

Extraordinary Oyster Harbors Estate



440 Grand Island Drive, Oyster Harbors, Osterville, MA

Price	\$ 7,250,000
Rooms:	Sixteen
Bedrooms:	Seven *
Bathrooms:	Nine Full, Two Half *
Living Area:	11,546 square feet *
Assessment:	\$ 7,293,500 / 2026
Acres:	1.10 Acres
Year Built:	2013
Heating:	Hot Air / Oil
Cooling:	Central AC
Water:	Town
Sewer:	Private
Taxes:	\$ 59,471 / 2026
Association:	\$4,975 / 2026

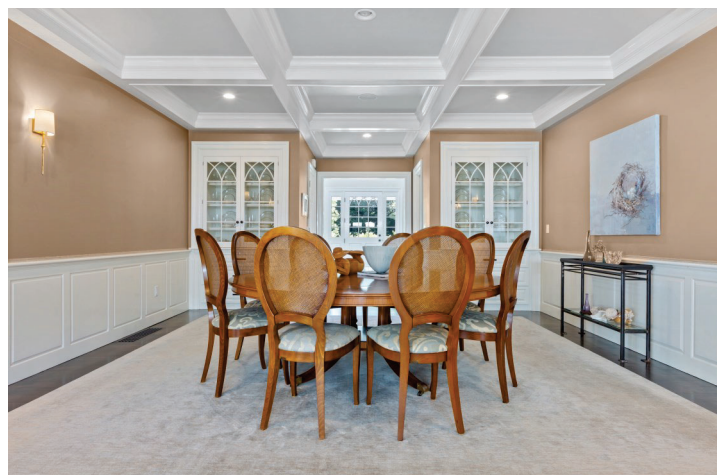
* Square footage, bedrooms and bathrooms include both main and guest houses.



**BERKSHIRE
HATHAWAY**
HOMESERVICES

ROBERT PAUL
PROPERTIES

Privately sited within the prestigious Oyster Harbors golf enclave, this extraordinary estate is a masterclass in architectural sophistication and resort-style living. Encompassing a 10,000-square-foot main residence, a stunning two-bedroom guest house, and a spa-inspired pool area, the property offers a rare blend of timeless elegance and contemporary luxury. A gracious covered front porch welcomes you into a dramatic foyer, setting the tone for the refined interiors that follow. The main living spaces unfold in a thoughtfully designed layout that flows from formal living and family rooms to an elegant dining area with each space inviting connection, comfort, and celebration. At the heart of the home, the chef's kitchen is both striking and functional, anchored by dual oversized islands clad in premium granite, and accompanied by a fireside sitting room that beckons lingering conversation. Adjacent, the spectacular sunroom redefines indoor-outdoor living with a custom crafted bar and casual seating area at one end and a full second kitchen with custom built-in grill and dining area at the other, all enclosed by retractable screens for effortless seasonal enjoyment. Tucked away on the main level, the primary suite offers a private sanctuary, with its own fireplace, luxurious spa-like bath, and refined home office. The comfort and sophistication continue on the second level with four generously proportioned en-suite bedrooms and an inviting sitting room. Designed for comfort and connection, the finished lower level offers a wine cellar, media room, game room, and fitness space. This lavish interior flows effortlessly to an equally impressive exterior, where lush landscaping surrounds a resort-style pool framed by expansive lounging areas—perfect for everything from quiet afternoons to grand entertaining. Completing this offering is a beautiful two-bedroom guest house providing privacy and comfort for visiting guests. Set within a prestigious gated enclave with coveted beach and dock rights, this remarkable estate is the perfect fusion of architectural sophistication and everyday warmth – an extraordinary offering in one of Cape Cod's most prestigious settings. 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.





Directions: Bridge Street to the Oyster Harbors Gatehouse.

