

Iconic Waterfront Estate in Hyannis Port

27 Marchant Avenue, Hyannis Port, MA

Price	$ 14,500,000
Rooms:	Thirteen
Bedrooms:	Eight *
Bathrooms:	Five Full, Two Half
Living Area:	5,064 square feet *
Assessment:	$ 8,687,700 / 2025
Acres:	1.11 Acres
Year Built:	1928 / Renovated
Heating:	Forced Hot Air
Cooling:	Central AC
Water:	Town
Sewer:	Private
Taxes:	$ 82,344 / 2025

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

BERKSHIRE HATHAWAY HOMESERVICES L C

LUXURY COLLECTION℠

BERKSHIRE HATHAWAY HOMESERVICES | ROBERT PAUL PROPERTIES

Introducing a rare opportunity to own a landmark waterfront estate in the heart of Hyannis Port - an exclusive coastal enclave rich with history and timeless Cape Cod charm. Perfectly perched on an elevated 1.11-acre bluff with 200 feet of private sandy beach, this notable seven-bedroom residence offers panoramic views across Nantucket Sound and direct sightlines to the famed Kennedy Compound. The property has been transformed through a masterful collaboration between the current owners, architect Dell Mitchell, and interior designer Heather Wells. Today, it stands as a sophisticated yet relaxed modern coastal retreat. With over 5,000 square feet of beautifully curated living space, every room is oriented toward the water, maximizing natural light and drawing the outside in. A dramatic entry foyer opens to sweeping views of the sea, setting the tone for the home's seamless connection to its extraordinary backdrop. Whitewashed plank walls, beamed ceilings, and wide windows evoke a breezy, beachy elegance, while refined finishes and rustic details lend warmth and authenticity. The spacious living room offers a serene gathering space, framed by large scale windows that capture uninterrupted ocean views and enhanced by a striking fireplace. Just beyond, a gracious dining room, ideal for gatherings of up to 12, anchors the home with coastal sophistication. The chef's kitchen is a showpiece, with a large center island, top-tier appliances, and custom cabinetry that echoes the home's relaxed yet refined sensibility. The sun-drenched sunroom, positioned on the east side of the home, provides access to the private beach, rolling green lawns, and a resort-style pool area with built-in fire pit and multiple seating areas. Offered furnished, the home's interiors are a curated collection chosen to echo the character of Cape Cod while elevating it with understated sophistication. Completing the estate is a three-car garage, guest quarters, a circular drive for elegant arrivals, and private access to a secluded beach that feels worlds away yet is just minutes from the best of Cape Cod. A generational offering in one of the Cape's most storied locations, this is coastal living at its absolute finest.





























***Directions:** Scudder Avenue to Dale Avenue to Marchant Avenue, last property on the right. Please no drive bys, must be accompanied by listing agent.*
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

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Berkshire Hathaway HomeServices Robert Paul Properties

27 Marchant Avenue
Hyannis Port
Property Details

Iconic Waterfront Estate in Historic Hyannis Port

Introducing a rare opportunity to own a landmark waterfront estate in the heart of Hyannis Port - an exclusive coastal enclave rich with history and timeless Cape Cod charm. Perfectly perched on an elevated 1.11-acre bluff with 200 feet of private sandy beach, this notable seven-bedroom residence offers panoramic views across Nantucket Sound. A generational offering in one of the Cape's most storied locations, this is coastal living at its absolute finest.

- Architect: Dell Mitchell Architects
- Interior Design: Heather Wells
- Builder: Mark Grenier, MG Design Build
- Landscape Design: Richard Johnson Landscape Architect
- Lot Size: 1.11
- Water Frontage: 220 linear feet
- Total Assessment: $ 8,687,700 (2025)
- Taxes: $ 82,344 (2025)
- Town water
- Eight-bedroom septic system
- Living Area: Main: 4,522 square feet, Guest Quarters: 542 square feet
- Bedrooms: Main: Seven, Guest Quarters: One
- Bathrooms: Main: Five full, one half, Guest Quarters: One half
- Fireplaces: Two
- Forced hot air
- Central air

Main Level

Foyer

- Water views
- Powder room
- Mud room
- Breakfast nook
- French doors to waterside patio

Living Room

- Water views
- Wood flooring
- Beamed ceiling
- Front to back with two seating areas
- Fireplace
- French doors to sunroom and yard

