Residential Active **MLS#: 22605266** **1187 Osterville West Barnstable Road Marstons Mills MA 02648** **LP:** $850,000



Property Type:	Residential	**Prop Subtype:**	Single Family Residence
County:	Barnstable	**Village:**	Marstons Mills
Town:	Barnstable	**Beds:**	3
Rooms:	8	**Total Finished Space:**	2,250
Baths F/H:	2 / 0	**Lot Acres:**	0.6
Year Built/Desc:	1990 / Approximate	**DOM/CDOM:**	0 / 0
		Annual Taxes/yr:	$4,122.66 / 2026
Tax ID:	125-040	**Building Assessments:**	305,000
Total Assessment:	$505,600		
Leased Land:	No	**Land Assessments:**	176,900
		Other Assessments:	23,700
Property Includes Recording Devices:	No	Look up Property Sewer Status	
		WF/WV:	No / No
		WB/WBV:	
		WF/WV Type:	
		Location Description:	North of Route 28; West of Route 6
		Special Listing Cond:	None

Remarks: Where refined living meets the timeless tranquility of protected nature, you'll find home awaiting you. Tucked amid mature trees and landscaped grounds, this reimagined 3-bedroom, 2-bath Cape abuts conservation-restricted land to the west, helping preserve its peaceful wooded backdrop. Dream on in to discover oak hardwood floors throughout, a sunlit living room with fireplace, and a bright dining room opening to a designer kitchen with white shaker cabinetry, quartz counters and backsplash, breakfast bar, stainless appliances, and brass accents, with access outdoors. Renovated baths feature custom tile and glass showers. A first-floor suite offers flexible one-level living, while two spacious upstairs bedrooms provide peaceful retreats. The finished walkout lower level offers a generous family room, office, and backyard access. Outdoors, enjoy a circular stone patio and firepit, lush landscaping, cobblestone accents, fencing, and sprinklers. New windows, furnace, hot water system and central A/C, natural gas heat and cooking, ample parking, and nearby Shubael Pond complete this Cape Cod retreat. Buyer/agent to verify information contained herein.
Directions: From Rt .6 take Rt. 149, veer left onto Osterville West Barnstable Rd.

List Date: 10/15/2026
DOM/CDOM: 0 / 0
Original List Price: $850,000

Architectural Style:	Cape Cod	**Zoning:**	RF	**Renovated:**	Yes
		Lot Size SqFt:	26,136	**Year Renovated:**	2026
Garage:	No	**Lot Size Source:**	Field Card		
Basement:	Yes	**Parking Features:**	Driveway,Gravel	**Renovated Comments:**	All new: windows, water heater, furnace, trim, hardwood floors & staircases, baths & kitchen, central air, added finished basement, driveway, landscaping, sprinklers, walkway, patio & fencing.
Basement Description:	Finished; Full; Interior Access; Walk-Out Access	**# of Parking Spaces:**	6		
Foundation Details	Concrete Perimeter; Poured	**Lot Features:**	Gentle Sloping; Level; Wooded		
Year Round:	Yes	**Siding:**	Clapboard,Shingle		
Title Ref Book:	37154	**Roof:**	Asphalt	**Additional SqFt Source:**	2,250
Title Ref Page:	51	**Year Built:**	1990	**Additional SqFt Source:**	Owner
				Total Finished Space:	2,250
				School District:	Barnstable
				Miles to Beach:	2 Plus
				Flood Ins Required:	Not Verified
				FEMA Flood Zone:	Not Applicable
				Golf Course Front:	No
				Golf Course View:	No
				Lead Base Paint:	Unknown
				Asbestos:	Unknown

Interior Features:	Electric Dryer Hookup; Gas Dryer Hookup; Washer Hookup
Exterior Features:	Private Yard; Underground Sprinkler System
Fencing:	Fenced; Partial
Street Description:	Paved,Public
Convenient To:	Conservation Area; In Town Location; Major Highway; School; Shopping; Convenient to Water Body 1: Shubael Pond; Convenient to Water Body 2: Dowses
Appliances:	Dishwasher,Gas Range,Microwave,Refrigerator

