



# "Point House" - Extraordinary Waterfront Estate

## 255 Bayberry Way, Osterville, MA

<b>Price</b>	\$ 7,900,000
<b>Rooms:</b>	Thirteen
<b>Bedrooms:</b>	Seven*
<b>Bathrooms:</b>	Six Full
<b>Living Area:</b>	4,896 square feet
<b>Assessment:</b>	\$ 9,672,500 / 2026
<b>Acres:</b>	5.98 Acres
<b>Year Built:</b>	1988
<b>Heating:</b>	Forced Air / Gas
<b>Cooling:</b>	Central AC
<b>Water:</b>	Town
<b>Sewer:</b>	Private
<b>Taxes:</b>	\$ 78,869 / 2026

Welcome to "Point House," an extraordinary 5.98-acre waterfront estate set on a private peninsula overlooking the shimmering waters of West Bay. Surrounded by breathtaking natural beauty, this rare offering pairs sweeping water views with exceptional privacy, highlighted by expansive lawns, curated gardens, a private sandy beach, and a substantial deep-water dock with direct access to Nantucket Sound. The nearly 5,000 square foot residence is thoughtfully designed to capture its remarkable setting, with six bedrooms, refined architectural detailing, custom millwork, and five fireplaces throughout. A gracious entry introduces uninterrupted water views and opens to an expansive deck spanning the length of the home—seamlessly blending indoor and outdoor living. At the heart of the home, a dramatic two-story great room with a floor-to-ceiling brick fireplace is bathed in natural light, while the well-appointed kitchen flows effortlessly into the dining area and inviting family room. Designed for both relaxed living and elegant entertaining, each space connects beautifully to the surrounding outdoor terraces. The first level also offers two bedrooms and a private sitting room, while the second floor is anchored by a serene primary suite with sweeping water views, a spacious bath, walk-in closet, and fireside sitting room. Three additional bedrooms and a secondary sitting area complete this level. A third-floor tower provides a stunning vantage point for panoramic sunsets over the bay. A detached two-car garage with guest accommodations above adds flexibility for extended family and visitors. Perfectly balancing seclusion and convenience, this exceptional coastal estate is just moments from Osterville Village's boutiques, dining, and charm. A truly rare opportunity to experience waterfront living at its finest.



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PROPERTIES

\* Bedrooms and bathrooms include main house and living space above garage



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

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# 255 Bayberry Way, Osterville

## Property Details

### **Main Level**

#### Foyer

- Water views
- Access to deck

#### Great Room

- Water views
- Wood flooring and ceiling
- Two story brick fireplace
- Wet bar in nook behind fireplace, with sink, mini-fridge and ice maker
- French doors to deck

#### Kitchen

- Water views
- Wood flooring and ceiling
- French doors to deck
- Island with cabinets above, two sinks, pot filler faucet and Gaggenau cooktop
- Built in indoor grill
- Wall oven
- Wall microwave
- Dishwasher
- Pantry
- Laundry room

#### Dining Area

- Water views
- Wood flooring and ceiling
- French doors to deck

### Family Room

- Water views
- Wood flooring and ceiling
- Fireplace with custom wooden surround
- French doors to deck

### Sitting Room

- Water views
- Wood flooring and ceiling
- Fireplace with brick surround
- Sliders to deck
- Full bathroom

### Bed Room

- Water views
- Wood flooring and ceiling
- Closet
- French doors to deck

### Bed Room

- Wood flooring and ceiling
- Closet

### Bonus Room

- Wood flooring and ceiling
- Closet

## **Second Level**

### Primary Bedroom

- Water views
- Wall to wall carpet
- Wood ceiling
- Full bathroom
- Walk in closet

- Sitting room with fireplace and jetted tub

#### Bedroom

- Water views
- Wall to wall carpet
- Wood ceiling
- Full bathroom
- Walk in closet

#### Sitting Room

- Water views
- Wood flooring and ceiling
- Fireplace
- Window seat
- Full bathroom