Dining Room

- Water views
- Wood flooring
- Beamed ceiling
- Fireplace

Kitchen

- Water views
- Wood flooring
- Built in pantries
- Kitchen island
- Breakfast bar
- Recessed lights
- SubZero refrigerator with freezer drawers
- Viking 6-burner gas stove with dual ovens
- Miele dishwashers (2)
- Wet bar with wine chiller and ice maker
- Marble counter with stainless steel sink and pot filler faucet

Sunroom

- Water views
- Wood flooring
- Beamed ceiling
- Sliding doors on three sides
- Access to pool area and yard

Laundry Room

- Wood flooring
- Washer and dryer
- Built ins
- Laundry counter with sink
- Recessed lights
- Exterior access to side deck

Second Level

Primary Bedroom

- Water views
- Wood flooring
- Ceiling fan
- Dressing room
- Recessed lighting
- Built in closets
- Primary bathroom with dual vanity

Bedroom 2

- Water views
- Wood flooring
- Ceiling fan
- Shared full bathroom
- Closet

Bedroom 3

- Water views
- Wood flooring
- Ceiling fan
- Full bathroom

- Closet

Bedroom 4
- Water views
- Wood flooring
- Ceiling fan
- Shared full bathroom
- Closet

Bedroom 5
- Water views
- Wood flooring
- Ceiling fan
- Full bathroom
- Closet

Bedroom 6
- Water views
- Wood flooring
- Ceiling fan
- Closet

Office / Bedroom 7
- Water views
- Wood flooring
- Attic access

Hall
- Full bathroom
- Closet

Lower Level
- Utility room
- SubZero refrigerator
- SubZero freezer
- Exterior access

Guest Quarters

Main Level

- Living room with built ins and cathedral ceiling
- Powder Room
- Ladder to upper level

Upper Level

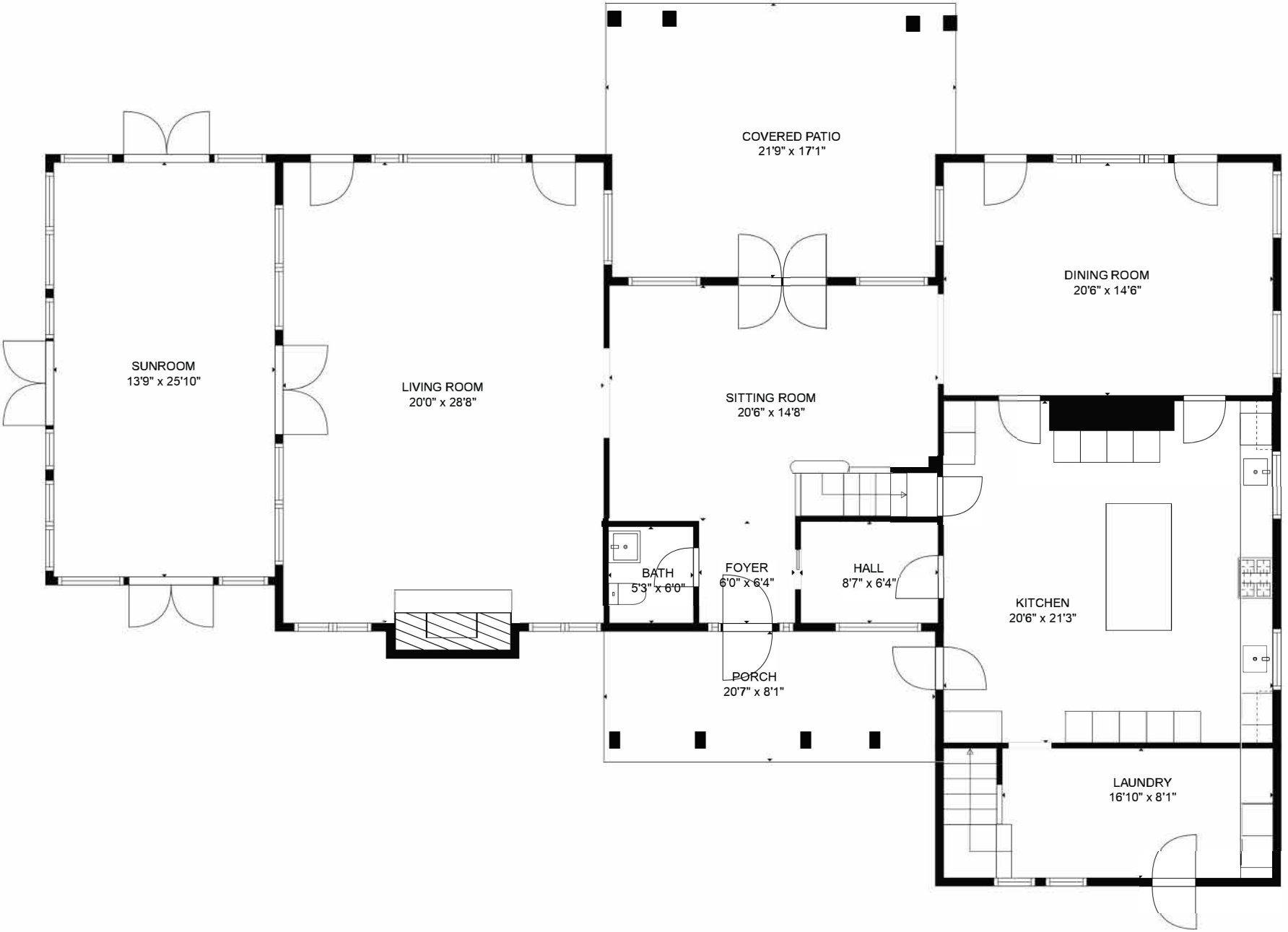
- Bedroom
- Sitting Area
- Skylights
- Walk in access to storage over garage