Stories:	2	**Heating:**	Forced Air	**Private Pool:**	No
Floors:	Hardwood,Wood	**Cooling:**	Central Air	**Private Dock:**	No
Fireplace:	Yes - 1	**Hot Water:**	Water Heater	**Membership Required:**	No
Mass Use Code:	101 - Residential, single family	**Hot Water Source:**	Natural Gas	**Association:**	No
		Water:	Public		
Nitrogen Sensitive Area:	Yes	**Sewer:**	Private Sewer		
		Fuel:	Natural Gas		
		Underground Fuel Tank:	Unknown		

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Primary Bedroom	11	11	First		Bedroom 2	20	12	Second	
Bedroom 3	20	12	Second		Bathroom 2			Second	
Bathroom	8	8	First		Kitchen	12	12	First	
Office	17	11	Basement		Living Room	15	11	First	
Family Room	22	17	Basement		Dining Room	13	12	First	

Provided as a Courtesy of:



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Dream Homes & Estates, Inc.
508-292-6420
508-420-8888
RealEstate@idreaminternational.com
http://https://www.dreamhomesestates.com

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Surrounded By Nature



Forest Trail to a Sunlit Lake



Fall Trail by the Water's Edge



Your Cape Home Awaits



Sky View



Backyard Retreat



Wooded Privacy



Near Shubael's Pond



Nature Abounds



Twilight Reflections



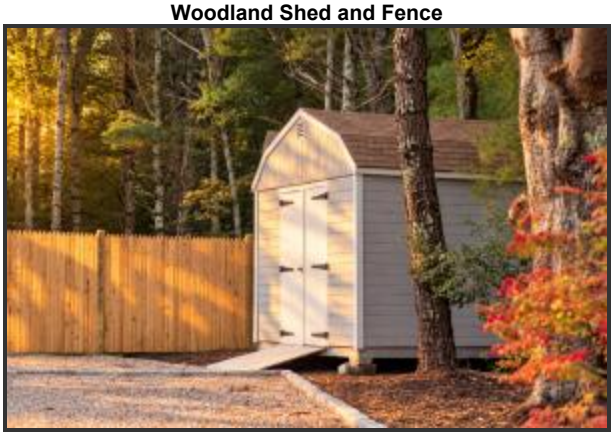
Lake Access



Cobblestone Edging



Woodland Shed and Fence



Walkway



Golden Hour Details



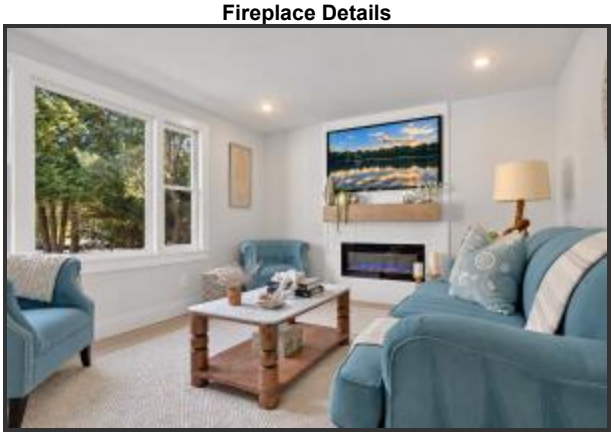
Dream On In



Bright Living Room



Fireplace Details



Living to Dining Room



Dinner Anyone?