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Exclusively Represented by

Robert B. Kinlin

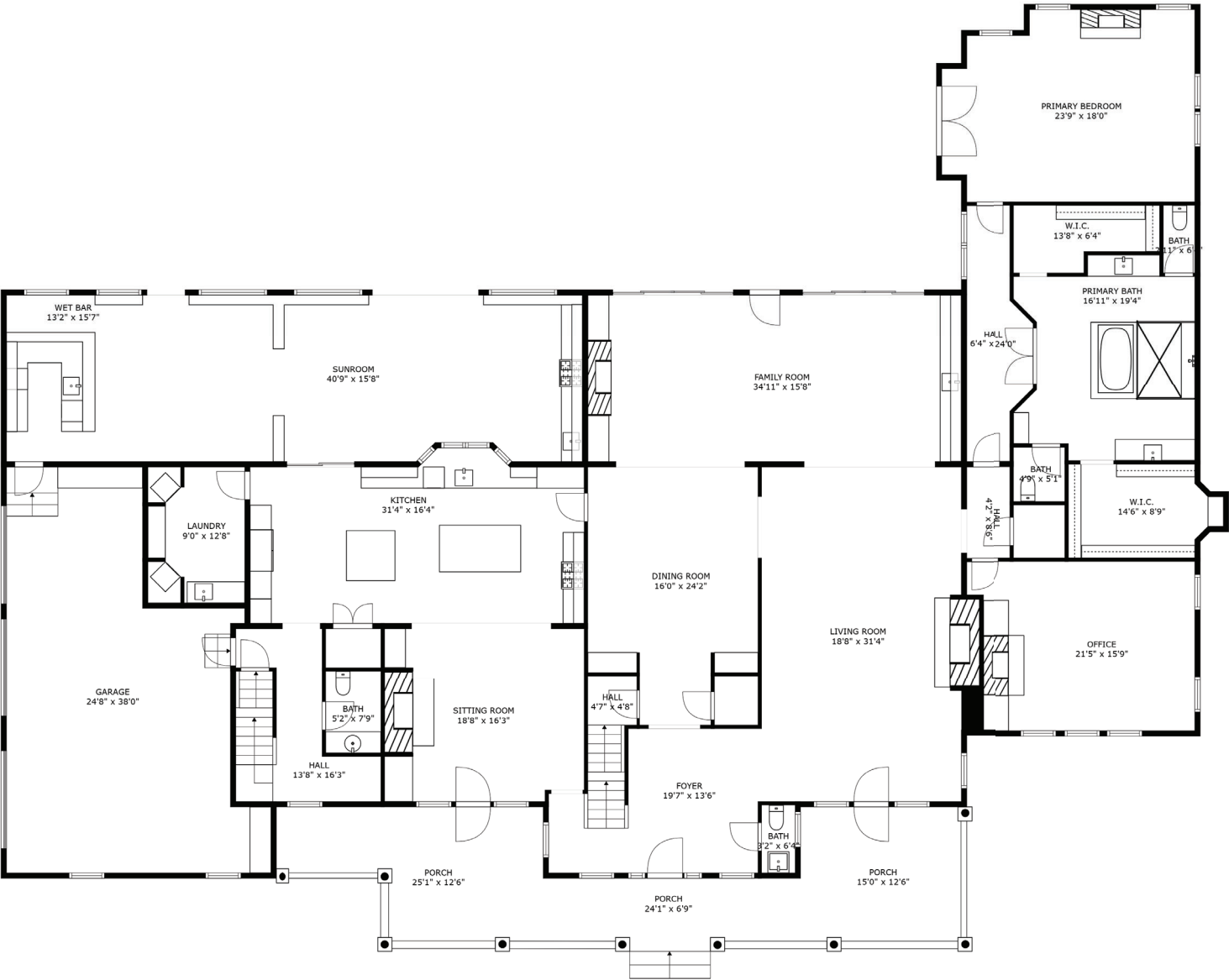
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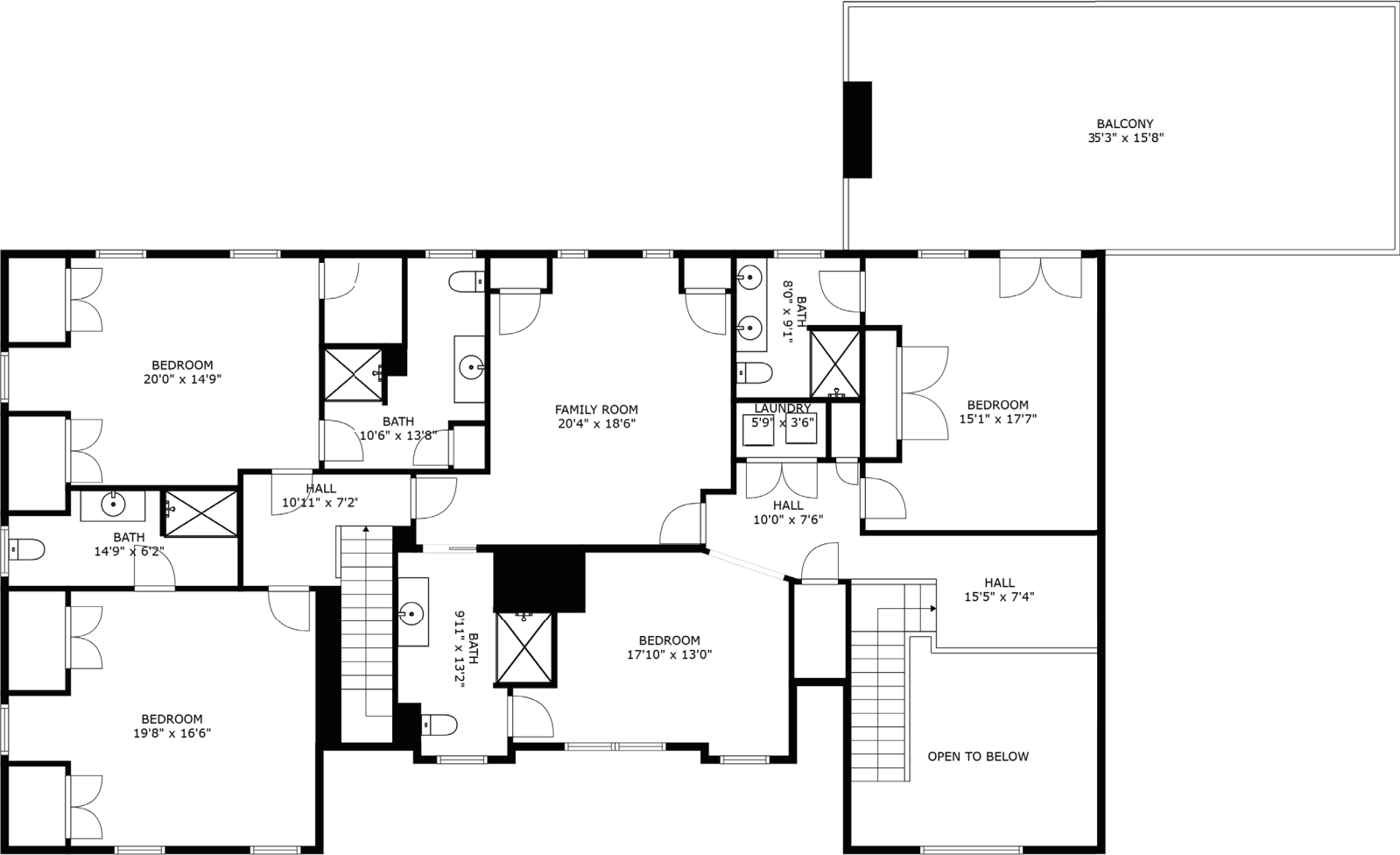
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440 Grand Island Drive
Main House
Main Level



