



Waterfront Estate on West Bay and Eel River



168 Garrison Lane, Osterville MA

Price \$ 8,995,000
Rooms: Ten
Bedrooms: Five
Bathrooms: Five Full, One Half
Living Area: 7,565 square feet
Assessment: \$ 7,966,500 / 2026
Acres: 1.48 Acres
Year Built: 1993
Heating: Forced Air / Gas
Cooling: Central AC
Water: Town
Sewer: Private
Taxes: \$ 64,958 / 2026

Nestled amid beautifully landscaped grounds, this exceptional 7,500± square foot residence captures breathtaking views over West Bay and Eel River. A private sandy beach and deep-water dock provide effortless access to Nantucket Sound, creating a rare combination of serenity and seafaring adventure.

Inside, the five-bedroom home blends refined architecture with inviting coastal warmth. A dramatic two-story great room opens to an expanse of windows that frame the water, seamlessly connecting the interior to the surrounding natural beauty. The thoughtfully designed main level includes a chef's kitchen adjoining a sun-filled sitting room, elegant dining room, gracious living room, and handsome home office.

The first-floor primary suite offers a peaceful retreat with water views, while a second primary suite and three additional bedrooms complete the upper level. A captivating tower room provides a 360-degree vantage point for enjoying sweeping sunsets and the ever-changing coastal landscape. The finished lower level extends the living space with a recreation area, wet bar, and kitchenette, ideal for casual gatherings or guest overflow.

A two-car garage, expansive outdoor terraces, and lush gardens complement the home's elegant yet relaxed design. Privately positioned, yet moments from Osterville's charming village center, this remarkable estate epitomizes luxurious waterfront living on Cape Cod.