Abundant Natural Lighting



Dining to Kitchen



Dining Room for Six



Coastal Farmhouse Design



Lighting Accents



Modern Kitchen Dining Retreat



Wooded Backdrop



Stailess Appliances



Dusk Reflection on Quartz Countertops



Modern Kitchen with Brass Accents



Spacious Kitchen Connecting to Dining Ar



Kitchen Island Looking into Living Area



Bright & Modern Kitchen



Modern Kitchen Appliances



Bright & Clean



Stainless Steel Appliances



Step Outdoors



Woodland & Fire Pit



Privacy Abounds



Twilight Backyard Fire Pit Retreat



Warmth in the Quiet



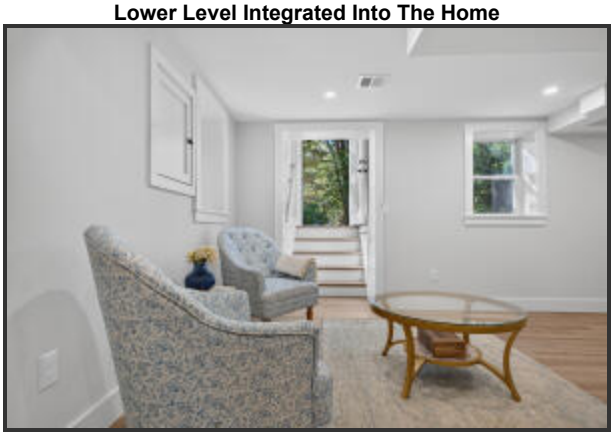
Connect to Lower Level



Entryway to Family Room



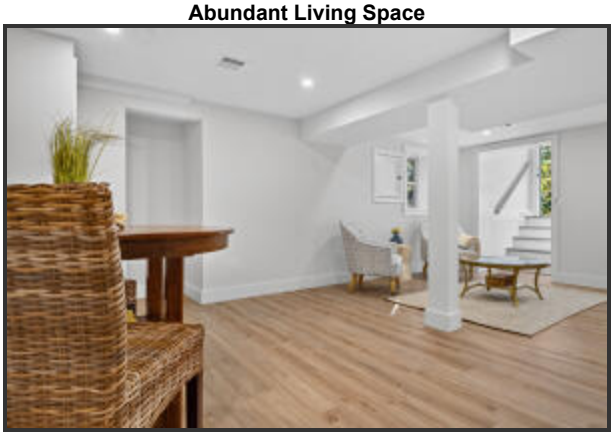
Lower Level Integrated Into The Home



Family Room to Laundry Area



