



Extraordinary Bass River Waterfront Estate

28 Aunt Ediths Road, Bass River, South Yarmouth, MA

Price	\$ 13,900,000
Rooms:	Sixteen
Bedrooms:	Seven
Bathrooms:	Nine Full, One Half
Living Area:	9,404 square feet
Assessment:	\$ 7,635,800 / 2026
Acres:	.84 Acres
Year Built:	2017
Heating:	Hot Water / Gas
Cooling:	Central AC
Water:	Town
Sewer:	Private
Taxes:	\$ 53,222 / 2026



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Set along the shores of historic Bass River, this extraordinary waterfront estate captures the rare combination of deep-water boating, exceptional privacy, and sweeping views toward Nantucket Sound. Set on .84 acres, the property offers 134 feet of private deep-water dockage, a private sandy beach, and direct access to one of Cape Cod's most distinctive waterways, where the river opens to Nantucket Sound. In addition to its own private beach and deep-water dock, the property also enjoys access to an association beach and secondary deep-water dock. An inground Gunite pool, oversized hot tub, and three-car attached garage complete an exceptional waterfront setting. Designed to embrace its spectacular waterfront setting, the residence is distinguished by beautiful architectural details, refined finishes, and exceptional craftsmanship throughout. The open floor plan features coffered ceilings and an abundance of waterside doors with transom windows, bringing natural light and the beauty of the river into the living spaces. The main level centers around an exceptional chef's kitchen with generous seating and top-of-the-line appliances, while elegant formal and informal spaces flow naturally to the waterside pool and entertaining areas. A luxurious first floor primary suite with a walk-in closet and beautifully appointed bathroom embrace the water views, while a second bedroom suite and home office complete the first floor. The second-floor features three waterside suites with private balconies and beautiful water views, along with two additional en-suite bedrooms and a generous media/game room. The third floor is designed for entertaining, with two bonus rooms and a full bar uniquely crafted in the style of a classic boat. Outside, the waterfront setting is designed for effortless summer living, with a Gunite pool, oversized hot tub, built-in grill, gas fire pits, and multiple seating areas overlooking the river. The grounds are beautifully landscaped and thoughtfully designed to create a sense of privacy, with mature natural screening surrounding the property. With its deep-water dock and boat lift, private beach, expansive river views, and easy access to Nantucket Sound, this remarkable estate offers a rare opportunity to experience Bass River at its finest—where Cape Cod's rich maritime heritage meets sophisticated contemporary waterfront living.





Please note: In addition to its own private beach and deep-water dock, the property also has access to an association beach and secondary deep-water dock. 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.RobertKinlin.com

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28 Aunt Ediths Road, Bass River

Property Details

Main Level

Foyer

- Water views
- Wood flooring
- French doors to front porch

Home Office

- Wood flooring
- Coffered ceiling
- Recessed lights
- Built ins
- French doors

Living Room

- Water views
- Wood flooring
- Coffered ceiling
- Recessed lights
- Custom fireplace
- Built ins
- Dining area
- Sliders to waterside patio

Dining Area

- Water views
- Wood flooring
- Coffered ceiling
- Sliders to waterside patio

Kitchen

- Water views
- Wood flooring
- Recessed lights
- Granite countertops
- Kitchen island with marble counter and breakfast bar
- Peninsula with secondary breakfast bar
- Sub Zero refrigerator
- GE Profile countertop stove
- Wall oven and microwave
- Dishwasher
- Trash compactor
- Wet bar with ice maker and refrigerator drawers
- Pantry

Family Room

- Water views
- Wood flooring with custom insets
- Coffered ceiling
- Recessed lights
- Sliders to waterside patio
- Built ins

Powder Room

- Tile flooring
- Custom vanity with hammered sink

Laundry Room

- Wood flooring
- Washer and dryer
- Laundry sink
- Exterior access

Bedroom Suite 2

- Wall to wall carpet
- Closet
- Full bathroom

Primary Bedroom Suite

- Water views
- Wall to wall carpet
- Recessed lights
- Ceiling fan
- Sliders to waterside patio
- Full bathroom with dual vanity
- Two walk-in closets

Upper Level

Bedroom Suite 3

- Wall to wall carpet
- Recessed lights
- Closet
- Full bathroom

Bedroom Suite 4

- Water views
- Wall to wall carpet
- Recessed lights
- Ceiling fan
- Closet
- Built ins
- Full bathroom with dual vanity
- Balcony

Bedroom Suite 5

- Water views
- Wall to wall carpet
- Closet
- Full bathroom with dual vanity

- Built ins
- Balcony

Bedroom Suite 6

- Water views
- Wall to wall carpet
- Recessed lights
- Ceiling fan
- Closets
- Full bathroom with dual vanity
- Built ins
- Balcony

