

# Waterfront Offering in West Hyannisport



## 142 Greely Avenue, West Hyannisport

<b>Price</b>	\$ 6,500,000
<b>Rooms:</b>	Eleven
<b>Bedrooms:</b>	Four
<b>Bathrooms:</b>	Five Full
<b>Living Area:</b>	4,049 square feet
<b>Assessment:</b>	\$ 5,448,000 / 2026
<b>Acres:</b>	.94 Acres
<b>Year Built:</b>	1980
<b>Heating:</b>	Hot Air / Mini Splits
<b>Cooling:</b>	Central AC / Mini Splits
<b>Water:</b>	Town
<b>Sewer:</b>	Private
<b>Association:</b>	\$150 - \$200
<b>Taxes:</b>	\$ 44,422 / 2026

Direct waterfront offering in West Hyannisport with 100 feet of private sandy beach along Nantucket Sound. Set on approximately 0.94 acres on a quiet, private lane, this four-bedroom residence offers a compelling combination of privacy, scale, and immediate water access—an increasingly limited opportunity along this coastline with sandy beach stretching as far as the eye can see. Designed for relaxed coastal living, the home features generous living spaces, a deck off the main living area, and a private deck off the upstairs bedroom suite—each oriented to capture open water views, prevailing southwest breezes, and notable sunset vistas. Multiple bedrooms and flexible living areas provide ample room for guests, while thoughtful infrastructure, including multi-zone climate control and EV charging, supports year-round use. Additional highlights include an attached two car garage, outdoor shower, and a walk-out finished lower level. Capture this rare offering within close proximity to both Osterville and Centerville villages, where dining, shopping, and daily conveniences remain just minutes away. 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.



LUXURY COLLECTION<sup>SM</sup>

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

ROBERT PAUL  
PROPERTIES





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**Exclusively Represented by**

**Robert B. Kinlin**

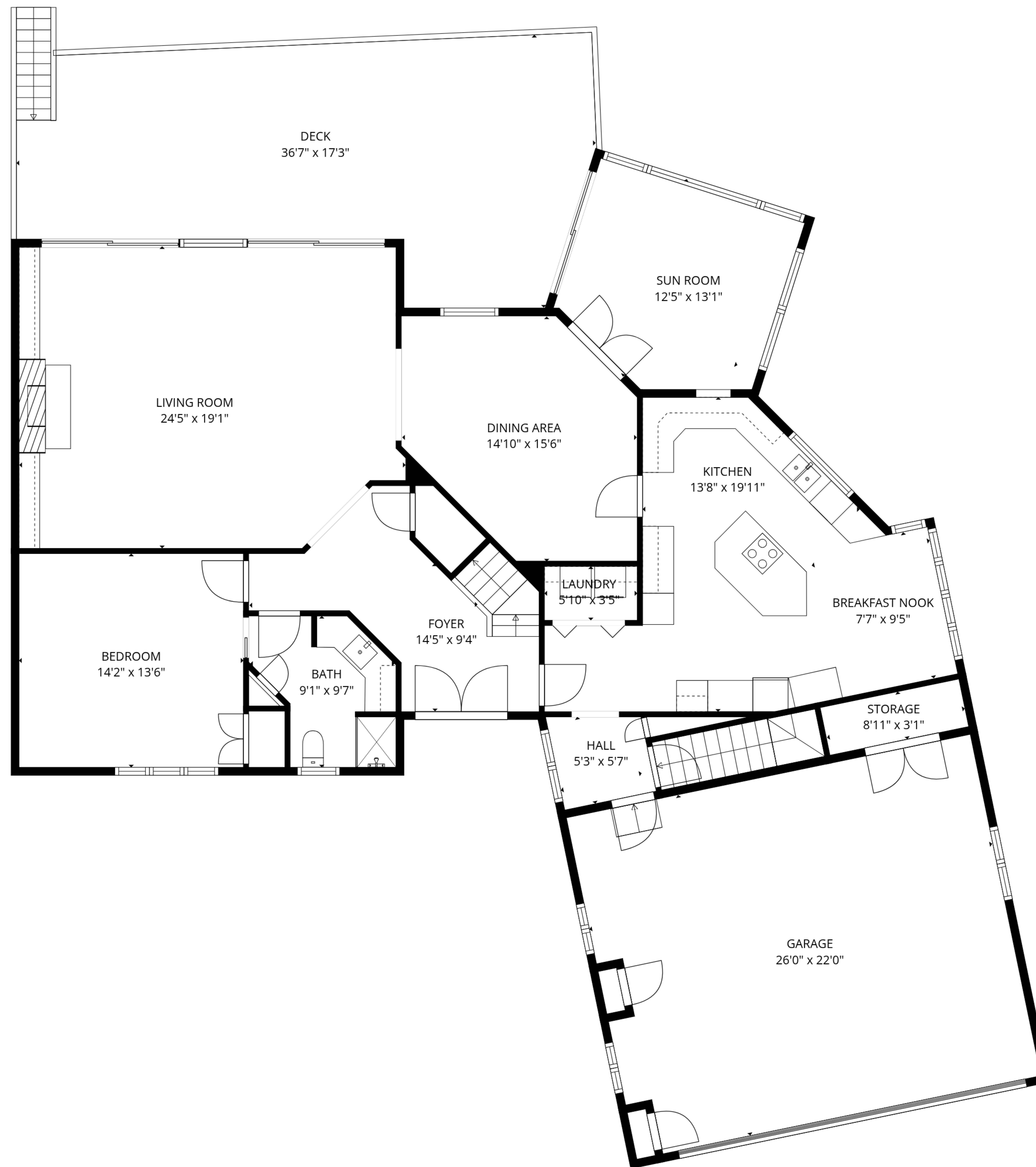
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Berkshire Hathaway HomeServices Robert Paul Properties

