French door refrigerators
- Wolf gas range with dual ovens
- Dishwasher
- Butler's pantry with country sink, second dishwasher, microwave and coffee station

### Laundry/Mud Room

- Tile flooring
- Washer and dryer
- Powder room

### Home Office / First Floor Bedroom Suite

- Wood flooring
- Recessed lights
- Full bathroom

## Upper Level - Main

### Primary Bedroom Suite

- Wood flooring
- Cathedral ceiling
- Recessed lights
- His and hers full bathrooms
- Walk in closets – 3
- French doors to balcony

### Bedroom Suite 3

- Four closets in hall
- Wood flooring
- Recessed lights
- Built in bunk beds
- Full bathroom
- French doors to large deck

### Hall

- Wood flooring
- Large closets
- French doors to large deck

### Bedroom Suite 4

- Wood flooring
- Cathedral ceiling
- Recessed lights
- Built-ins
- Walk in closet
- Full bath
- French doors to balcony

### Bedroom Suite 5

- Wood flooring
- Cathedral ceiling
- Recessed lights
- Walk in closet

- Full bath

## Upper Level – Over Garage

### Bedroom Suite 6

- Wood flooring
- Sitting room
- Sink and drink chiller
- Window seats
- Closet

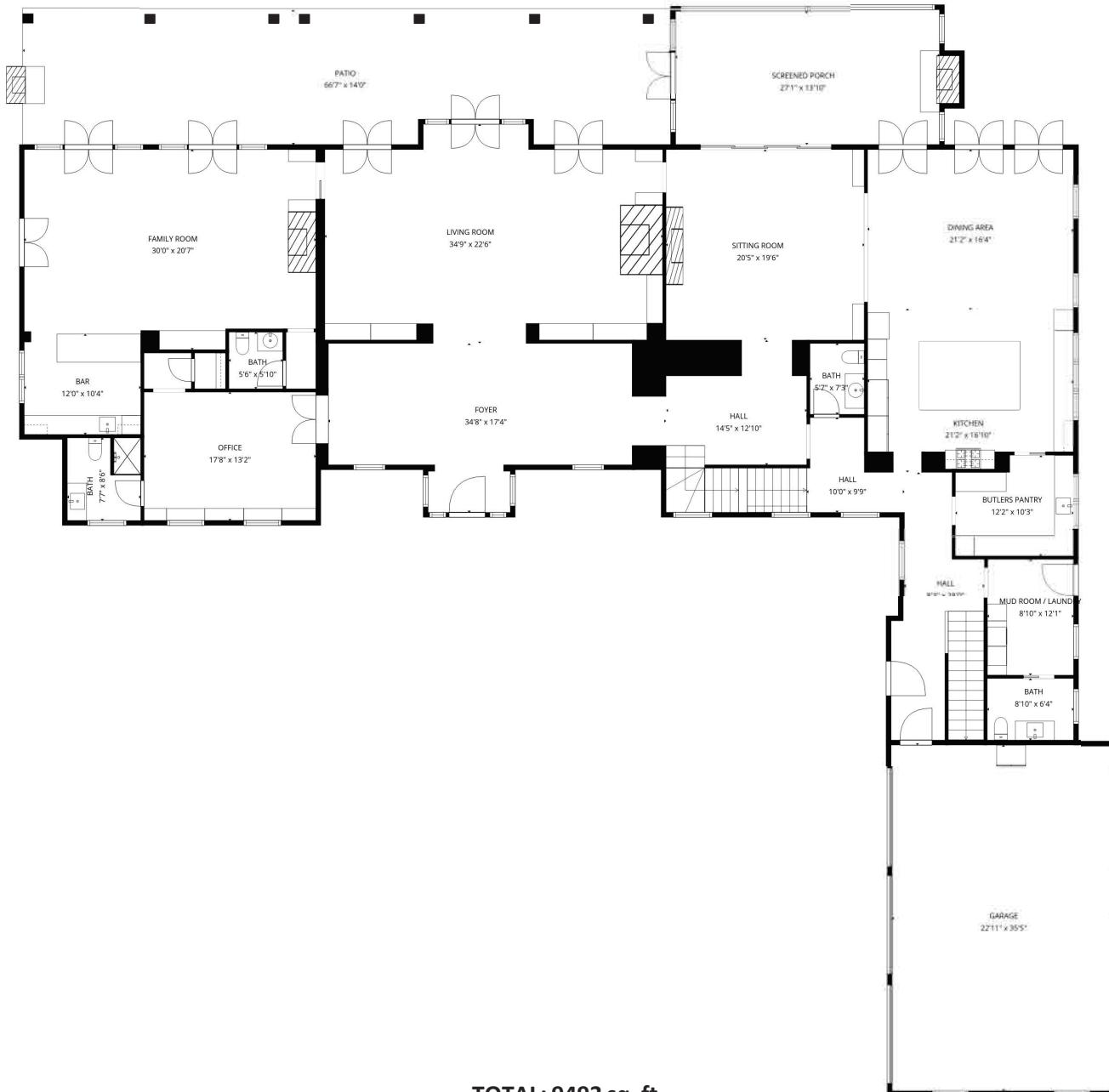
## Lower Level

- Media room
- Storage areas
- Utility room
- Powder room

## Special Features

- Full house security system
- Forced hot air and central air
- Four fireplaces
- Three-car attached garage
- Inground heated pool
- Generator
- Beach and water access nearby