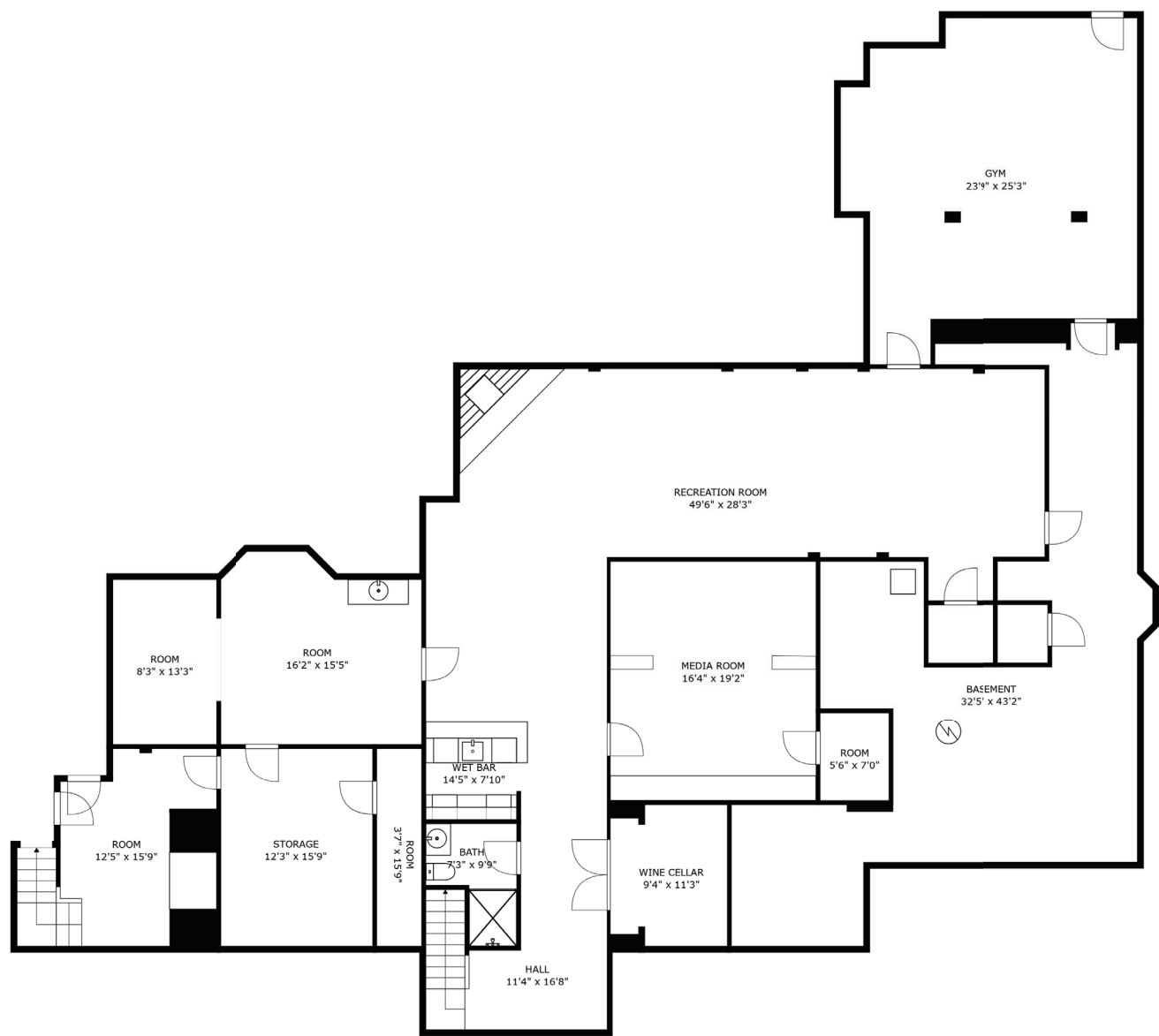
This FlōPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole.
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440 Grand Island Drive
Main House
Upper Level



