

Breathtaking Views of Cape Cod Bay



20 Boat Meadow Way, Eastham, MA

Price	\$ 4,150,000
Rooms:	Sixteen
Bedrooms:	Four *
Bathrooms:	Six Full, One Half *
Living Area:	5,693 square feet *
Assessment:	\$ 3,750,100 / 2026
Acres:	1.08 Acres
Year Built:	2005
Heating:	Hot Air / Gas
Cooling:	Central AC
Water:	Town
Sewer:	Private
Taxes:	\$ 29,780 / 2026

* Square footage, bedrooms and bathrooms include both main house and guest quarters

A short stroll from the pristine shores of Boat Meadow Beach, this extraordinary Eastham estate embodies the essence of Cape Cod living. Nestled on a meticulously landscaped 1.08-acre lot, this turnkey residence offers a seamless blend of refined luxury and coastal elegance, with breathtaking sunsets and panoramic bay views that will leave you in awe. Step inside to discover a masterpiece of design and craftsmanship, boasting 5,693 square feet of beautifully appointed living space. The home features four en-suite bedrooms, each designed for ultimate comfort. At the heart of the home, a gourmet kitchen with a spacious island, breakfast bar, and pantry flows effortlessly into a stunning dining area overlooking the bay. Adjacent, the soaring cathedral-ceiling living room is a showpiece, featuring a custom stone fireplace and expansive windows that frame the mesmerizing waterfront vistas. The first-floor primary suite is a sanctuary unto itself, offering captivating bay views, a private home office, dual walk-in closets, and a spa-like en-suite bath complete with a soaking tub and double vanities. An additional en-suite bedroom on this level provides a perfect retreat for guests. A charming sunroom with a stone fireplace, along with a butler's pantry and laundry room, enhances the home's effortless luxury. The second level includes another en-suite bedroom and a spacious family room at the top of the stairs, overlooking the bay—a wonderful gathering space. Two additional bonus rooms on this level provide versatility for a home office, gym, or additional guest quarters. Designed for entertainment and leisure, the lower level features a media room, game room, fully equipped bar, and full bath, with direct access to the lush backyard. Outdoor living is nothing short of spectacular. A wraparound deck invites you to unwind while taking in the ever-changing vistas of the bay, while the private backyard offers multiple seating areas, rolling lawns, and space to enjoy the natural beauty of Cape Cod. A guest suite above the detached two-car garage provides privacy for visitors, while an attached one-car garage, storage shed, and secondary shed with electricity offer additional space. An outdoor shower ensures effortless post-beach refreshment. Located in the heart of Eastham, this impeccable coastal estate is an extraordinary offering, seamlessly blending elegance, comfort, and natural beauty.



LUXURY COLLECTIONSM

**BERKSHIRE
HATHAWAY**
HOMESERVICES

ROBERT PAUL
PROPERTIES



Bridge Road to Bayview Road to Boat Meadow Way

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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20 Boat Meadow Way, Eastham

Property Details

Main Level

Foyer

- Water views
- Heart pine flooring

Living Room

- Water views
- Heart pine flooring
- Two story custom stone fireplace
- Cathedral ceiling
- Ceiling fan
- Built ins
- Open concept floor plan

Dining Area

- Water views
- Heart pine flooring
- Coffered ceiling
- Open concept floor plan
- Sliders to back deck
- Access to sun room

Kitchen

- Water views
- Heart pine flooring
- Wine chiller
- Hammered metal sink
- Kitchen island with microwave
- Wolf gas stove
- Subzero refrigerator
- Dishwasher
- Country sink with pot filler faucet

- Breakfast bar
- Built ins
- Pantry

Sunroom

- Water views
- Wood flooring
- Ceiling fan
- Stone fireplace
- Access to deck

Office

- Heart pine flooring

Primary Bedroom Suite

- Water views
- Heart pine flooring
- Cathedral ceiling
- Ceiling fan
- Gas fireplace
- Sliding door to deck
- Walk in closets (2)
- Primary bathroom with vaulted ceiling, custom-tiled shower, soaker tub and dual vanity

Laundry Room / Butler's Pantry

- Tile flooring
- Washer and dryer
- Built ins
- Laundry area with sink
- Refrigerator
- Range

Bedroom Suite

- Water views
- Heart pine flooring
- Built ins

- Full bathroom
- French door to deck

Side Foyer

- Closet
- Access to attached one car garage
- Powder room

Second Level

Bedroom Suite

- Heart pine flooring
- Built in beds
- Recessed lighting
- Full bathroom
- Closet