**TOTAL: 9493 sq. ft**

Main Level: 4320 sq. ft, Upper Level: 3356 sq. ft., Upper Level over Garage: 776 sq. ft Finished Basement: 1041 sq. ft

EXCLUDED AREAS: STORAGE: 1489 sq. ft, BALCONY: 667 sq. ft, BASEMENT: 1084 sq. ft, UTILITY: 199 sq. ft,

GARAGE: 813 sq. ft, SCREENED PORCH: 378 sq. ft, PATIO: 909 sq. ft, FIREPLACE: 12 sq. ft, STAIRWELL: 48 sq. ft, OPEN TO BELOW: 537 sq. ft



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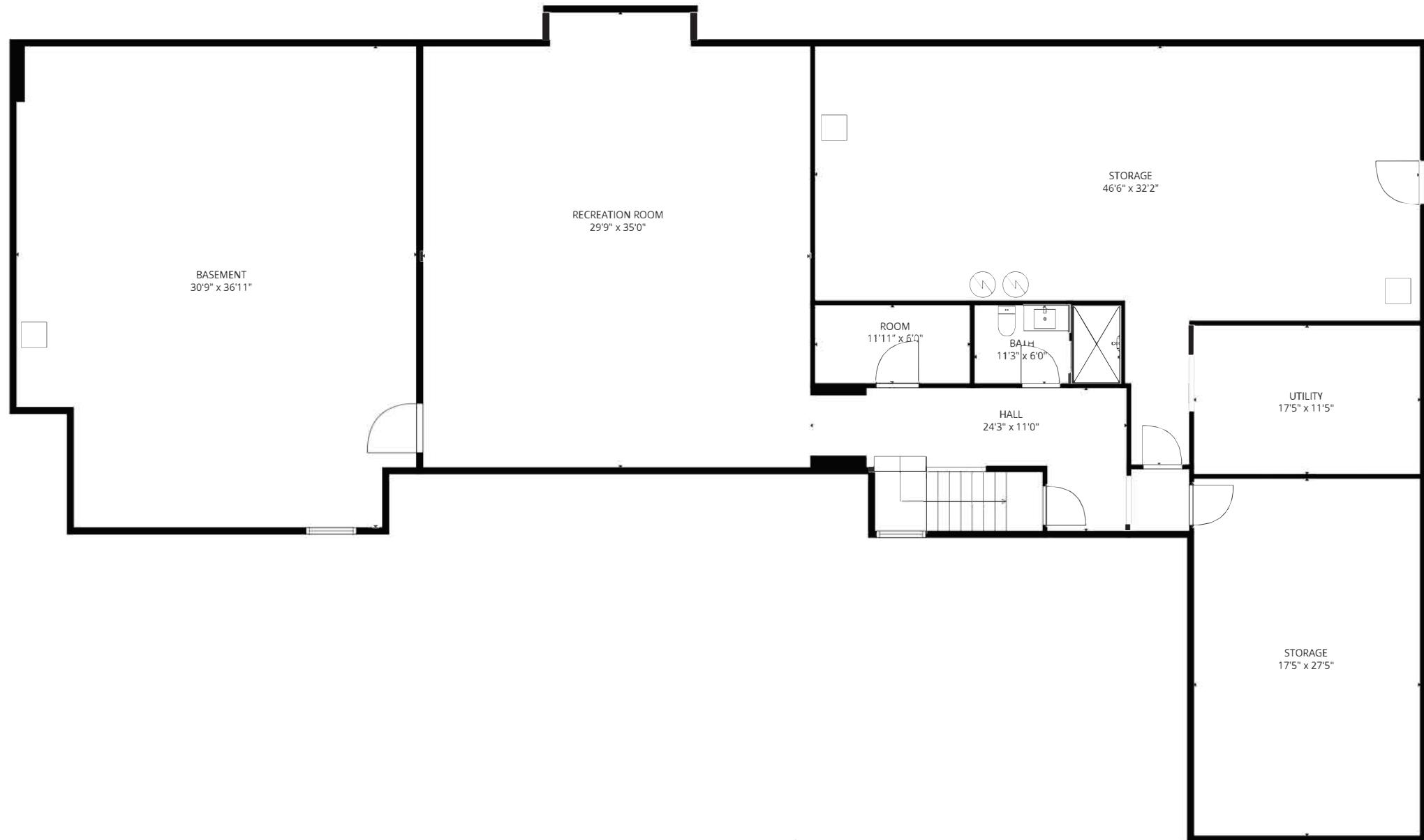