**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

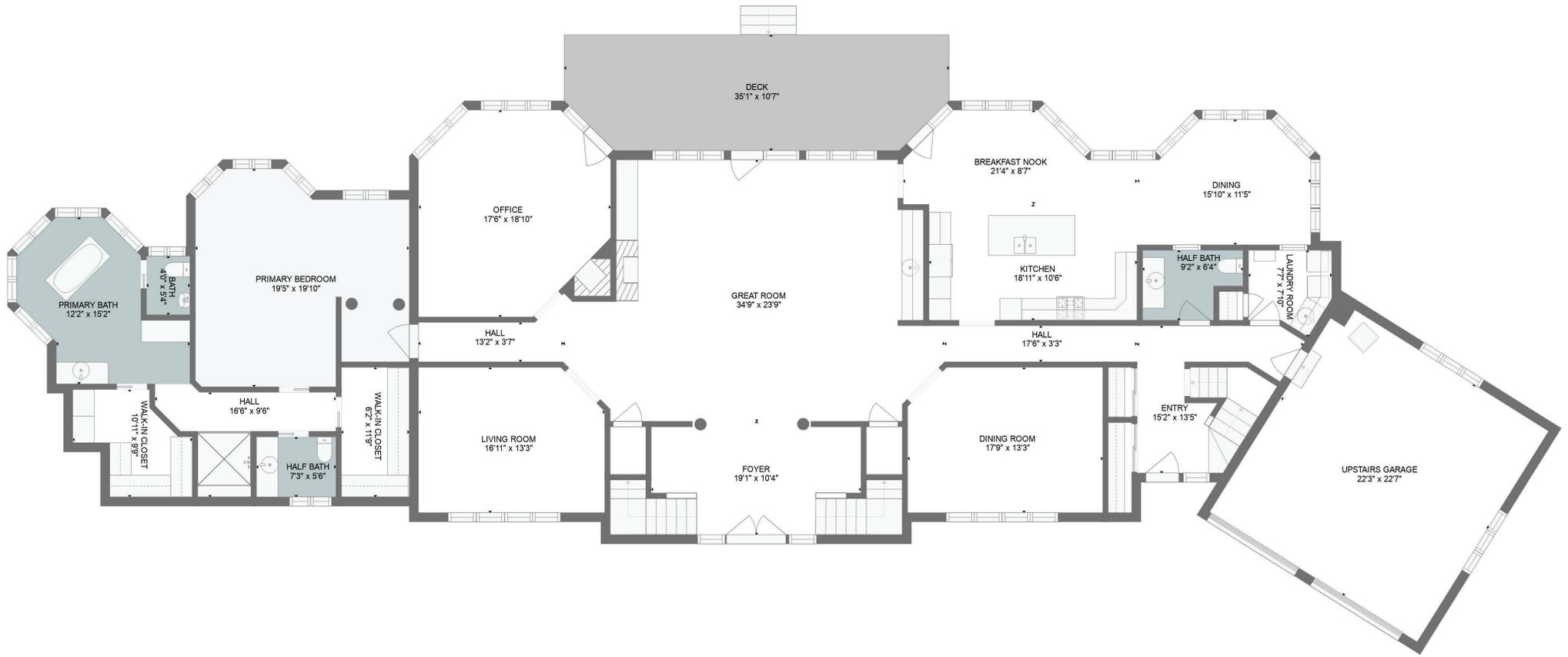
Robert B. Kinlin

RKinlin@robertpaul.com - 508.648.2739

www.RobertPaul.com

Berkshire Hathaway HomeServices Robert Paul Properties

©2025 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

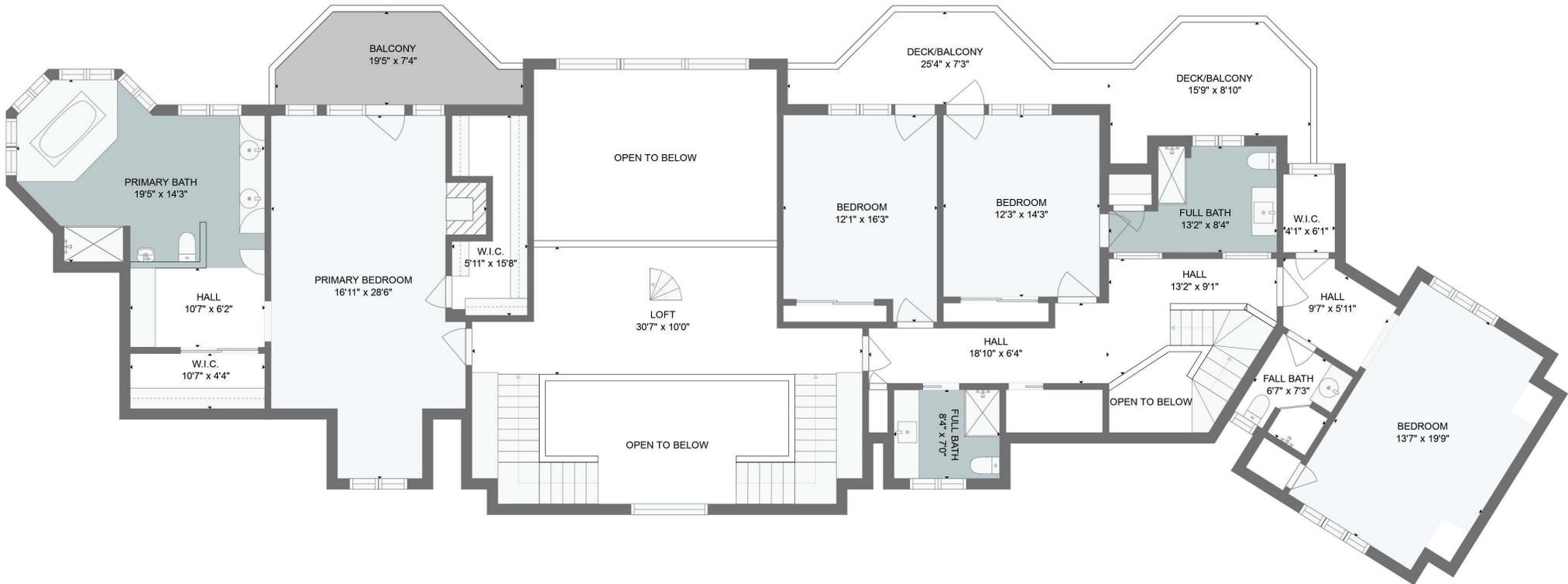


Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 5070 sq. ft
 GLA FLOOR 2: 4405 sq. ft, excluded 362 sq. ft
 GLA FLOOR 3: 2910 sq. ft, excluded 661 sq. ft
 GLA FLOOR 4: 155 sq. ft, excluded 0 sq. ft
 Total GLA 7470 sq. ft, total scanned area 13563 sq. ft

Size and dimensions are approximate. Actuals may vary.



