



Coastal Retreat in the Heart of Osterville

Image digitally enhanced to depict summer landscaping; details may vary

30 Cockachoiset Lane, Osterville, MA

Price	\$ 3,900,000
Rooms:	Eleven
Bedrooms:	Four
Bathrooms:	Four Full, Two Half
Living Area:	4,241 square feet
Assessment:	\$ 3,836,300 / 2026
Acres:	.60 Acres
Year Built:	1890 / Renovated
Heating:	Forced Hot Air
Cooling:	Central AC
Water:	Town
Sewer:	Private
Taxes:	\$ 31,281 / 2026

Defined by its water views, generous grounds, and multiple outdoor living spaces, 30 Cockachoiset (“Dillon House”) offers a welcoming coastal retreat designed for gathering, entertaining, and enjoying life by the water. The main level is thoughtfully designed with an open floor plan anchored by a well-equipped kitchen that flows seamlessly into a sun-filled breakfast nook and sitting area, framed by walls of windows overlooking the water. Additional highlights include a living room with fireplace, formal dining room with custom built-ins, and a screened sunroom that invites indoor-outdoor living. The first-floor primary suite offers a private retreat with its own fireplace, water views, walk-in closet, and a spacious bath. Upstairs, three bedrooms and multiple decks capture water vistas, while a third-floor bonus room provides flexible space for additional living or guests. A separate family room with fireplace and full bath, privately situated above the primary suite, offers an ideal accommodation for extended family or visitors. Ideally situated alongside some of Osterville’s premier boating facilities—including Nauticus Marina, Crosby Yacht Yard, and Oyster Harbors Marine—this location is particularly appealing for boating enthusiasts, offering convenient access to full-service docking and care. Just moments from Osterville Village, beaches, and waterfront dining, the property captures the essence of Cape Cod living in a highly sought-after setting. Also available for sale is the abutting property at 12 Cockachoiset Lane (MLS 22601973), presenting a unique opportunity to establish a flexible coastal compound, with a proven track record of premium weekly rentals and hosting memorable private events. 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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Directions: Bridge Street to Cockachoiset Lane

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Exclusively Represented by

Robert B. Kinlin

RKinlin@robertpaul.com - 508.648.2739

www.RobertKinlin.com

Berkshire Hathaway HomeServices Robert Paul Properties

30 Cockachoiset Lane, Osterville

Property Details

Main Level

Foyer

- Wood flooring
- Powder room

Kitchen

- Water views
- Wood flooring
- Wooden countertops
- Built ins

Breakfast Nook and Sitting Area

- Water views
- Wood flooring
- Beadboard ceiling
- Picture windows overlooking back yard and North Bay
- Recessed lights
- Sliders to large deck
- Screened sun room

Living Room

- Wood flooring
- Fireplace

Dining Room

- Wood flooring
- Built ins

Primary Bedroom Suite

- Water views
- Wood flooring
- Fireplace

- Sitting area
- Walk in closet
- Primary bathroom with wood flooring and dual vanity
- French door to wooden deck and stone patio

Second Level

Bedroom 2

- Water views
- Wood flooring
- Walk in closet

Bedroom 3

- Wood flooring

Bathroom

- Shared bathroom in hall
- Stacked washer and dryer
- Wood flooring

Bedroom 4

- Water views
- Wood flooring
- Walk in closet
- Full bathroom
- French doors to large balcony
- French door to side balcony

Family Room

- Located above Primary Bedroom
- Wood flooring
- Fireplace
- Sliders to balcony

Third Level

Bonus Room

- Wood flooring
- Walk in closet

Special Features

- Forced hot air and central air
- Detached garage
- Outdoor shower
- Partially fenced in yard