Special Features

- 1.11 professionally landscaped acres
- Unobstructed panoramic water views of Nantucket Sound
- Full house security system
- Forced hot air and central air
- Detached three-car garage with living quarters and storage
- Inground, heated and covered Gunite pool
- Outdoor shower
- Approximately 220 feet of private sandy beach
- Fire pit

ROBERT B. KINLIN

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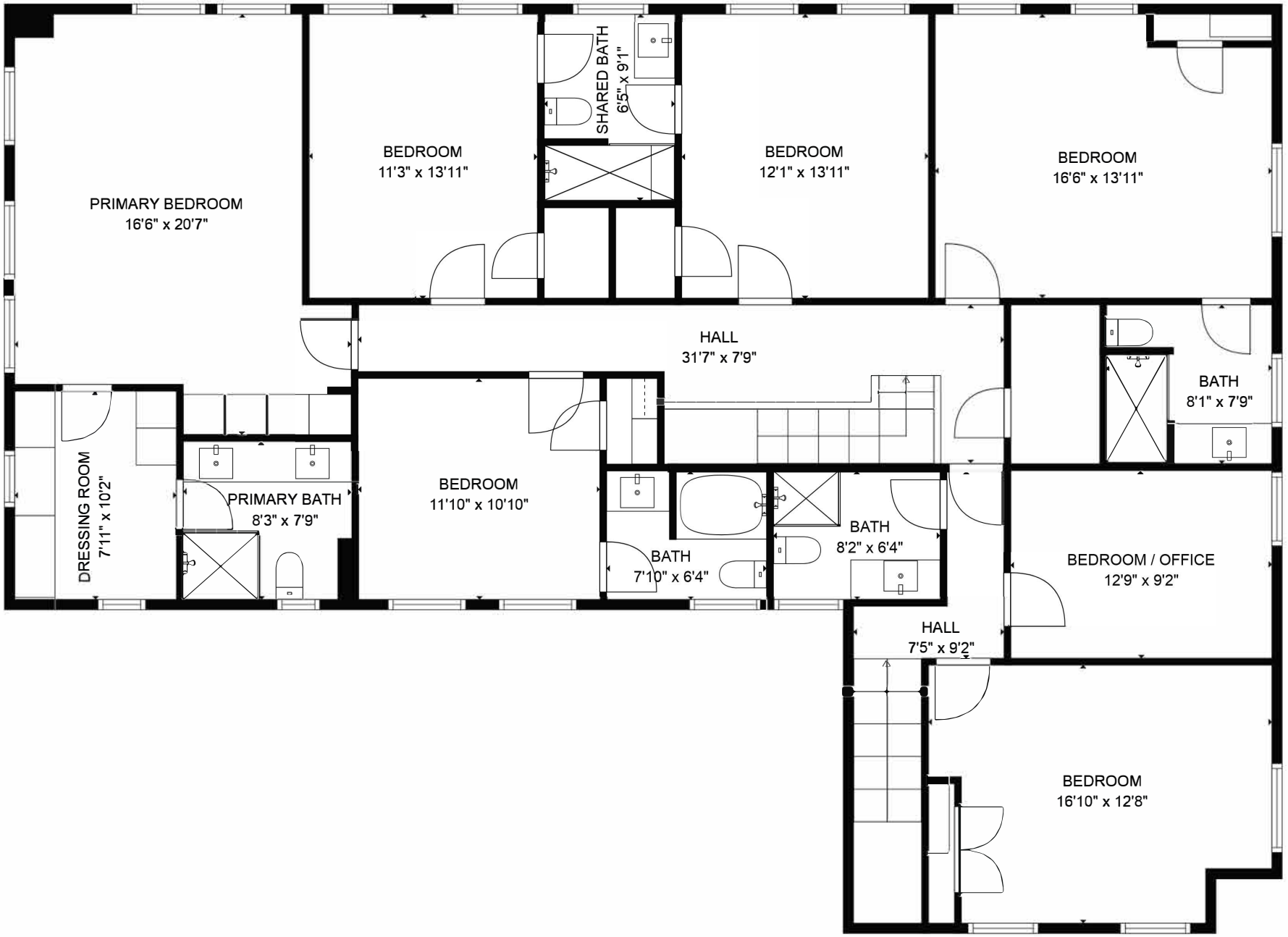