Bedroom Suite 7

- Water views
- Wall to wall carpet
- Recessed lights
- Closet
- Built in bunkbeds
- Full bathroom with dual vanity

Game Room

- Wall to wall carpet
- Recessed lights
- Ceiling fan
- Built ins

Third Level

Bonus Room

- Wall to wall carpet
- Recessed lights
- Storage

Media Room

- Water views
- Wood flooring
- Ceiling fan

- Window seat
- Recessed lights
- Balcony

Wet Bar

- Wood flooring
- Custom boat themed bar
- Full bathroom
- Storage/utility rooms

Special Features

- Full house security system
- Forced hot air and central air
- Sound system
- Three-car attached garage
- Inground Gunitite pool
- Hot tub
- Blue glass fire pit
- Generator
- Private beach
- Deep-water dock with boat lift
- Association beach and dock

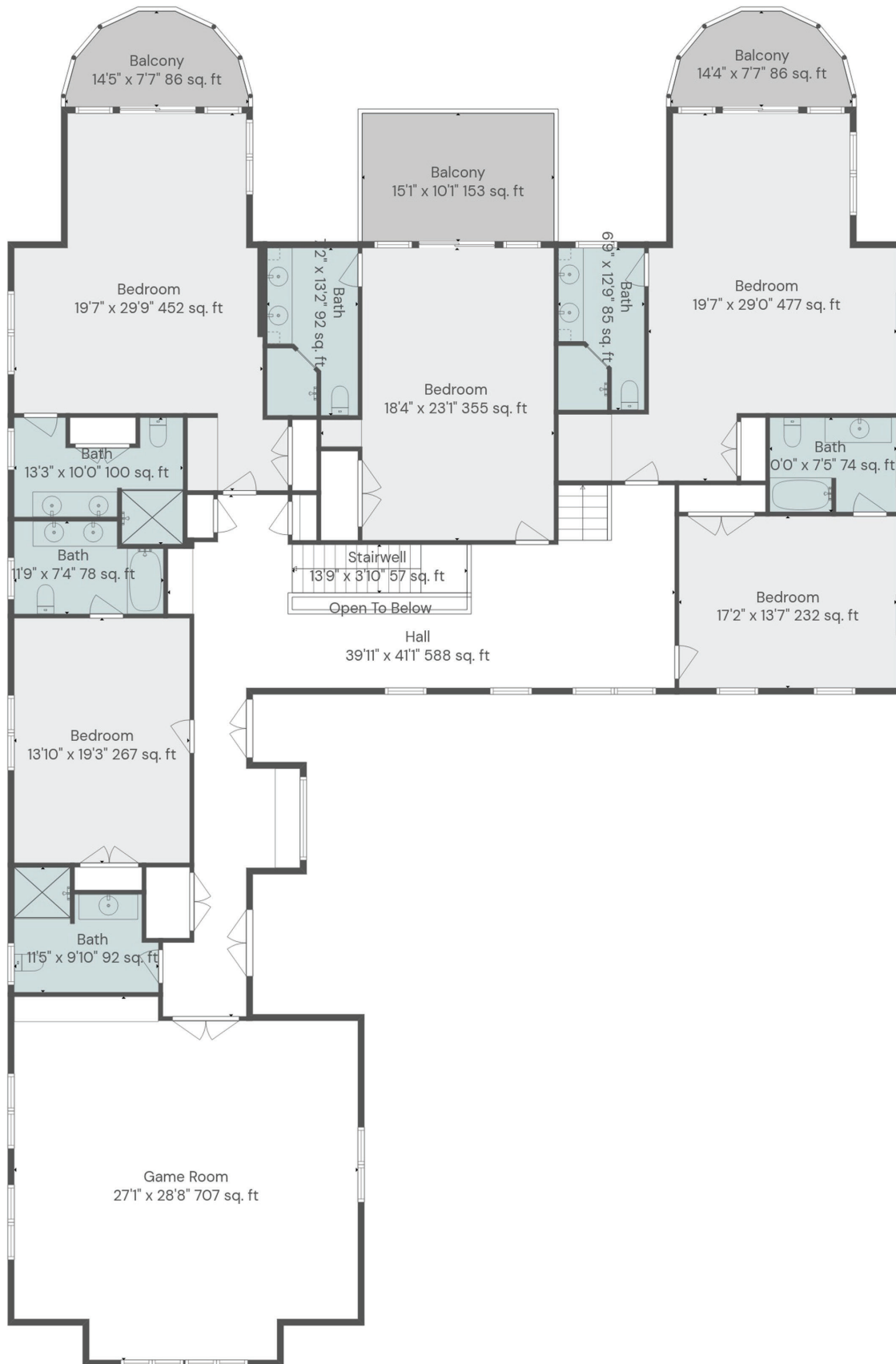




Total: 9404 sq. ft

1st Floor: 3931 sq. Ft, 2nd Floor: 4009 sq. Ft, 3rd Floor: 1464 sq. ft
 Excluded Areas: Garage: 984 sq. Ft, Covered Patio: 704 sq. Ft, Patio: 1497 sq. Ft,
 Porch: 249 sq. Ft, Bay Window: 6 sq. Ft, Balcony: 408 sq. Ft,
 Stairwell: 57 sq. Ft, Open To Below: 14 sq. Ft, Low Ceiling: 94 sq. Ft,
 Media / Sitting Room: 79 sq. ft

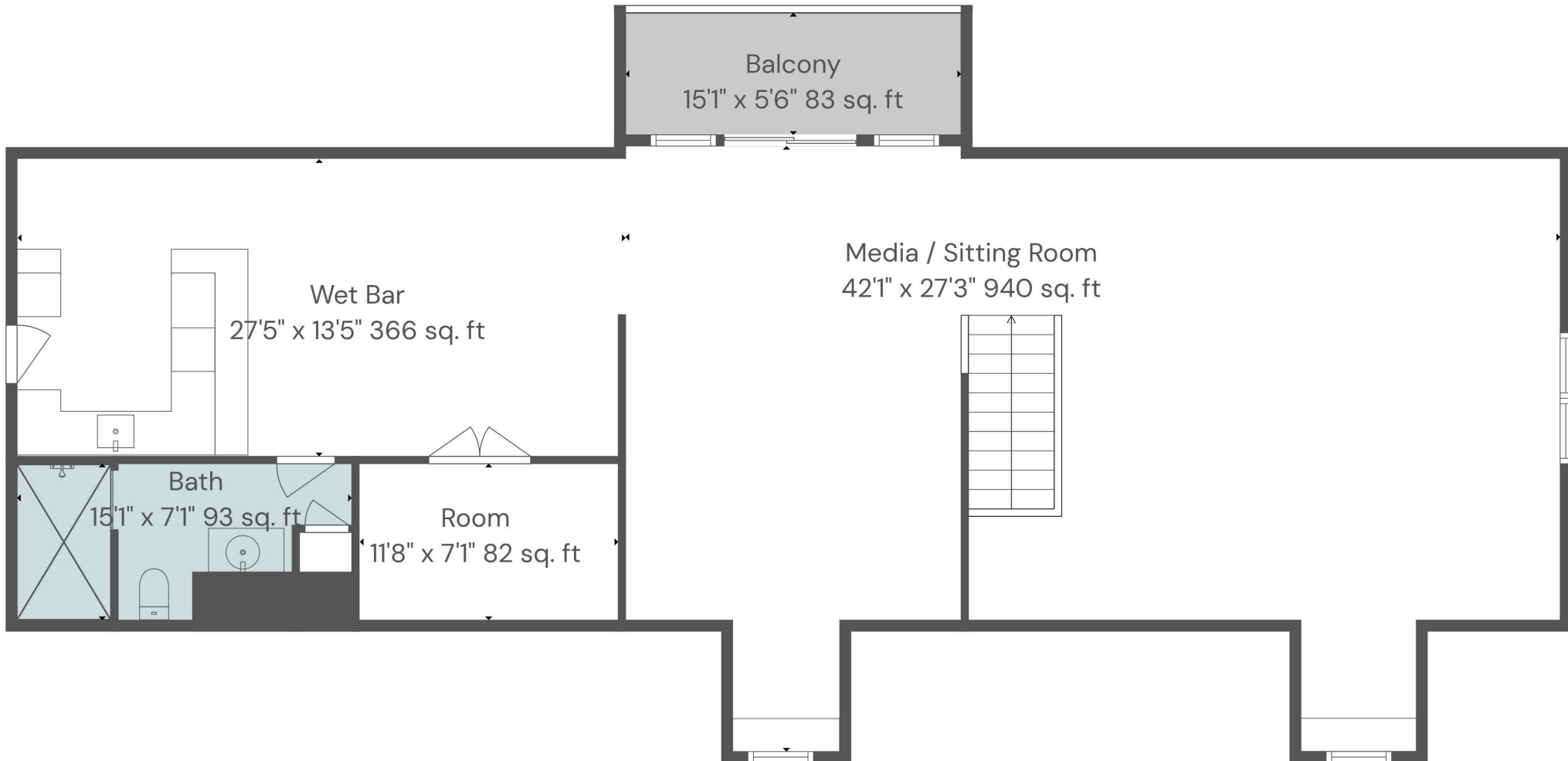




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NAUSET MEDIA

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