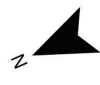
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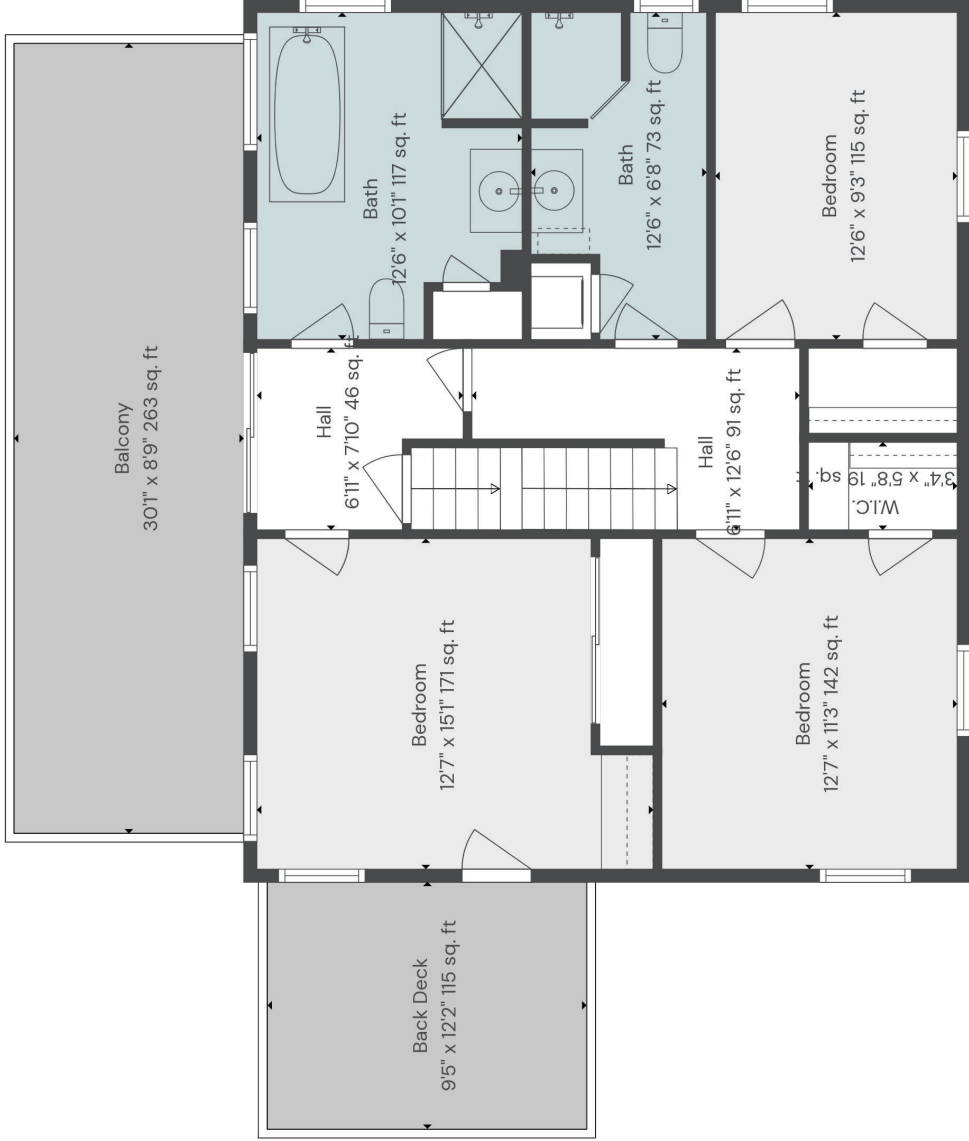
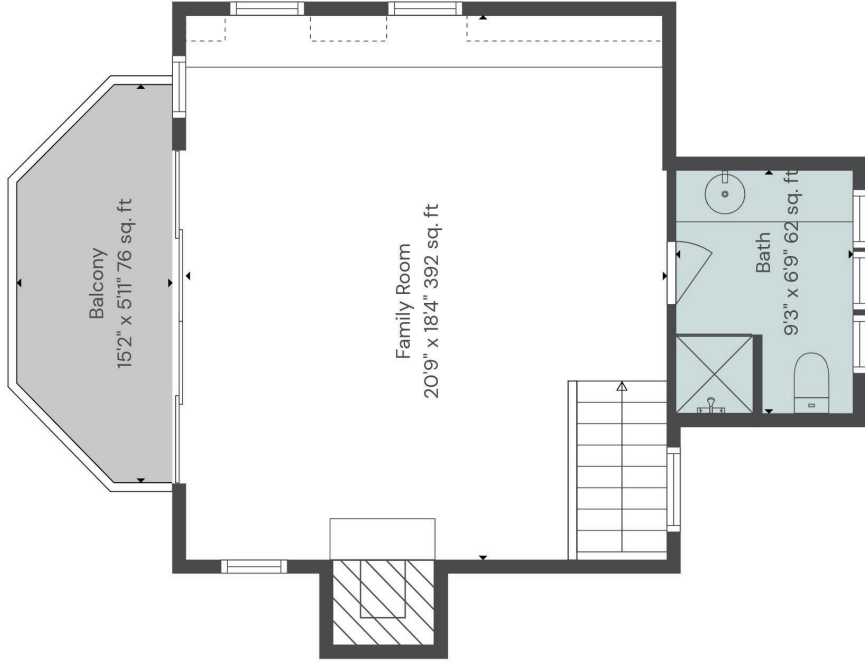