Bonus Room

- Water views
- Heart pine flooring
- Recessed lighting
- Storage nooks

Family Room

- Water views
- Wall to wall carpet
- Slider to deck
- Closet

Hallway

- Walk in closet
- Full bathroom

Bonus Room

- Wall to wall carpet
- Vaulted ceiling
- Closet

Bonus Room

- Heart pine flooring

- Closet

Lower Level

Media Room

- Wall to wall carpet
- Built ins
- Recessed lights
- Fireplace

Bar

- Tile flooring
- Wrap around counter with bar seating
- Mini refrigerators (2)
- Ice maker

Game Room

- Wall to wall carpet
- Recessed lights
- Walk out via slider to back yard

Bonus Room

- Wall to wall carpet
- Recessed lighting
- Closet

Full Bathroom

- Tile flooring

Guest Quarters

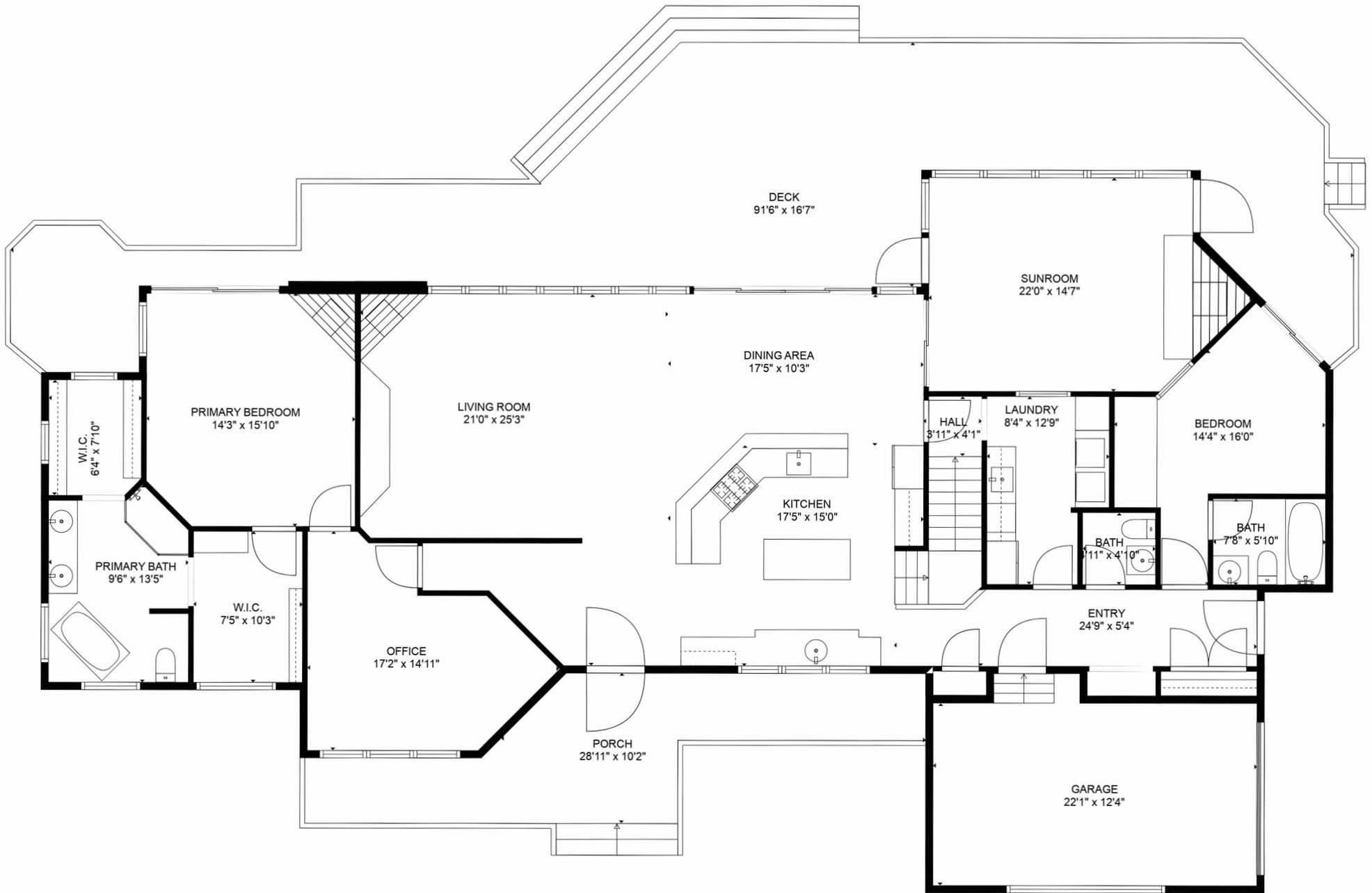
- Above detached two-car garage
- Water views
- Wood flooring
- Living room
- Bedroom with barn doors
- Kitchen with small refrigerator, sink, microwave and pot filler faucet
- Full bathroom
- Deck overlooking the water