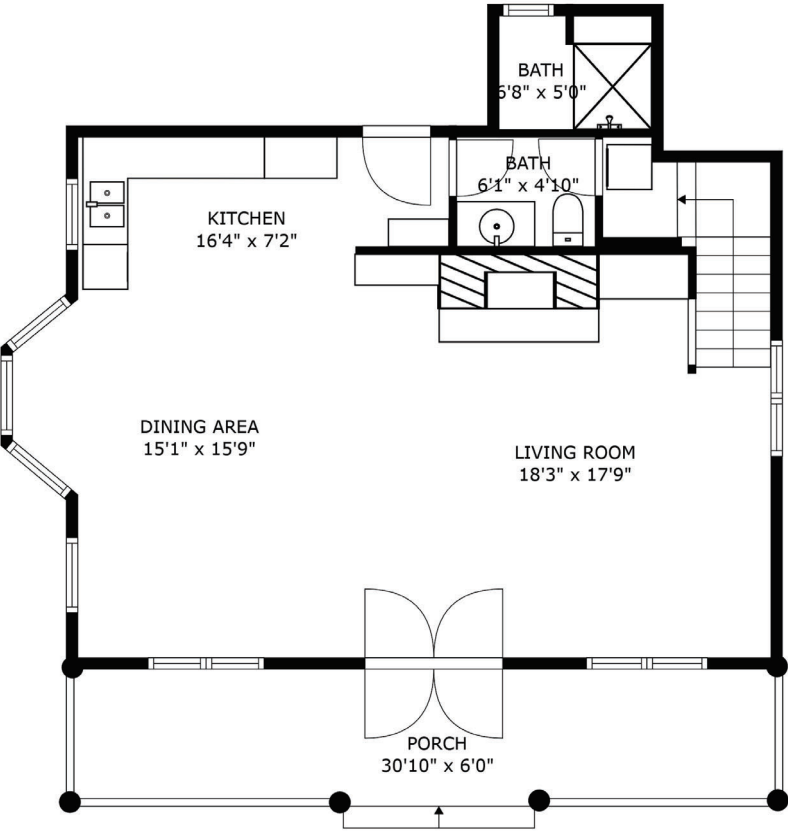
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440 Grand Island Drive
Main House
Lower Level