#### Bedroom

- Water views
- Wood flooring and ceiling

#### Bedroom

- Water views
- Wood flooring and ceiling

#### **Lower Level**

- Laundry room
- Utility room
- Walkout access to back yard from mudroom
- Storage area

#### **Special Features**

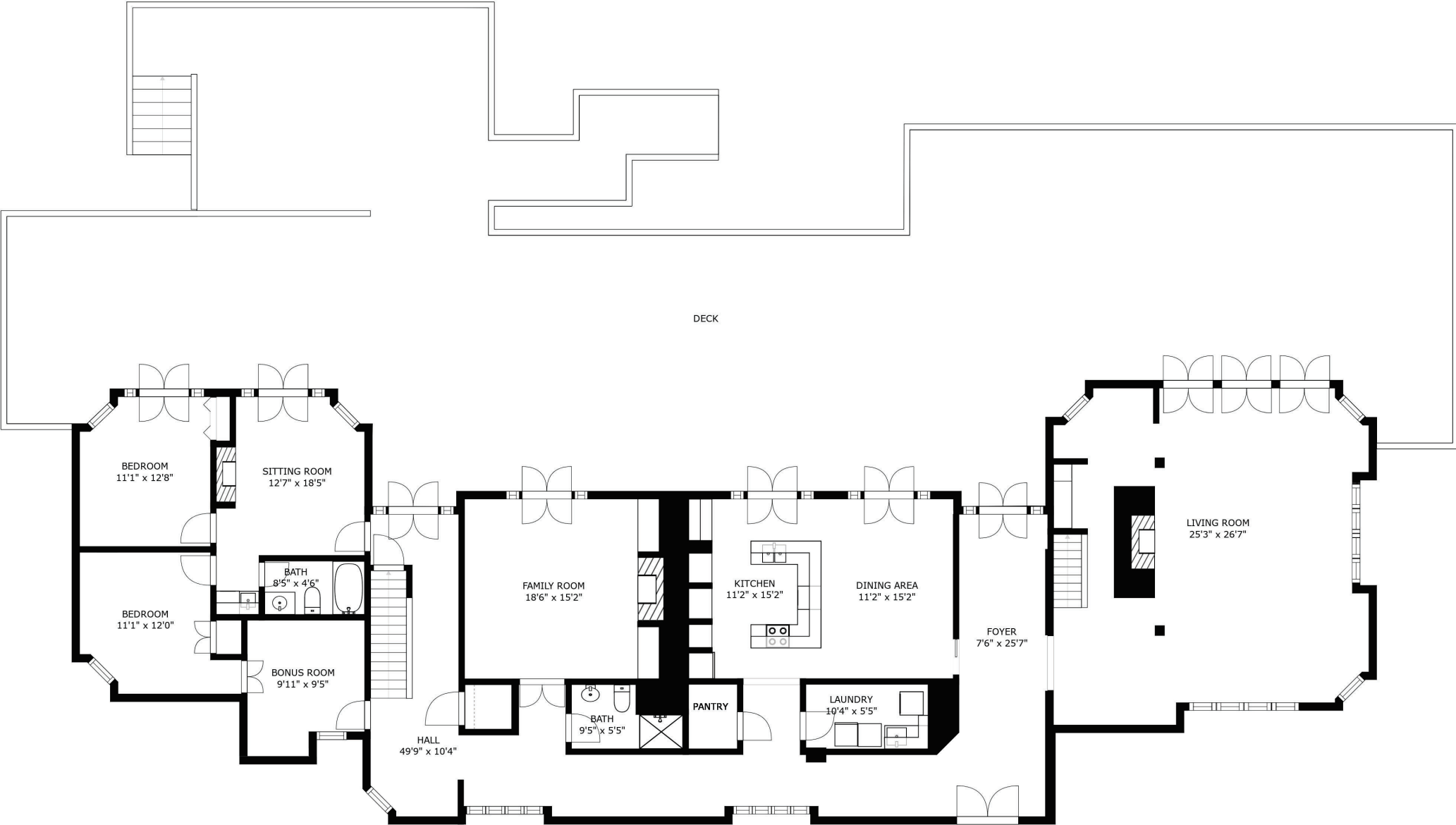
- Third level access to tower with water views
- Third level access to deck with water views
- Full house security system
- Forced hot air and central air
- Five fireplaces