Special Features

- 1.08 acres
- Security system
- Forced hot air and central air
- Wrap around deck at back and spacious front porch
- Attached one-car garage and detached two-car garage with living space above
- Storage shed with electricity and attached outdoor shower
- Secondary storage shed
- Spacious back yard
- Irrigation system
- Stone driveway with access on two sides
- Nearby Boat Meadow Beach



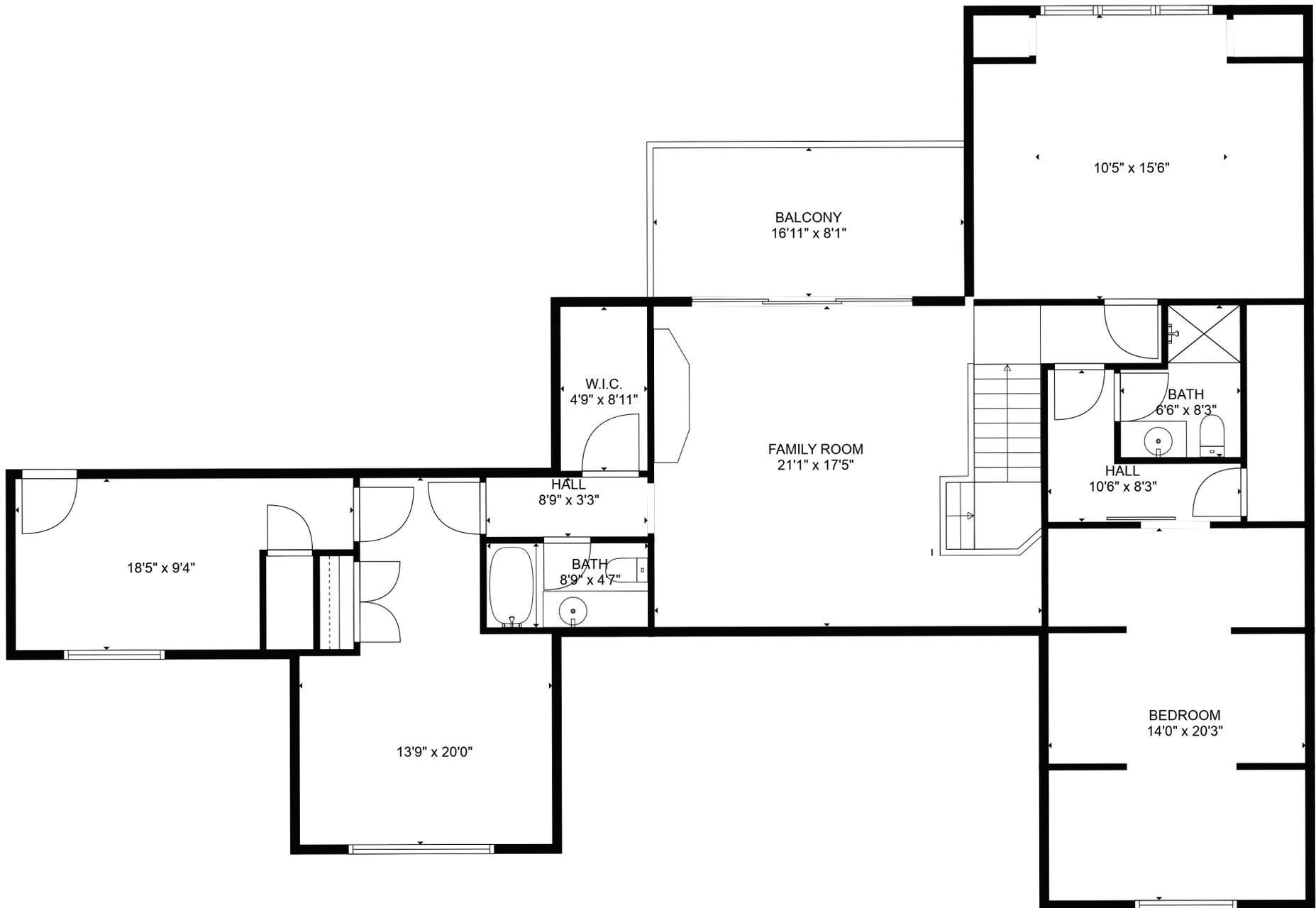
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20 Boat Meadow Way
 Eastham
 Main Level

