

Waterfront Offering in West Hyannisport



Image digitally enhanced to depict summer landscaping; details may vary

142 Greely Avenue, West Hyannisport

Price	\$ 6,500,000
Rooms:	Eleven
Bedrooms:	Four
Bathrooms:	Five Full
Living Area:	4,049 square feet
Assessment:	\$ 5,448,000 / 2026
Acres:	.93 Acres
Year Built:	1980
Heating:	Hot Air / Mini Splits
Cooling:	Central AC / Mini Splits
Water:	Town
Sewer:	Private
Association:	\$150 - \$200
Taxes:	\$ 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.



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HATHAWAY**
HOMESERVICES

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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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Property Details

Main Level

Living Room

- Water views
- Wood flooring
- Beamed ceiling
- Fireplace
- Built ins
- Sliders to deck overlooking the water

Dining Room

- Water views
- Wood flooring

Kitchen

- Water views
- Tile flooring
- Kitchen island
- Pantry
- Dining area
- Laundry closet

Sun Room

- Water views
- Tile flooring
- Sliders to deck

Bedroom

- Wood flooring
- Closet
- Shared full bathroom

Second Level

Primary Bedroom

- Water views
- Wood flooring
- Walk in closet
- Full bathroom
- Recessed lights

Bedroom 3

- Water views
- Wood flooring
- Sliders to deck
- Window seat
- Full bathroom

Bedroom 4

- Wood flooring
- Closet
- Full bathroom

Lower Level

Game and Media Room

- Wall to wall carpet
- Full bathroom
- Kitchenette
- Exterior access

Bonus Room

- Wall to wall carpet

Bonus Room

- Wall to wall carpet
- Closet

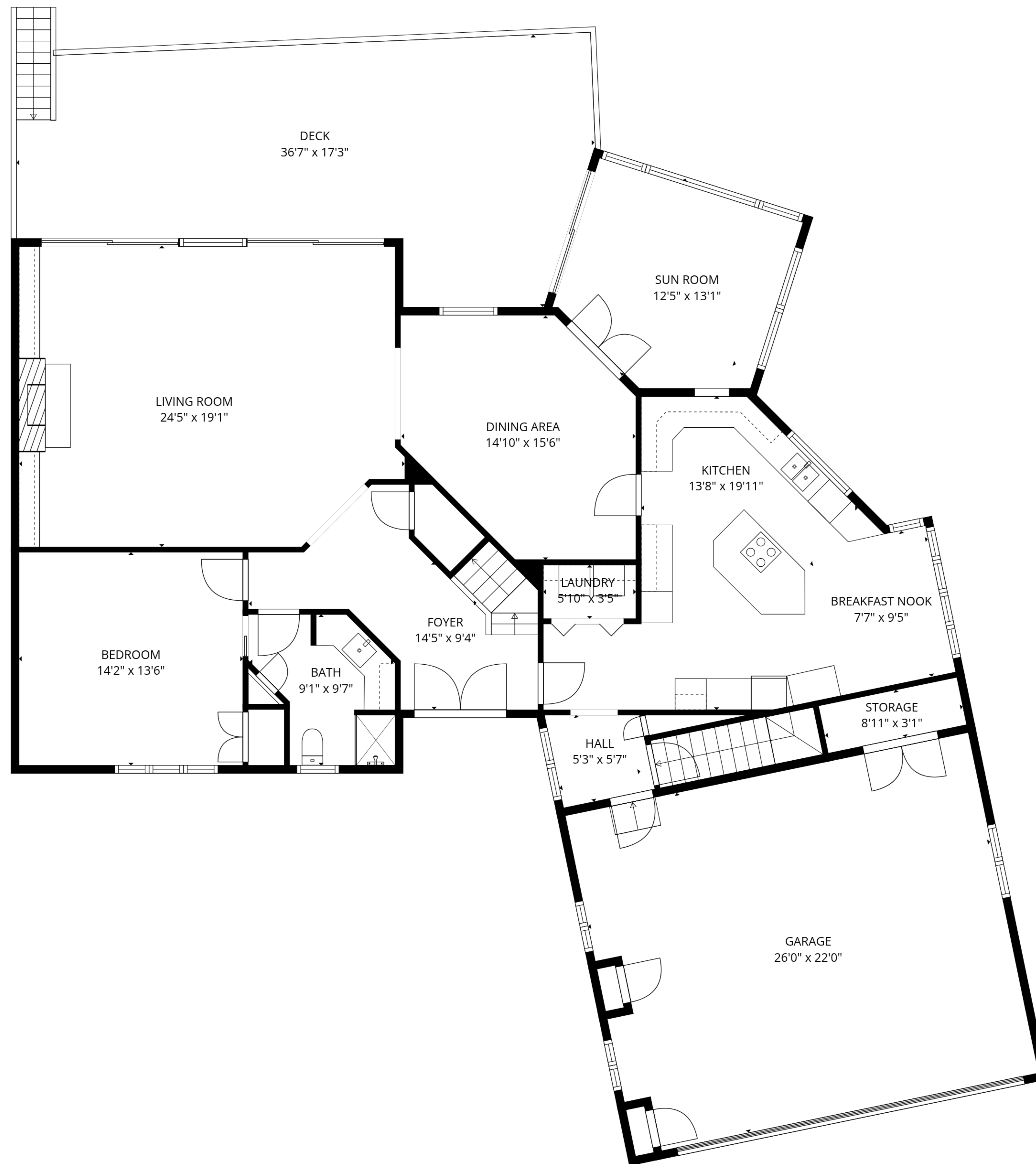
Special Features

- Solar panels – owned by Seller
- Tesla batteries in garage for backup power
- Outdoor shower
- Direct access to sandy beach



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142 Greely Avenue
West Hyannisport
Main Level