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142 Greely Avenue  
West Hyannisport  
Main Level

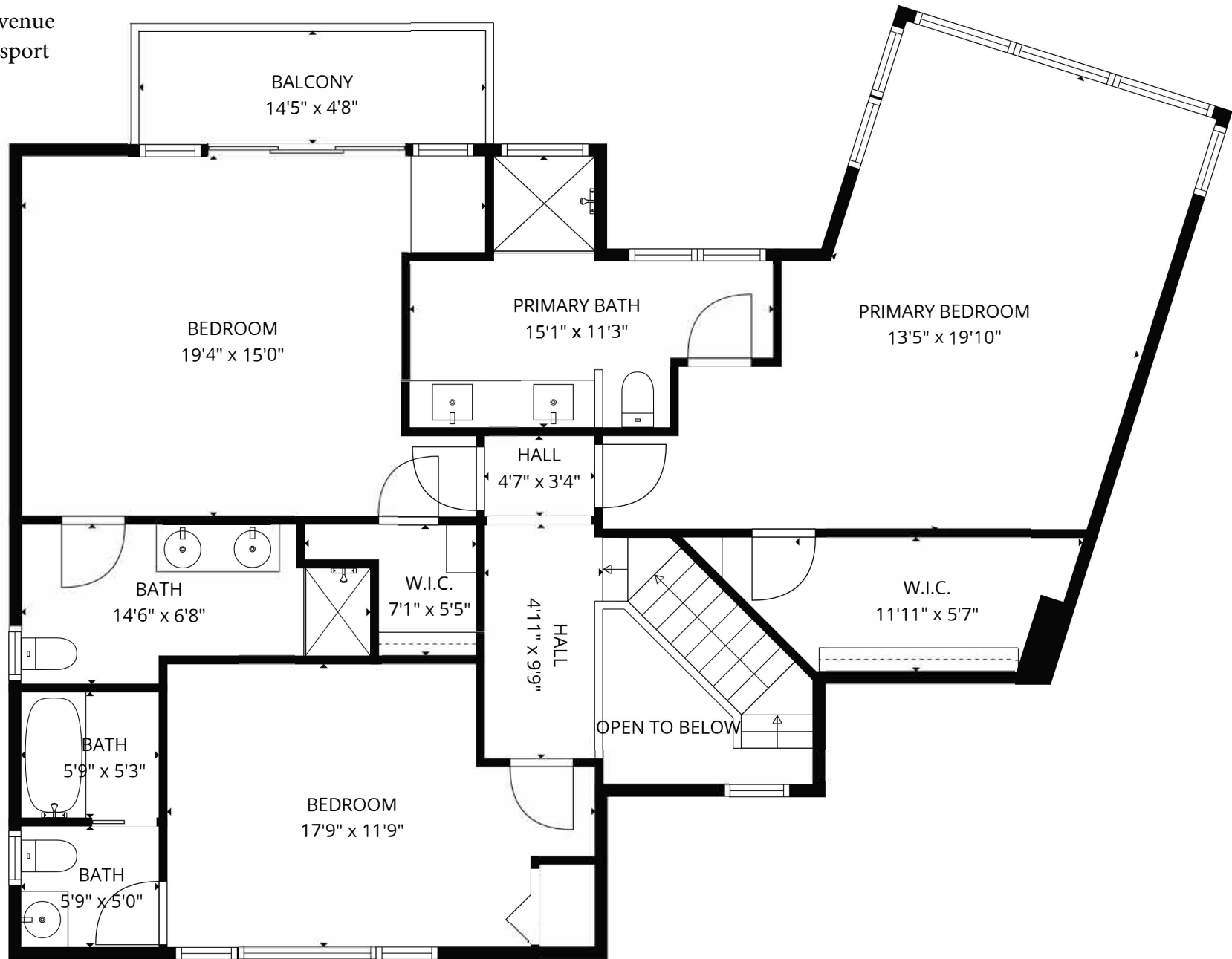


**TOTAL: 4049 sq. ft**

Basement: 1082 sq. ft, 1st floor: 1704 sq. ft, 2nd floor: 1263 sq. ft

EXCLUDED AREAS: BASEMENT: 491 sq. ft, UTILITY: 51 sq. ft, GARAGE: 562 sq. ft,  
STORAGE: 27 sq. ft, DECK: 476 sq. ft, BALCONY: 68 sq. ft,  
OPEN TO BELOW: 34 sq. ft, WALLS: 340 sq. ft