TOTAL: 5265 sq. ft
 BELOW GROUND: 1594 sq. ft, FLOOR 2: 2398 sq. ft, FLOOR 3: 1273 sq. ft
 EXCLUDED AREAS: STORAGE: 267 sq. ft, ROOM: 43 sq. ft, GARAGE: 286 sq. ft,
 DECK: 993 sq. ft, PORCH: 269 sq. ft, LOW CEILING: 348 sq. ft,
 BALCONY: 138 sq. ft

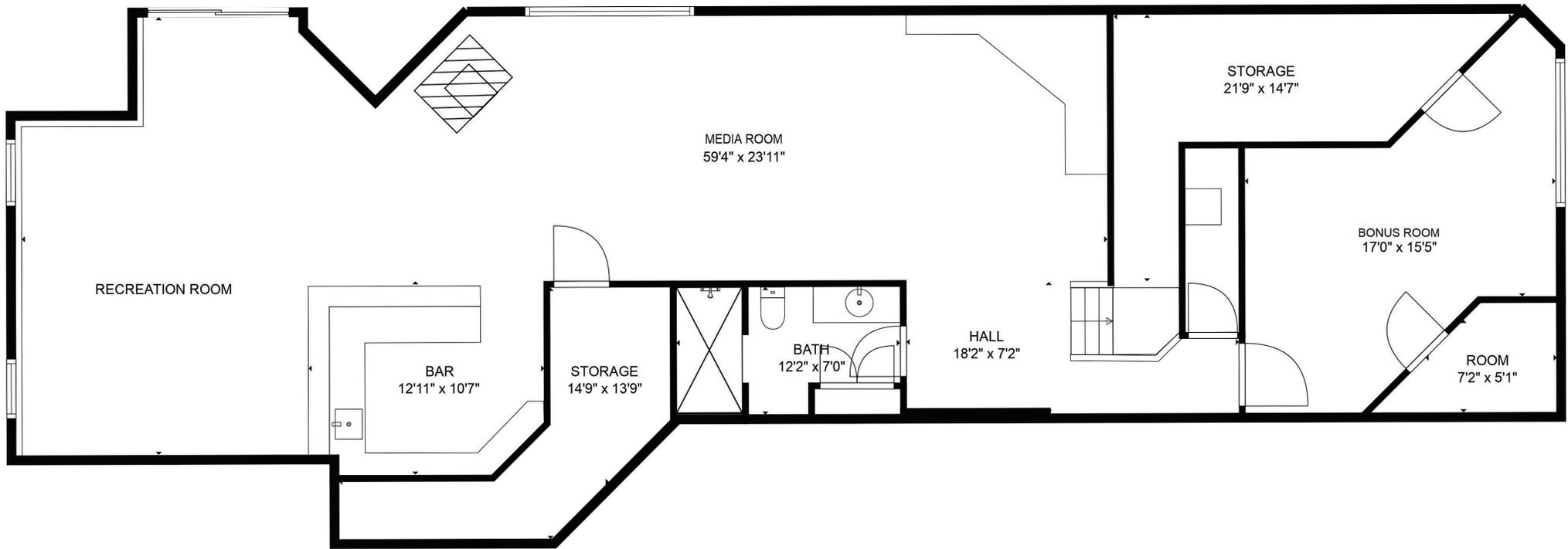
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



20 Boat Meadow Way
 Eastham
 Upper Level

TOTAL: 5265 sq. ft
 BELOW GROUND: 1594 sq. ft, FLOOR 2: 2398 sq. ft, FLOOR 3: 1273 sq. ft
 EXCLUDED AREAS: STORAGE: 267 sq. ft, ROOM: 43 sq. ft, GARAGE: 286 sq. ft,
 DECK: 993 sq. ft, PORCH: 269 sq. ft, LOW CEILING: 348 sq. ft,
 BALCONY: 138 sq. ft