- Expansive deck with screened sunroom
- Private deep-water dock with electricity and water
- Hunter irrigation system with dedicated well
- Two car garage with living space above
- Outdoor shower

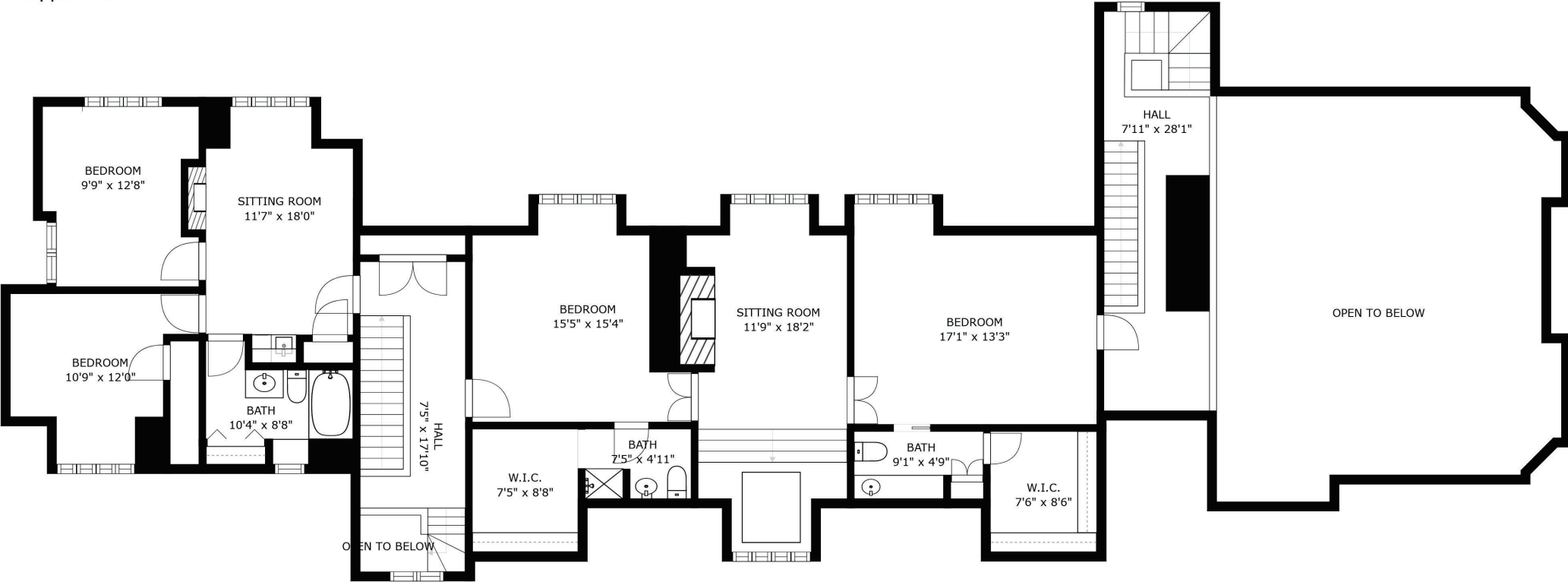
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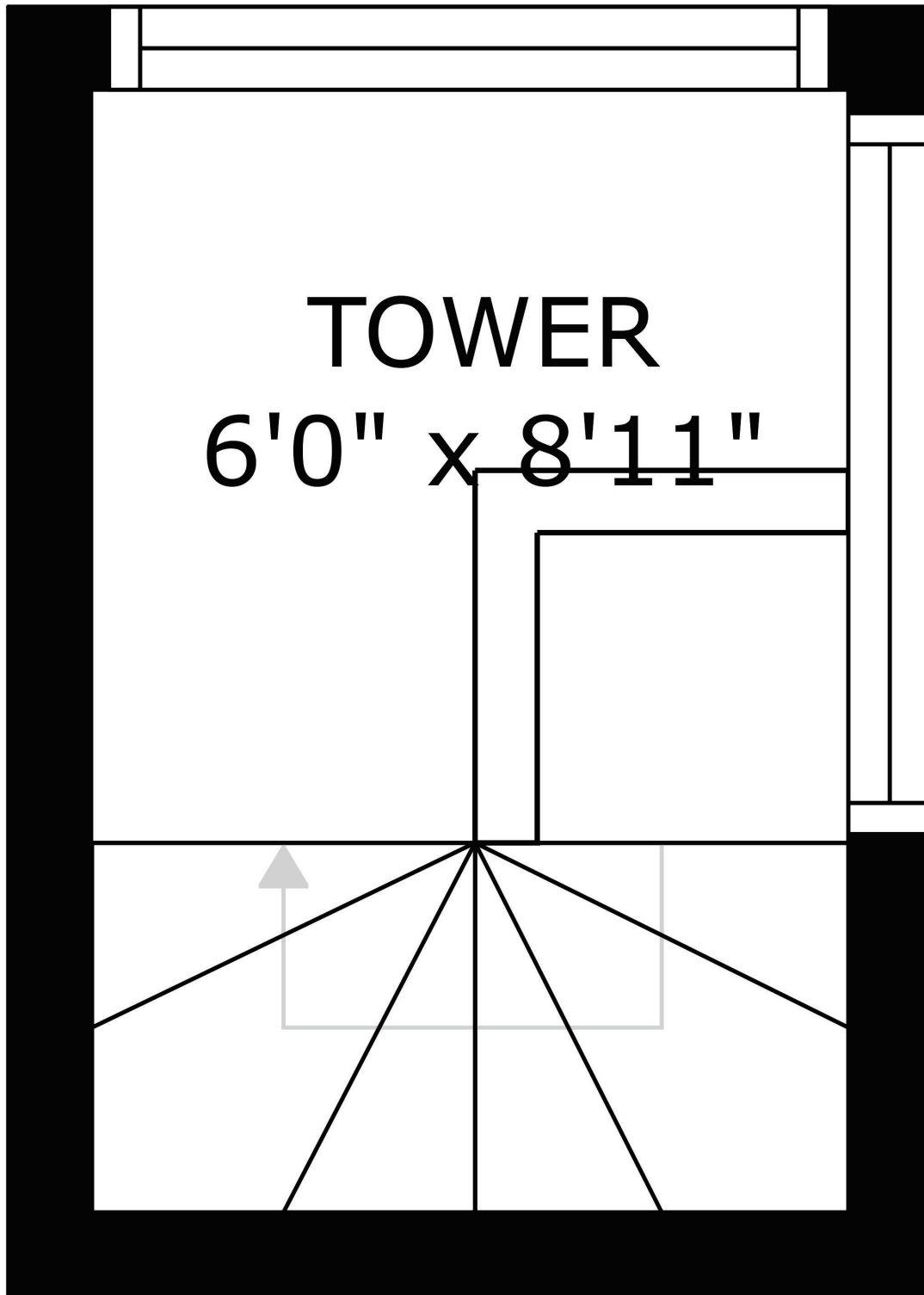
255 Bayberry Way  
Osterville  
Main House  
Main Level