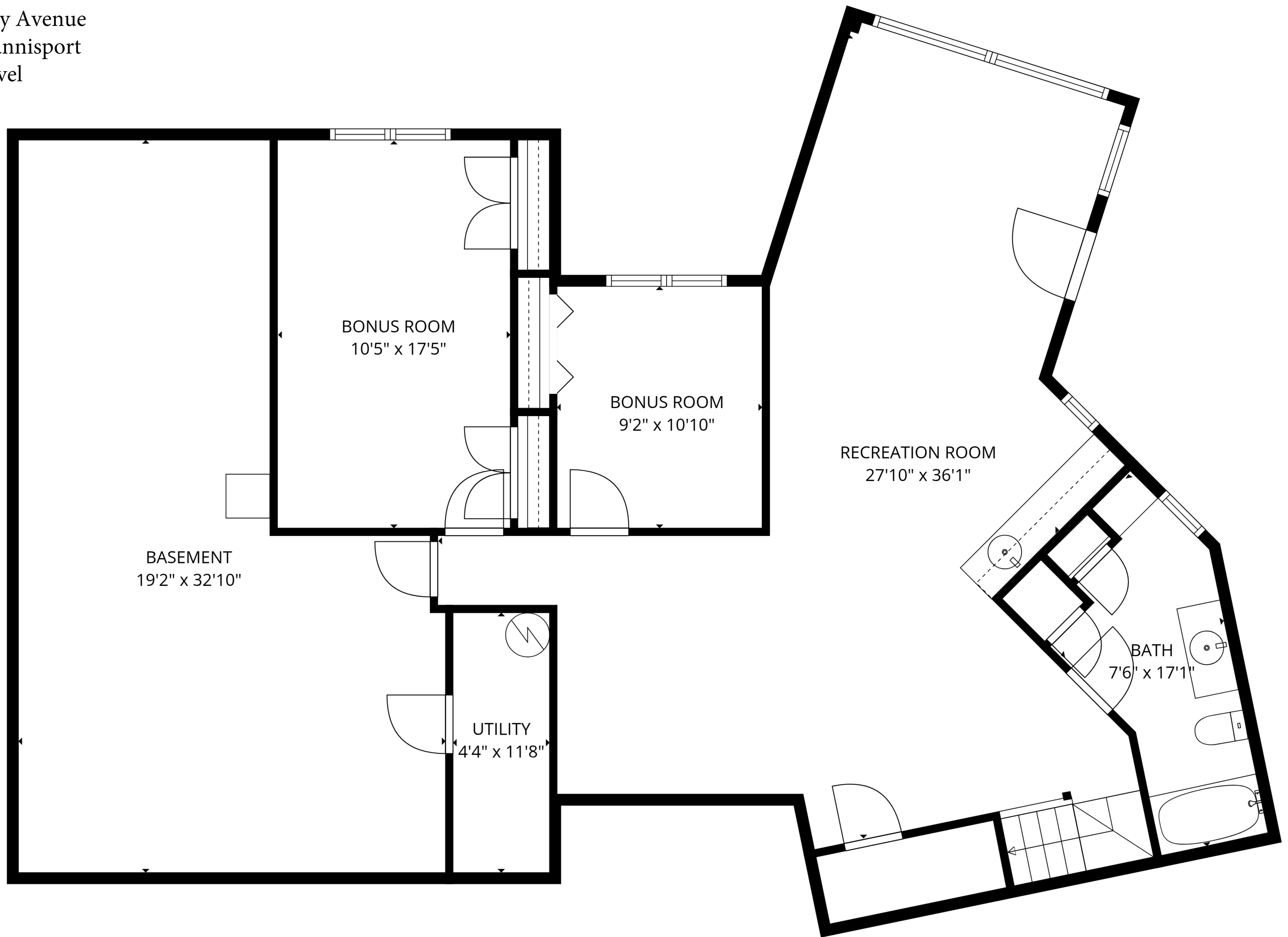
142 Greely Avenue  
West Hyannisport  
Upper Level



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142 Greely Avenue  
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Lower Level

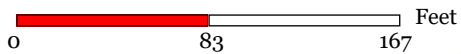


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Map printed on: 3/16/2026



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

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