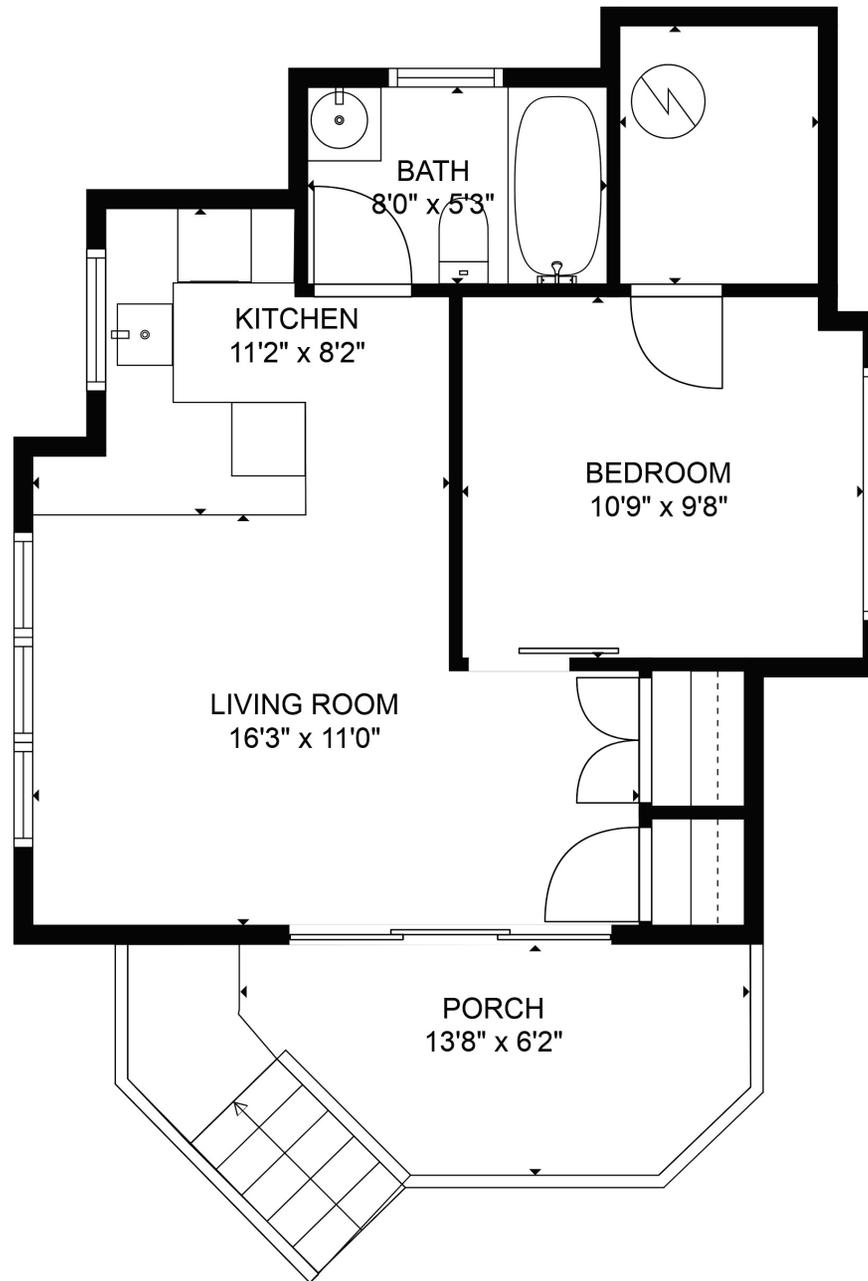
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20 Boat Meadow Way
 Eastham
 Lower Level

TOTAL: 5265 sq. ft
 BELOW GROUND: 1594 sq. ft, FLOOR 2: 2398 sq. ft, FLOOR 3: 1273 sq. ft
 EXCLUDED AREAS: STORAGE: 267 sq. ft, ROOM: 43 sq. ft, GARAGE: 286 sq. ft,
 DECK: 993 sq. ft, PORCH: 269 sq. ft, LOW CEILING: 348 sq. ft,
 BALCONY: 138 sq. ft