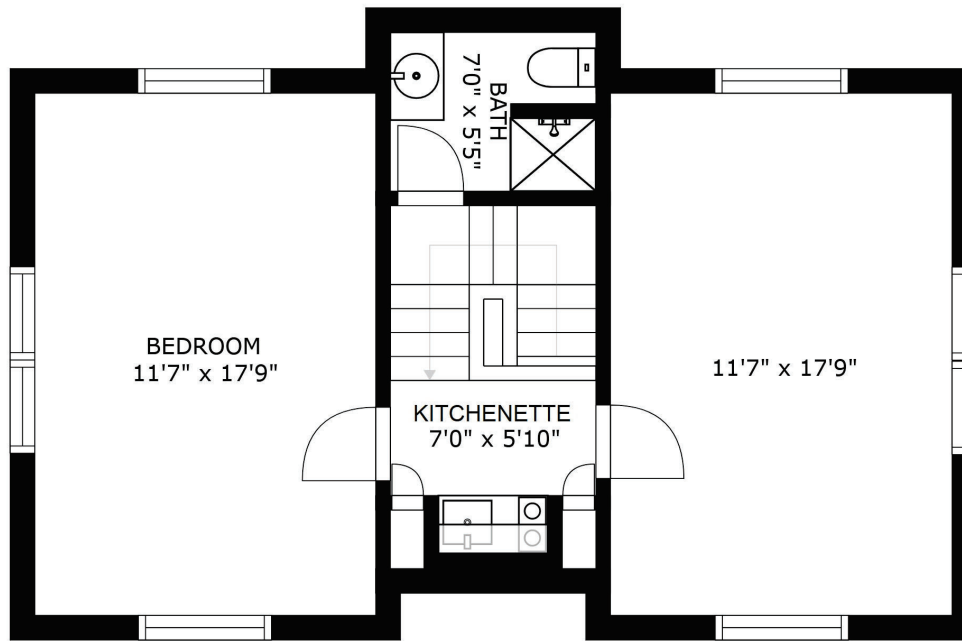
255 Bayberry Way  
Osterville  
Main House  
Upper Level



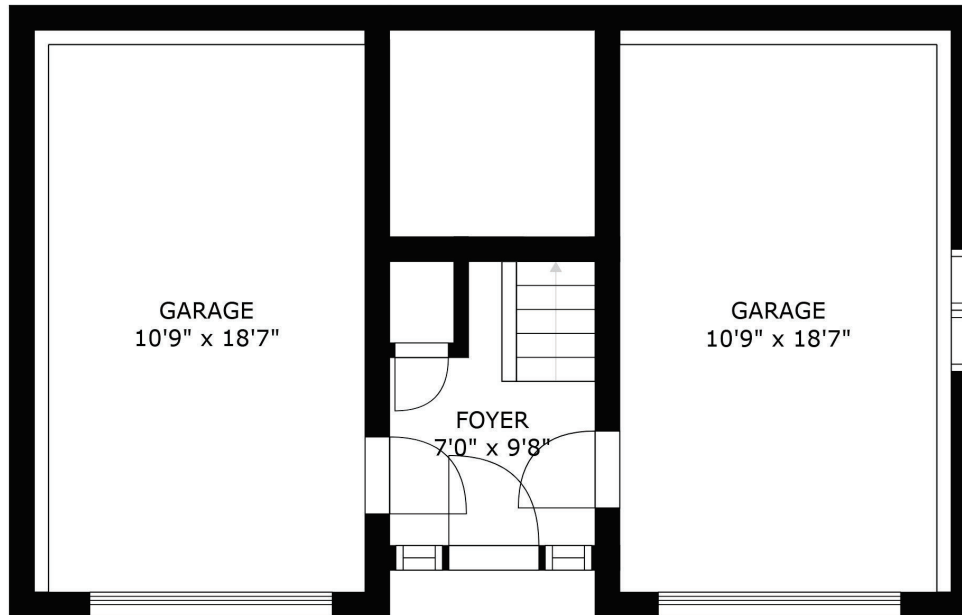
255 Bayberry Way  
Osterville  
Main House  
Third Level



255 Bayberry Way  
Osterville  
Garage  
Main and Second Levels



FLOOR 2



FLOOR 1



## Legend

Road Names



Map printed on: 11/1/2021



Approx. Scale: 1 inch = 333 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.



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