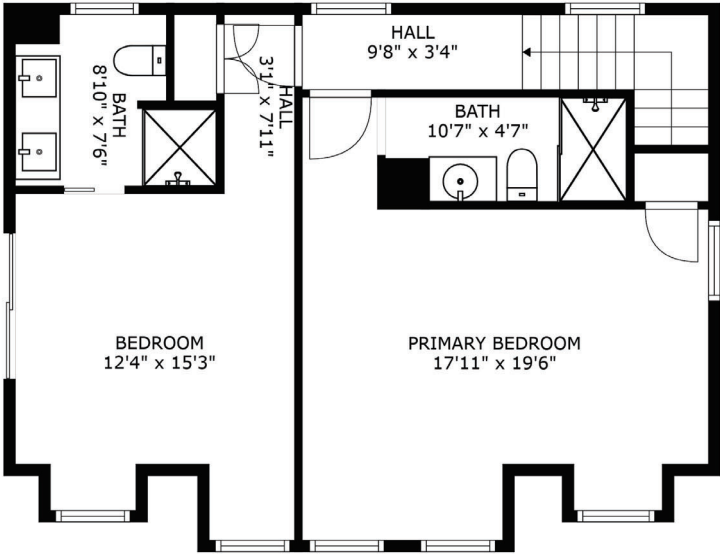


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440 Grand Island Drive
Guest House



FLOOR 1



FLOOR 2

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440 Grand Island Drive, Osterville

Property Details

Main Level

Foyer

- Vaulted ceiling
- Wood flooring
- Powder room

Great Room

- Cathedral ceiling
- Wood flooring
- Fireplace with bluestone hearth and fieldstone surround
- Recessed lights
- French doors to porch

Dining Room

- Coffered ceiling
- Wood flooring
- Two recessed china cabinets
- Recessed lights

Family Room

- Wood flooring
- Breakfast nook with fieldstone fireplace and French doors to pool area
- Sitting area with wet bar including ice maker, sink, mini refrigerators, glass washer drawers and French doors to pool area

Sitting Room

- Coffered ceiling
- Wood flooring
- Fireplace with brick surround

- French doors to porch
- Recessed lights

Kitchen

- Wood flooring
- Dual islands with breakfast bar seating and warming drawer
- Granite countertops
- SubZero refrigerators (2)
- Wolfe cooktop with 6 burners and griddle
- Viking wall oven
- Viking wall microwave
- Bosch dishwashers (2)
- Pantry

Laundry room

- Marble tile flooring
- Built ins with sink
- Two sets of washers and dryers

Primary Bedroom Suite

- Three floor elevator access
- Wall to wall carpet
- Fireplace with granite hearth
- Recessed lights
- Primary bath with two walk in closets, marble flooring, jacuzzi style tub, walk through shower and dual vanities
- Private office with cathedral ceiling, wood floors, built ins and fireplace
- French doors to pool area

Sun Room

- IPE wood flooring
- Beadboard ceiling with beams and recessed lights
- Automated roll down full screens
- Full bar with mahogany topped island and breakfast bar, sink, dishwasher drawers, two wine chillers and ice maker

- Several seating areas
- Full outdoor kitchen, featuring professional grill, dishwasher drawers, refrigerator and sink.
- Direct access to garage

Second Level

Bedroom

- Wall to wall carpet
- Full bathroom
- Closets
- French doors to oversized deck

Bedroom

- Wood flooring
- Full bathroom
- Recessed lights
- Closet

Sitting Room

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

Bedroom

- Wall to wall carpet
- Full bathroom
- Closets

Bedroom

- Wall to wall carpet
- Full bathroom
- Closets

Three floor elevator access

Lower Level

Wine Room

- Stone flooring and brick back wall
- Built in storage shelves
- Built in cooling

Recreation Room

- Carpet and tile flooring
- Bar with wine chillers, glass washer, sink and refrigerator
- Corner fireplace
- Recessed lights

Salon / Massage Room

- Bamboo flooring
- Vanity with marble top
- Walk in cedar closet

Theater Room

- Wall to wall carpet
- Dual level reclining seating
- Projection system with built in screen

Exercise Room

- Rubberized flooring
- Mirrored walls
- Bulkhead

Other features: Several storage areas, full bathroom, three floor elevator access

Guest House

Main Level

- Living room with fireplace, built ins and recessed lights
- Breakfast nook
- Kitchenette with refrigerator, microwave and dishwasher
- Full bathroom and laundry

Upper Level

- Ensuite bedroom with wood flooring, closet and french doors to balcony
- Ensuite bedroom with wood flooring and closet

Exterior

Pool Area

- Heated, covered Gunite pool
- Bluestone terrace

Attached Garage

- Three bays
- Coated floor
- Automatic doors
- Built ins
- Direct access to sunroom

Additional Features

- Generator
- Deeded beach and dock rights



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TOWN OF
BARNSTABLE

PROPERTY MAPS

Legend

Road Names



Map printed on: 9/4/2024

0 83 167 Feet

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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