TOTAL: 4522 sq. ft

FLOOR 1: 2372 sq. ft, FLOOR 2: 2150 sq. ft

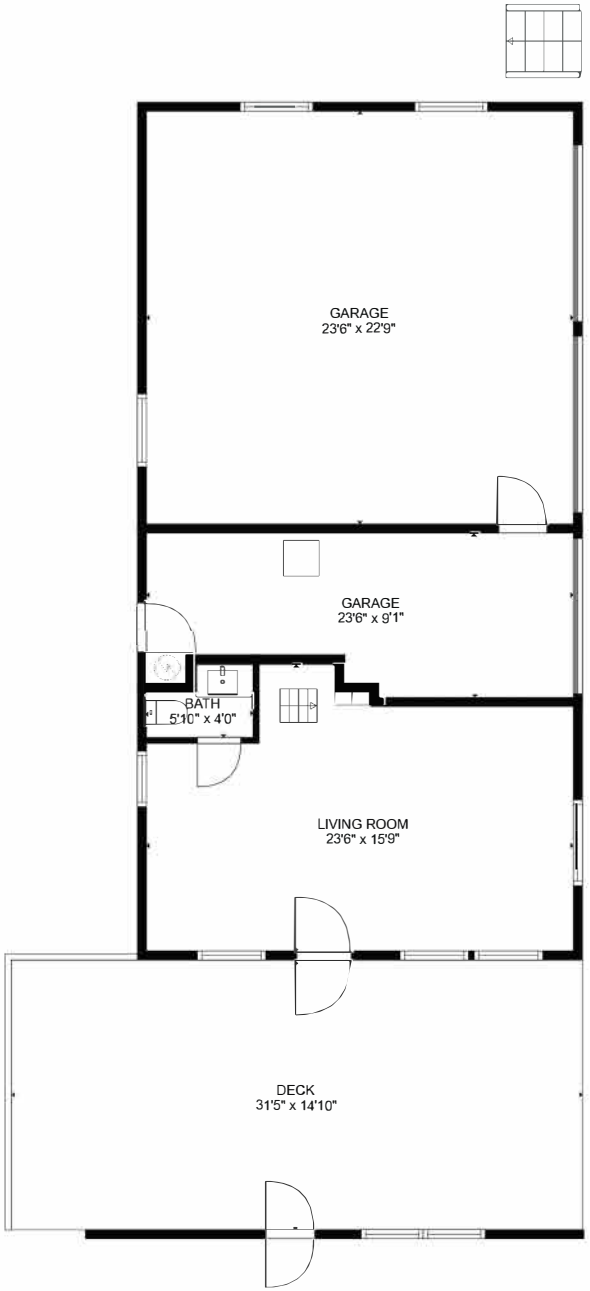
EXCLUDED AREAS: COVERED PATIO: 360 sq. ft, PORCH: 168 sq. ft, FIREPLACE: 14 sq. ft