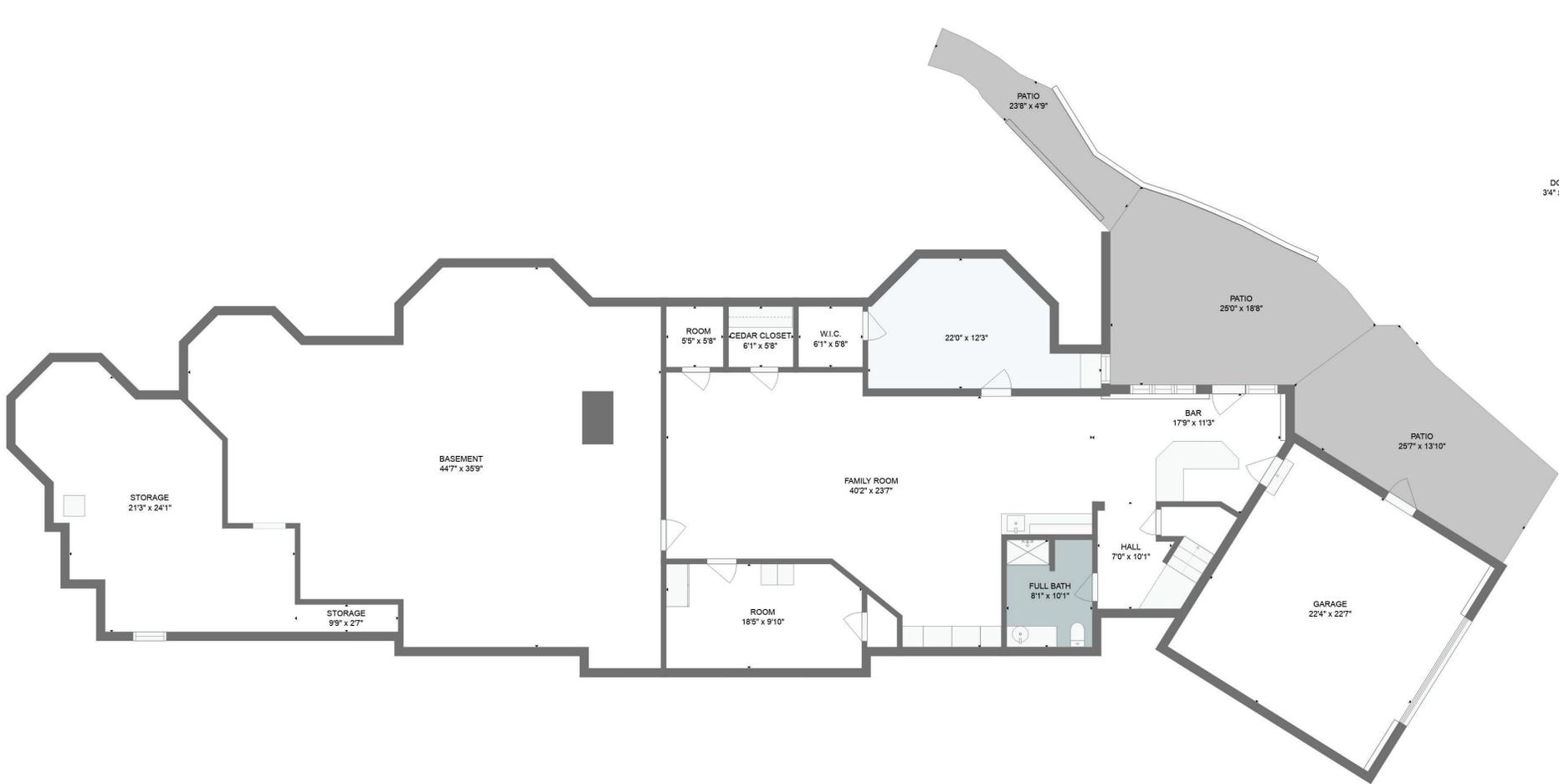


Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 5070 sq. ft
 GLA FLOOR 2: 4405 sq. ft, excluded 362 sq. ft
 GLA FLOOR 3: 2910 sq. ft, excluded 661 sq. ft
 GLA FLOOR 4: 155 sq. ft, excluded 0 sq. ft
 Total GLA 7470 sq. ft, total scanned area 13563 sq. ft

Size and dimensions are approximate. Actuals may vary.



