



Build Your Custom Home on Nyes Neck

0 Sunset Point Road, North Falmouth, MA

Price \$ 1,600,000
Assessment: \$ 1,482,700 / 2026
Acres: .41 Acres
Water: Town, at street
Sewer: None, Private
Taxes: \$ 8,496 / 2026

A rare opportunity to build a custom home in the prestigious waterfront enclave of Nyes Neck. Ideally situated just across from Buzzards Bay, this exceptional homesite offers captivating water views and the chance to create a residence in one of Falmouth's most sought-after coastal communities. Thoughtfully positioned to capture beautiful bay vistas, the property provides the perfect setting to design a home that embraces the surrounding natural beauty. Residents enjoy access to the exclusive Nyes Neck association beach and dock, offering boating, swimming, and the relaxed waterfront lifestyle that has drawn generations of families to this cherished neighborhood. Vacant land opportunities in Nyes Neck are exceptionally rare, making this a truly unique offering. For those seeking additional waterfront ownership, the residence at 31 Sunset Point Road, located directly across the street, is also available for purchase under a separate listing. Whether acquired independently or alongside the waterfront home, this property presents an uncommon opportunity to establish a lasting presence in one of the Upper Cape's most treasured waterfront communities. 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.



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Exclusively Represented by

Robert B. Kinlin

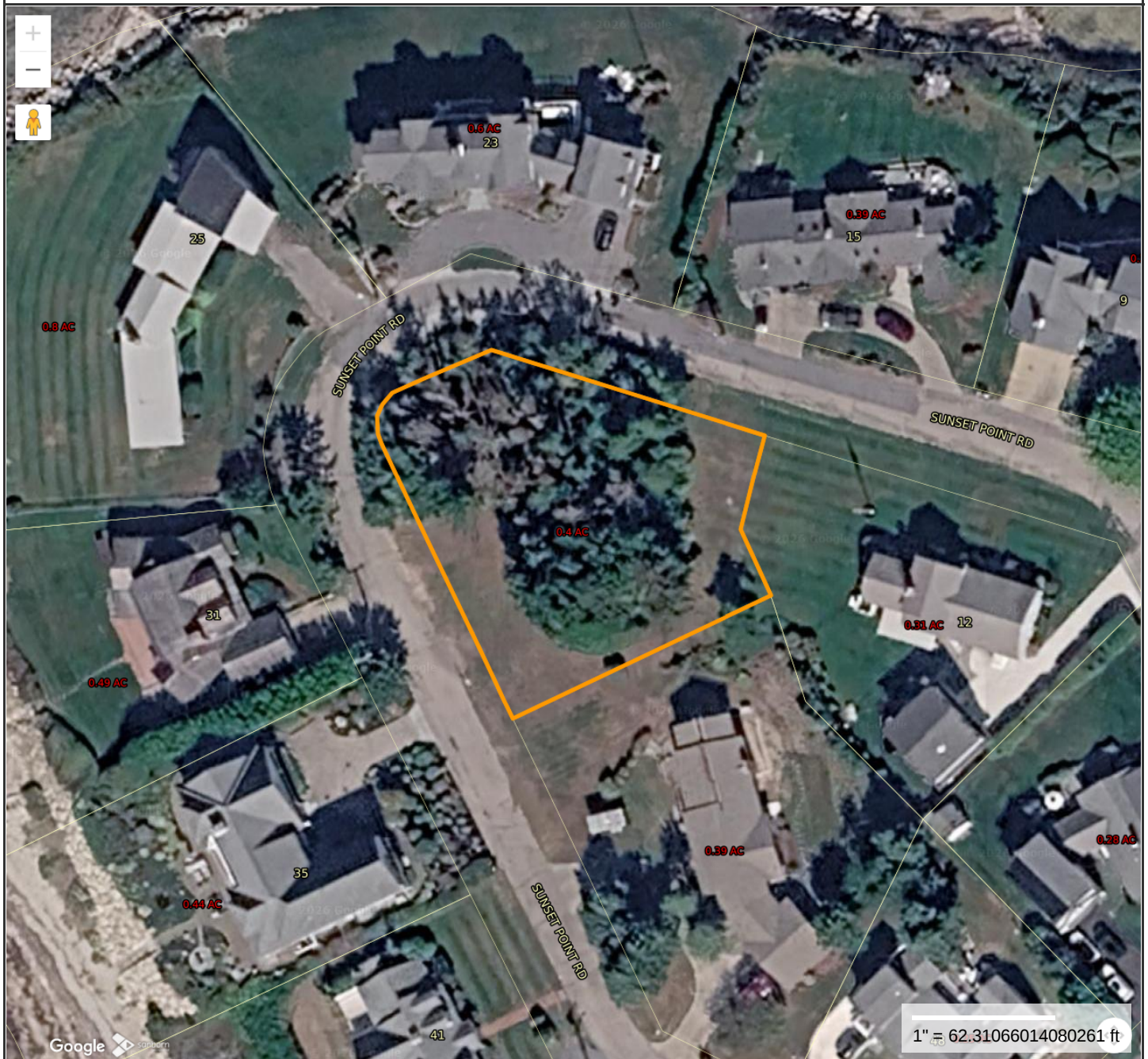
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0 Sunset Point Road

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Geometry updated 04/13/2026
Data updated 06/08/2026

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