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



TOTAL: 4522 sq. ft
FLOOR 1: 23072 sq. ft, FLOOR 2: 21^{5}0 sq. ft
EXCLUDED AREAS: COVERED PATIO: 360 sq. ft, PORCH: 168 sq. ft, FIREPLACE: 14 sq. ft

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

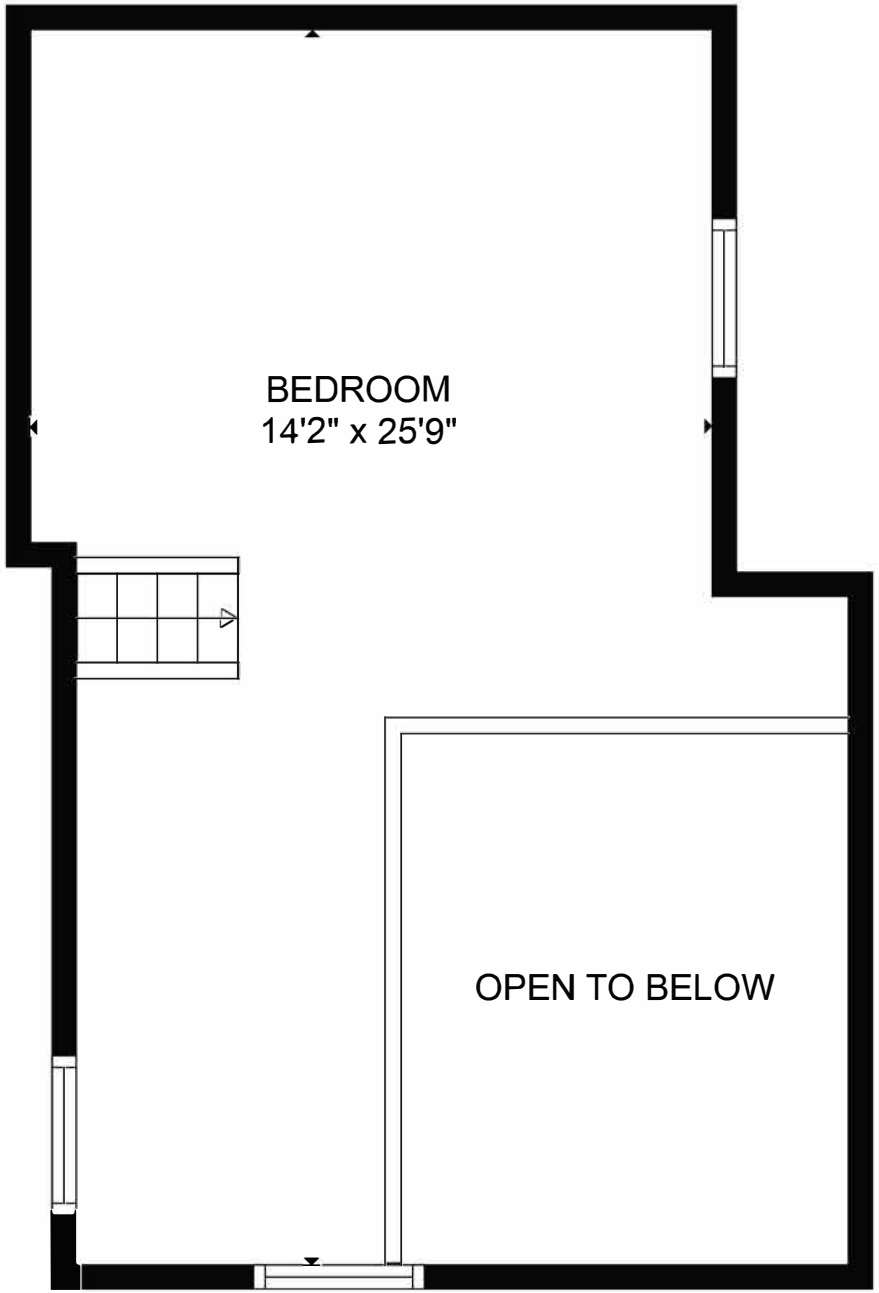


TOTAL: 542 sq. ft

FLOOR 1: 338 sq. ft, FLOOR 2: 204 sq. ft

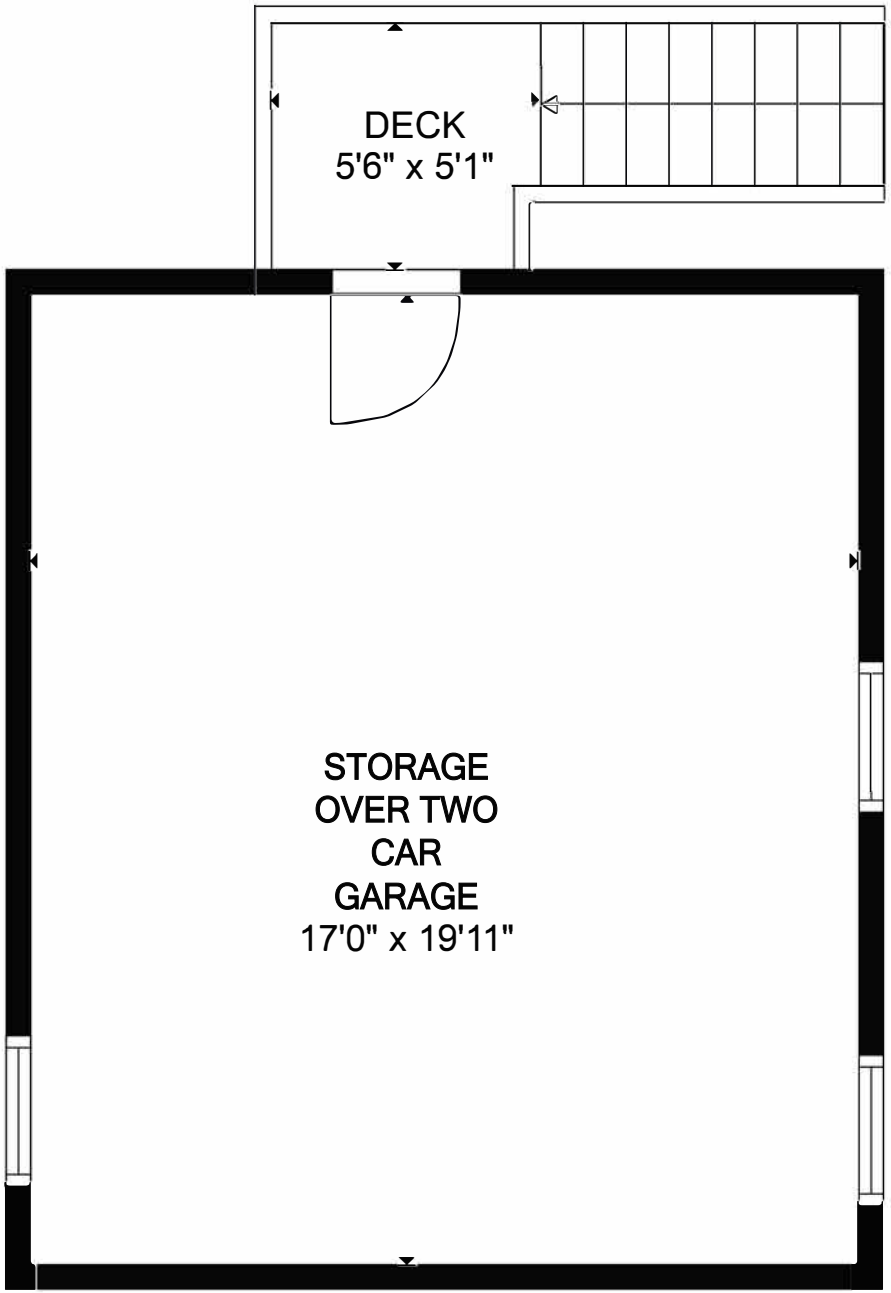
EXCLUDED AREAS: GARAGE: 722 sq. ft, DECK: 518 sq. ft, OPEN TO BELOW: 103 sq. ft, LOW CEILING: 268 sq. ft, ATTIC: 155 sq. ft

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TOWN OF BARNSTABLE

PROPERTY MAPS



Legend

Road Names

Map printed on: 2/3/2025

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.

Town of Barnstable GIS Unit

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