TOTAL: 3920 sq. ft

1st floor: 2397 sq. ft, 2nd floor: 1328 sq. ft, 3rd floor: 195 sq. ft
 EXCLUDED AREAS: GARAGE: 420 sq. ft, PORCH: 74 sq. ft, PATIO: 118 sq. ft,
 DECK: 310 sq. ft, BACK DECK: 115 sq. ft, BALCONY: 339 sq. ft,
 LOW CEILING: 85 sq. ft, WALLS: 322 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



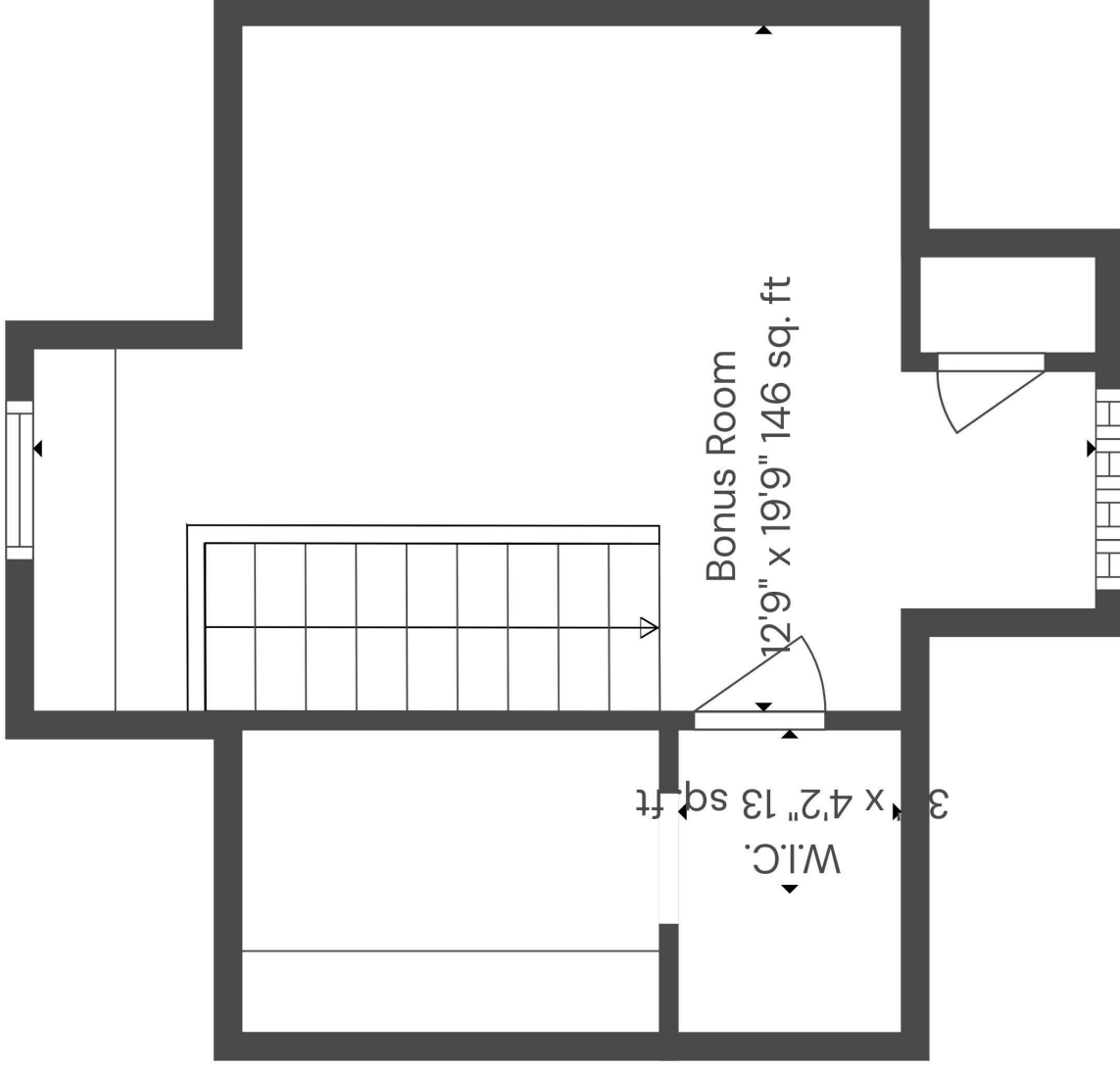


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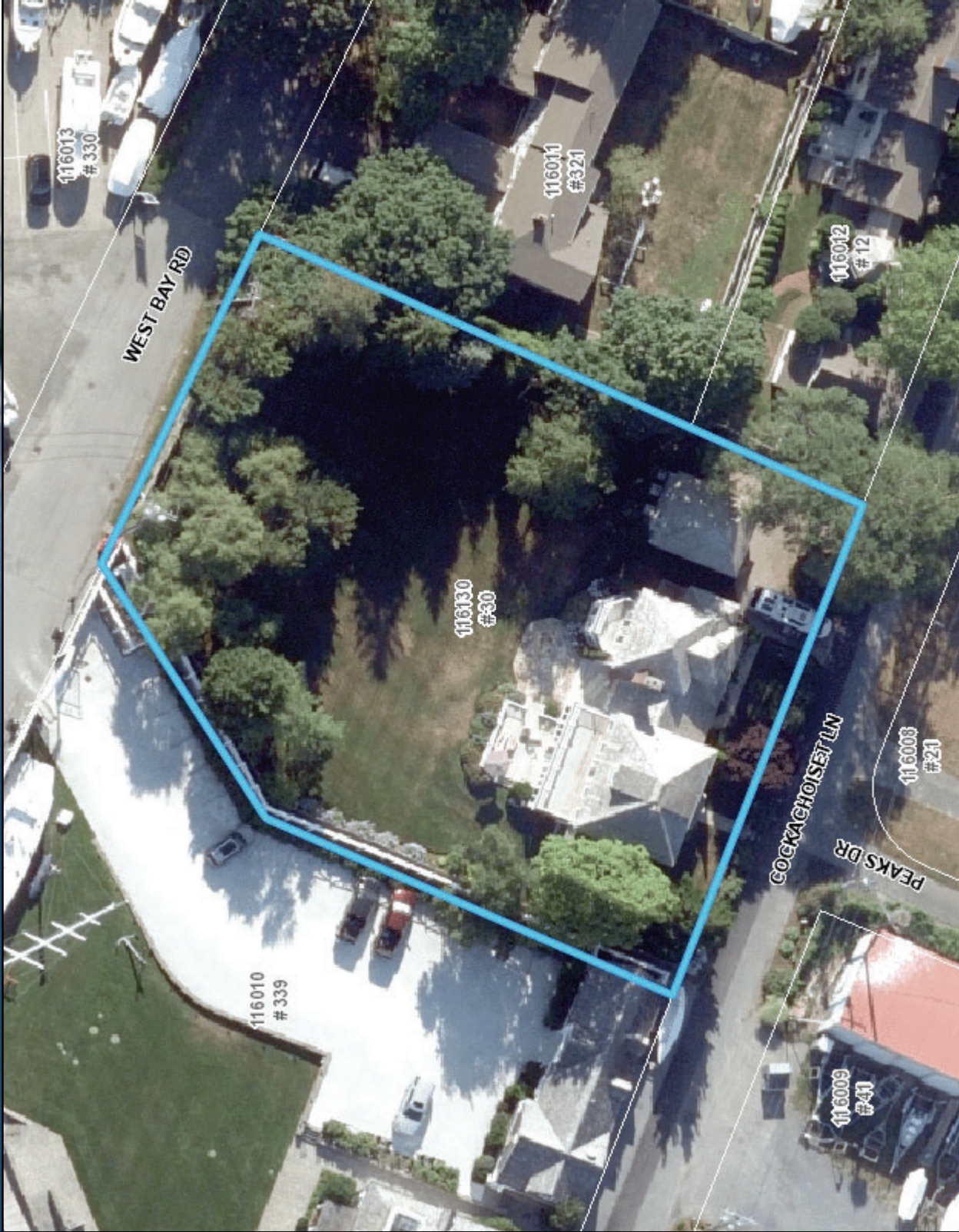


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Legend

Road Names



Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

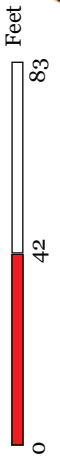
508-862-4624

gis@town.barnstable.ma.us

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.

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.

Map printed on: 3/17/2026



Approx. Scale: 1 inch = 42 feet