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WALLS: 517 sq. ft



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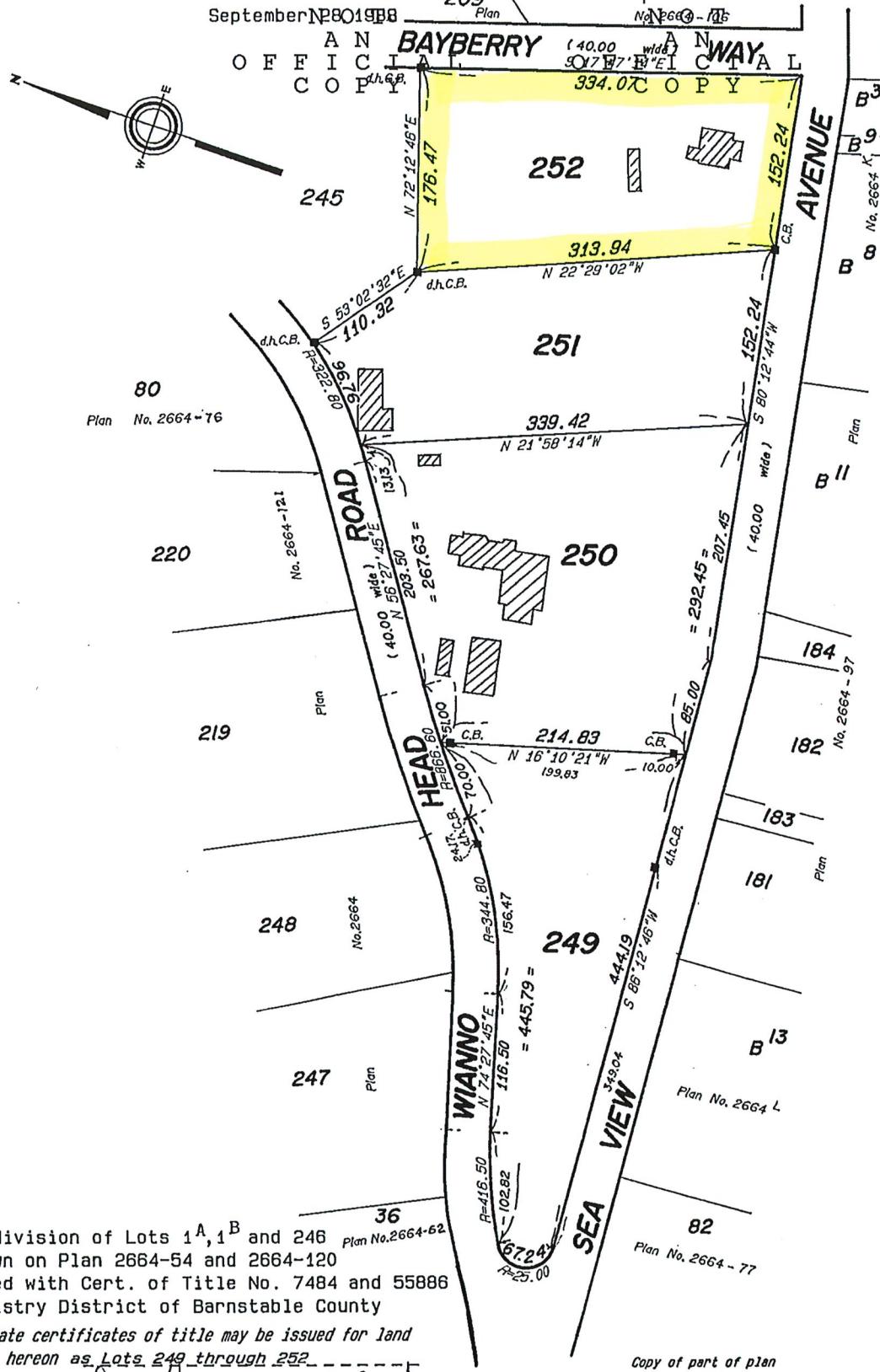
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filed w CTF 55-886

N O T  
A N  
S U B D I V I S I O N P L A N F O R L A N D I N A B A N N S T A B L E  
Kingsbury Surveying C O P Y Surveyors  
209  
September 1980 1988 Plan

2664-122  
NOT  
AN  
OFFICIAL  
COPY  
208 207



36  
Subdivision of Lots 1<sup>A</sup>, 1<sup>B</sup> and 246 Plan No. 2664-62  
Shown on Plan 2664-54 and 2664-120

Shown on Plan 2004-54 and 2004-120  
Filed with Cert. of Title No. 7484 and 55886  
Registry District of Barnstable County

Separate certificates of title may be issued for land shown hereon as Lots 249 through 252 by the Court.

DEC 5 1988

DEC. 2 1960

*Recorder.*

Copy of part of plan  
filed in  
LAND REGISTRATION OFFICE  
DEC. 5, 1988  
Scale of this plan 100 feet to an inch  
Louis A. Moore, Engineer for Court