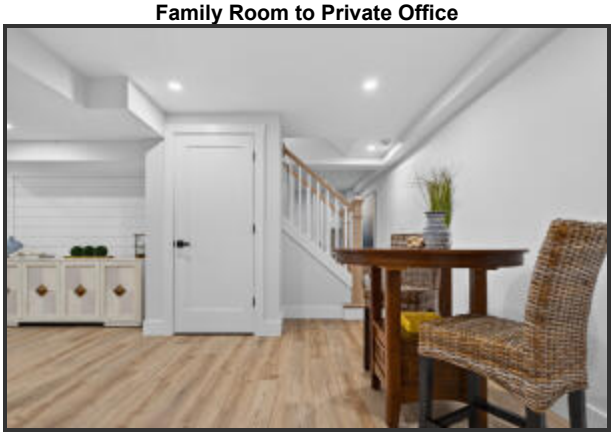
Abundant Living Space



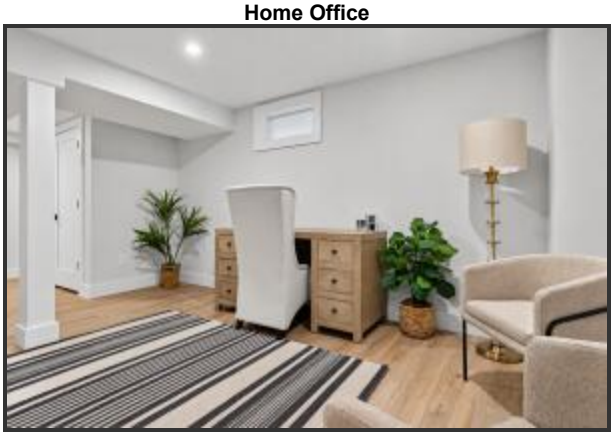
Game Night Awaits



Family Room to Private Office



Home Office



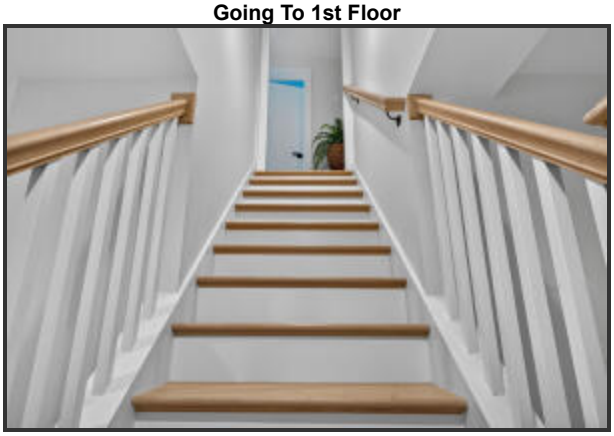
Seating Area



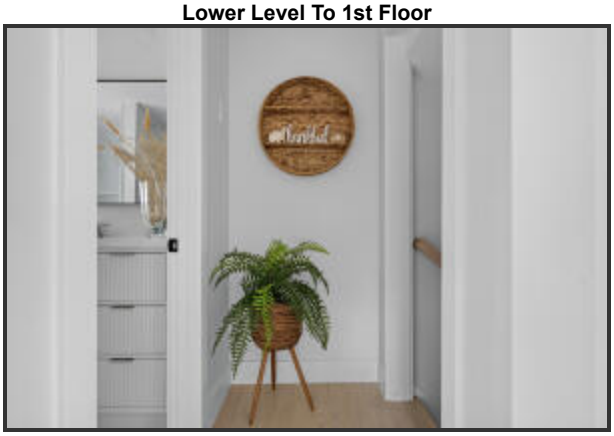
Office To Family Room



Going To 1st Floor



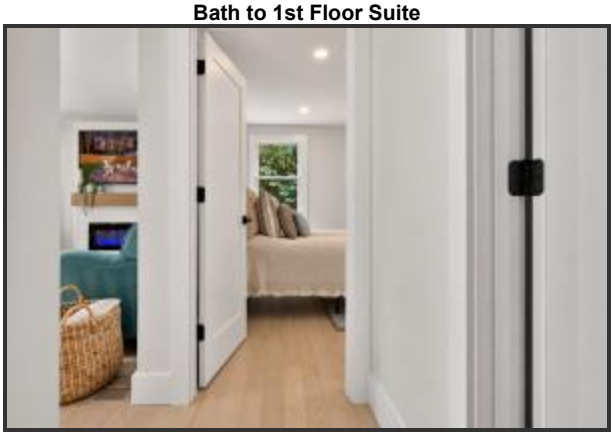
Lower Level To 1st Floor



Beautifully Renovated Bath



Bath to 1st Floor Suite



Trees All Around



1st Floor Suite



First Floor Bath Details



Modern Touches



Spa Bathroom with Glass Enclosure



1st Floor Bedroom to Living Room



Woven Comfort



Going Up to 2nd Floor



Warm Modern Bathroom Landing



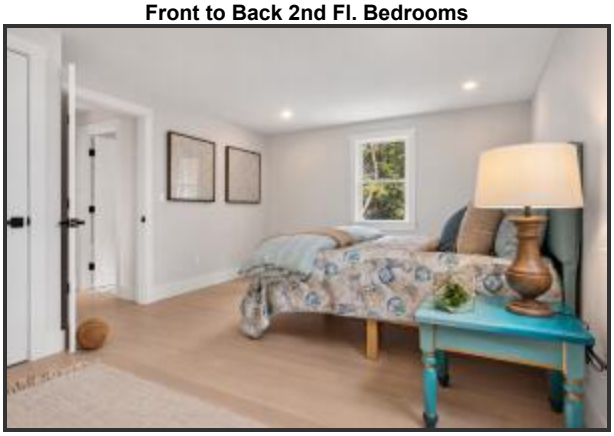
Modern & Timeless



Bathroom to Guest Bedroom



Front to Back 2nd Fl. Bedrooms



Seating Area Details