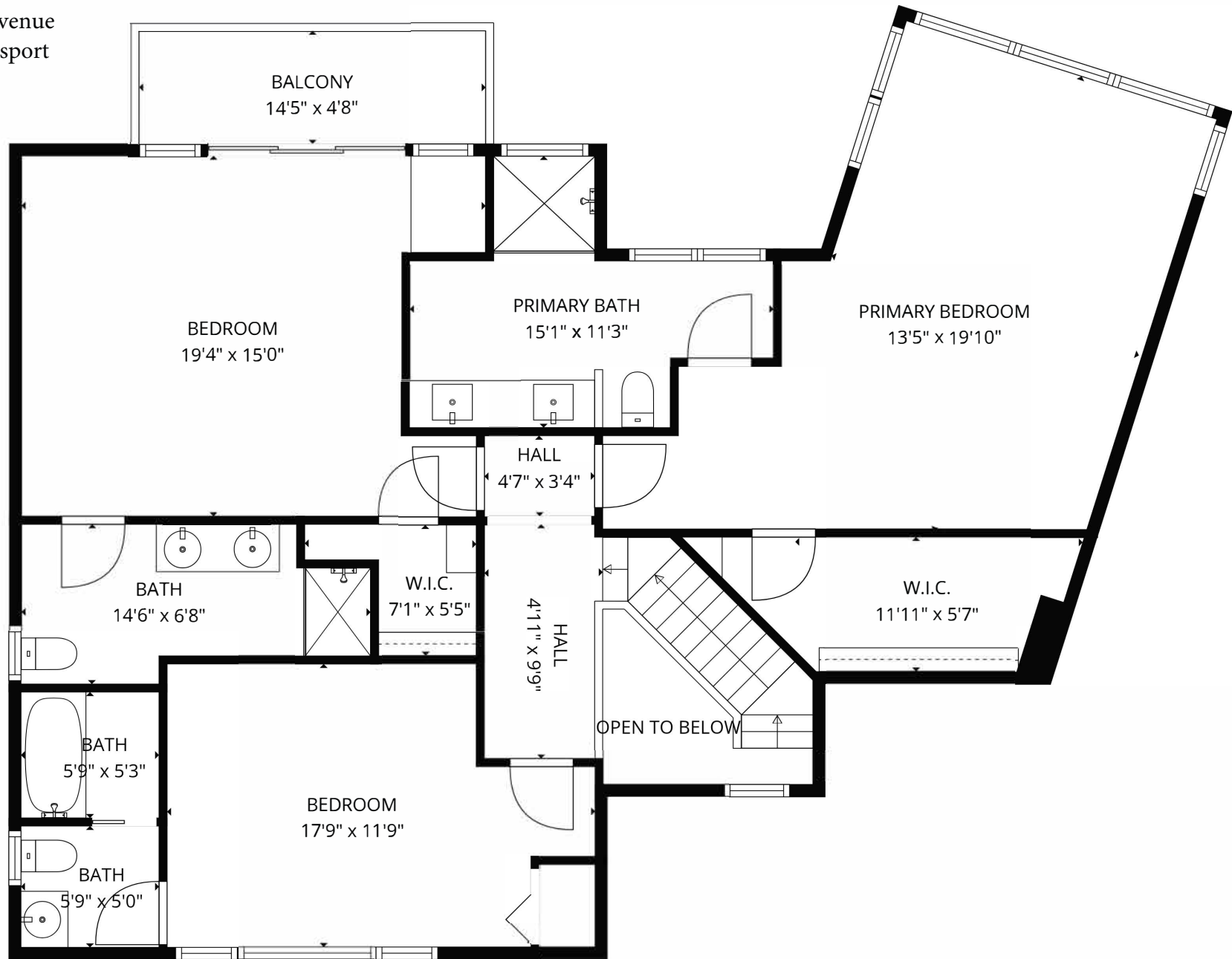


TOTAL: 4049 sq. ft

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

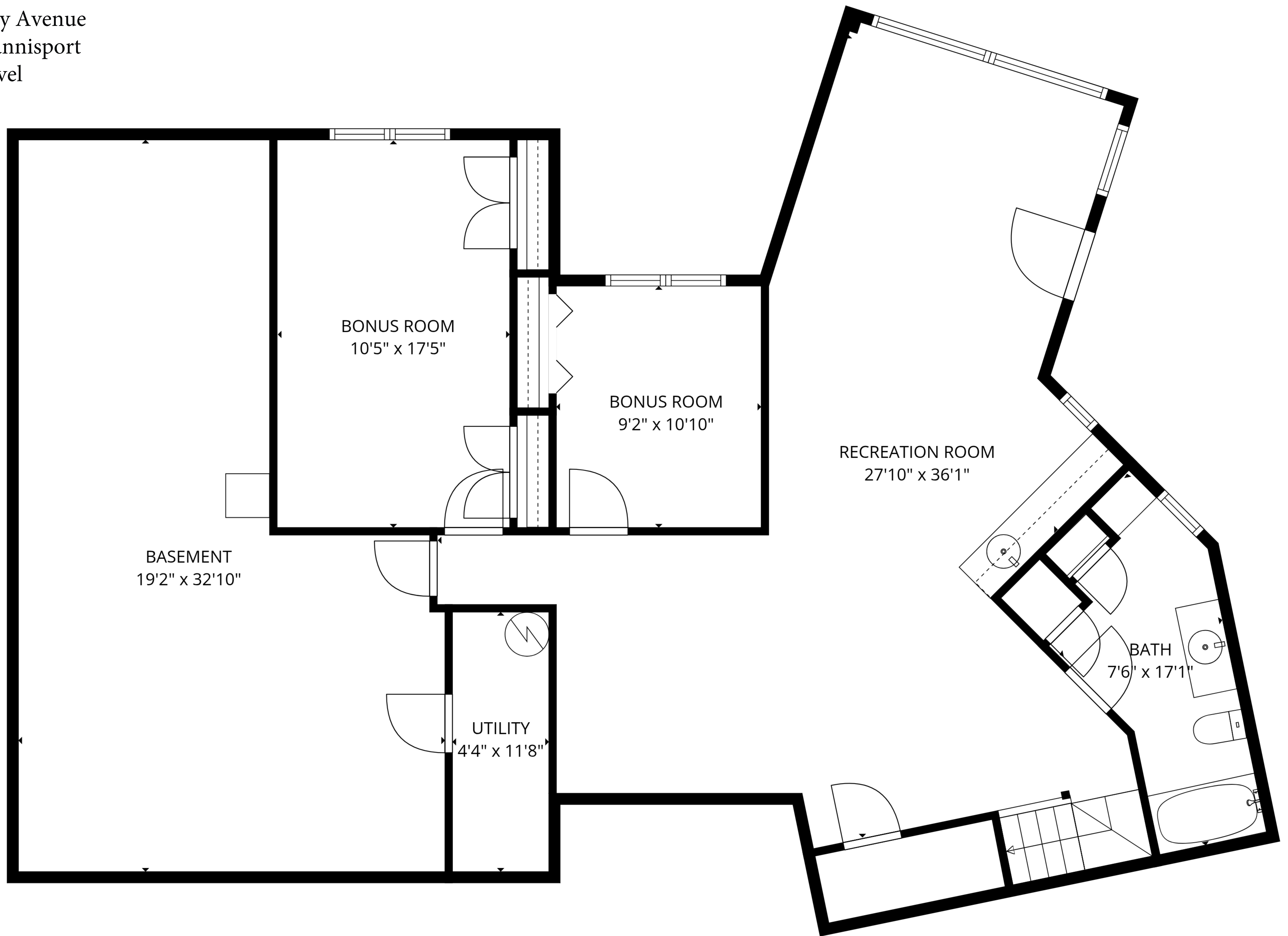
142 Greely Avenue
West Hyannisport
Upper Level



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142 Greely Avenue
West Hyannisport
Lower Level



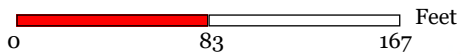
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Map printed on: 3/16/2026



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.



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