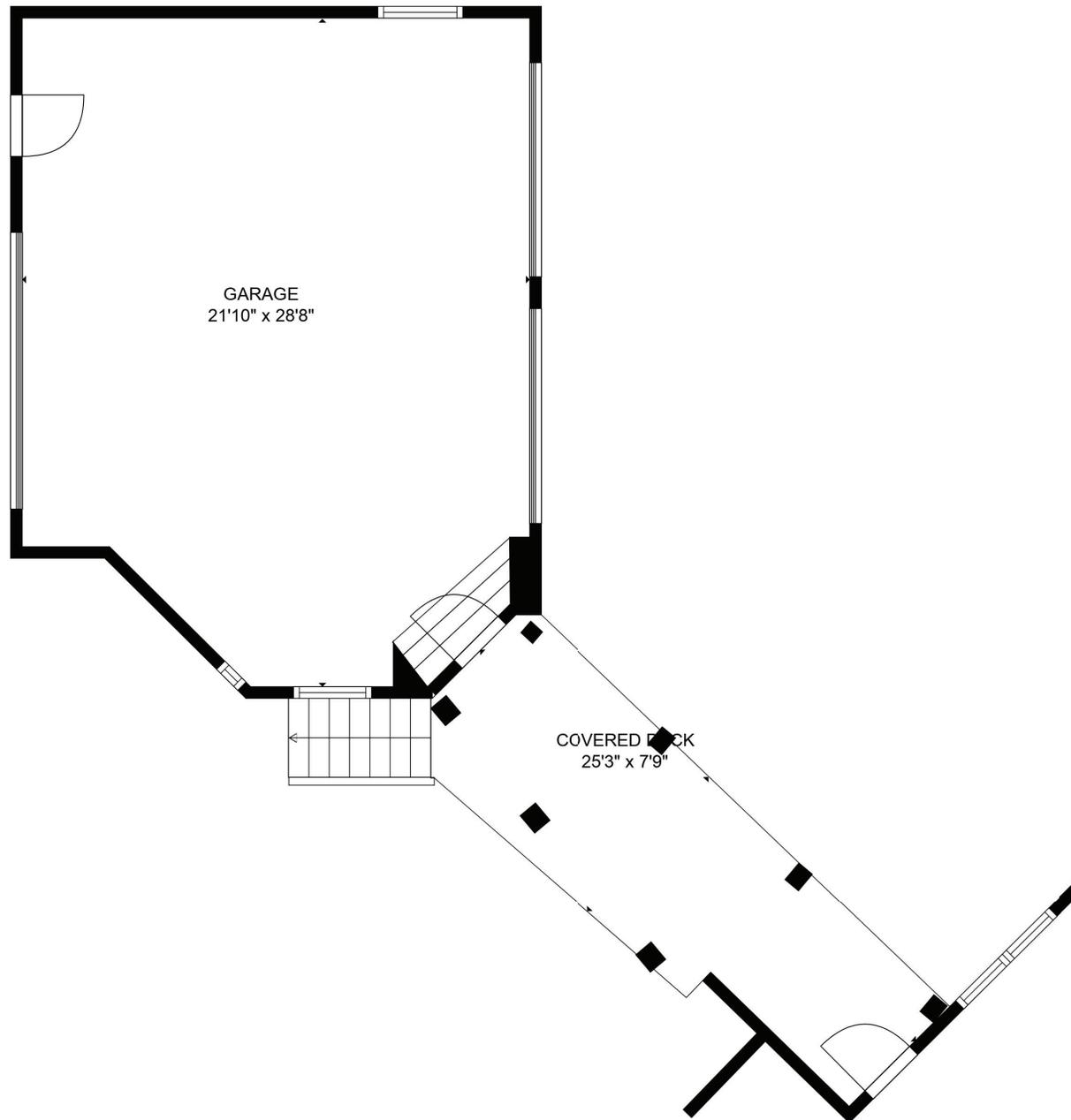
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20 Boat Meadow Way
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 Guest Quarters over Garage

TOTAL: 422 sq. ft
 BELOW GROUND: 0 sq. ft, FLOOR 2: 422 sq. ft
 EXCLUDED AREAS: DECK: 213 sq. ft, LOW CEILING: 19 sq. ft, PORCH: 107 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



20 Boat Meadow Way
Eastham
Detached Garage

TOTAL: 428 sq. ft
FLOOR 1: 0 sq. ft, FLOOR 2: 428 sq. ft
EXCLUDED AREAS: GARAGE: 577 sq. ft, COVERED DECK: 181 sq. ft, PORCH: 111 sq. ft,
LOW CEILING: 23 sq. ft, ELECTRICAL ROOM: 21 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



- Police Station
- Fire Station
- Ice Rinks
- Libraries
- Schools
- Town Hall
- Lighthouses
- Three Nautical Mile Line
- Parcels
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Ocean



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