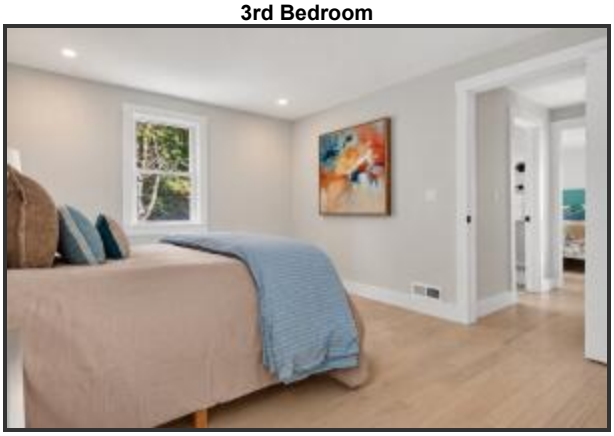
Bedrooms Connect Across Hallway



Bathroom Placed Between Bedrooms



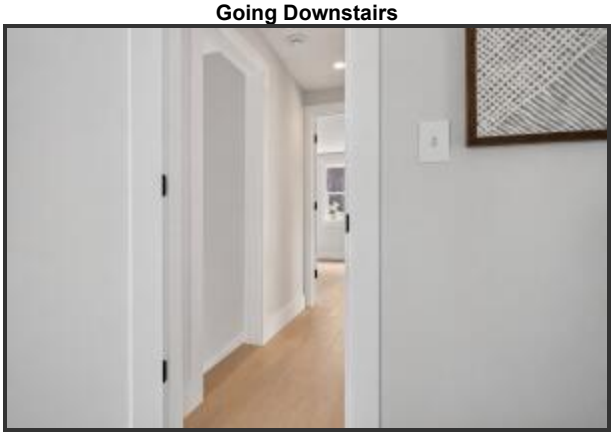
3rd Bedroom



Spacious & Bright



Going Downstairs



Sprawling Front Yard



Turn-Key



Beautifully Landscaped Lawn



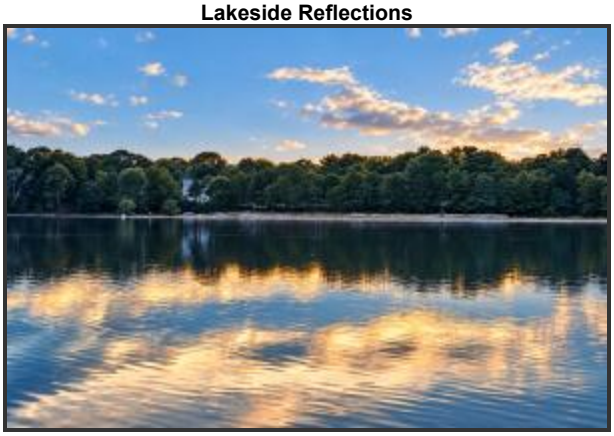
Set Back From Road



Golden Hour in theBackyard Fire Pit



Lakeside Reflections



Sunlit Forest in Back Yard



Forest Trails Nearby



Nature Haven



Evergreen Lake Preserve Sign



Fall Foliage Along the Waterfront




107 ft
245 ft
231 ft
23 ft
103 ft
Osterville West Barnstable Rd
Stone Bridge Ln
Google
Map data ©2026 Google


Cotuit Rd
Race Ln
Race Ln
Oak St
Old Stage Rd
Old Falmouth Rd
Cotuit Rd
Old Falmouth Rd
Google
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