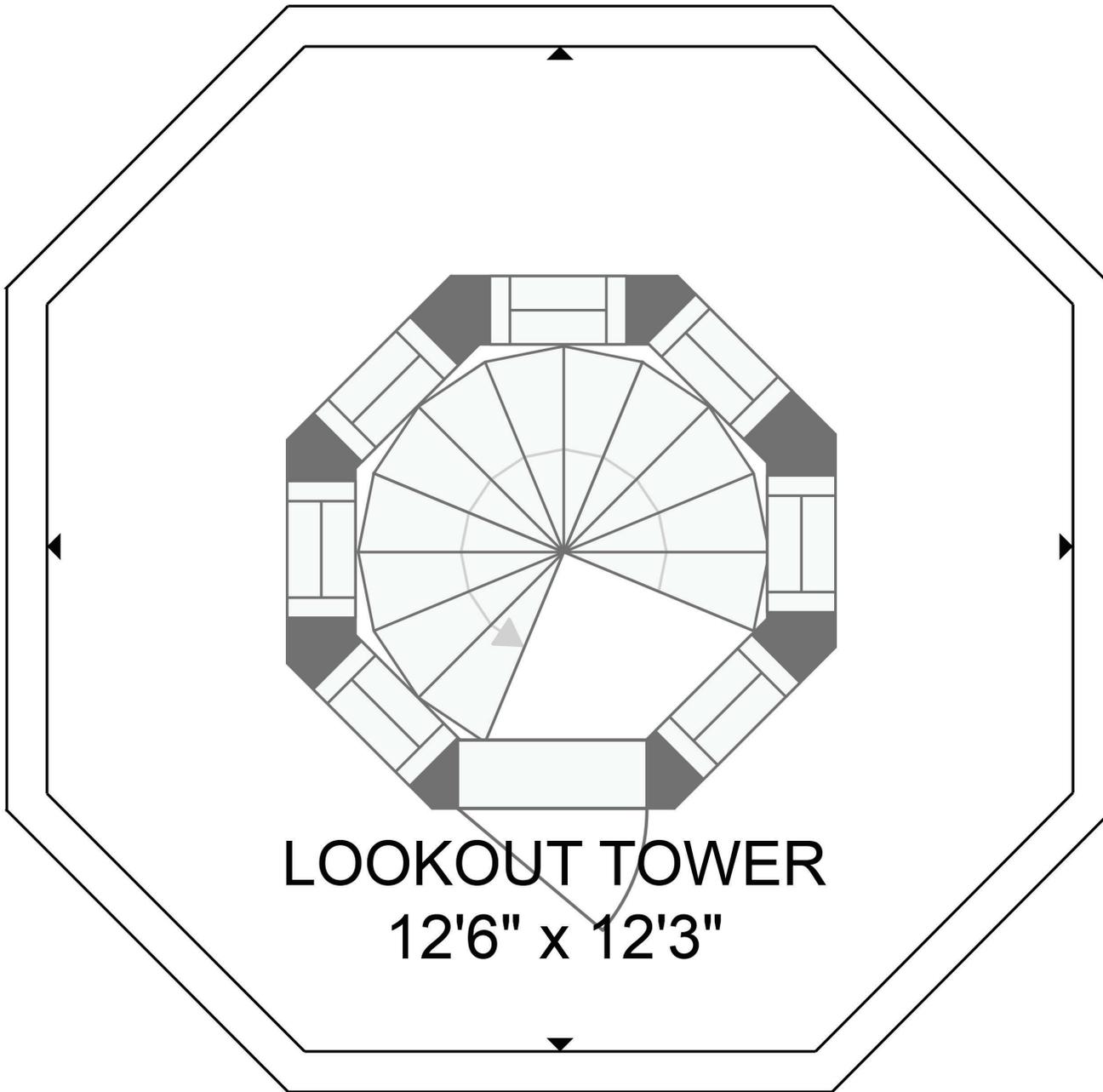


Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 5070 sq. ft
 GLA FLOOR 2: 4405 sq. ft, excluded 362 sq. ft
 GLA FLOOR 3: 2910 sq. ft, excluded 661 sq. ft
 GLA FLOOR 4: 155 sq. ft, excluded 0 sq. ft
 Total GLA 7470 sq. ft, total scanned area 13563 sq. ft

Size and dimensions are approximate. Actuals may vary.





LOOKOUT TOWER
12'6" x 12'3"

Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 5070 sq. ft
GLA FLOOR 2: 4405 sq. ft, excluded 362 sq. ft
GLA FLOOR 3: 2910 sq. ft, excluded 661 sq. ft
GLA FLOOR 4: 155 sq. ft, excluded 0 sq. ft
Total GLA 7470 sq. ft, total scanned area 13563 sq. ft

Size and dimensions are approximate. Actuals may vary.



Legend

Road Names



Map printed on: 9/30/2025



Approx. Scale: 1 inch = 167 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