

## CAPE HOUSE HUNT by Kathy Sharp Frisbee



KATHY SHARP FRISBEE

# Inspired by comfort on Cotuit Bay

## Federal-style home includes guest cottage

**Suggestions for a home review may be sent to:**

Cape House Hunt, c/o Business Editor, Cape Cod Times, 319 Main St., Hyannis, MA 02601. If you have questions, e-mail kshrpfrs@gis.net. Home selection is made by Kathy Sharp Frisbee and does not imply any endorsement or warranty on the part of the Cape Cod Times.

**LOCATION:** 33 Oyster Place Road, Cotuit

**ROOMS:** 3 bedrooms, 3 bathrooms (includes guest cottage)

**BUILT:** 1979

**SQUARE FEET:** 1,360

**ACRES:** .47

**UTILITIES:** Oil heat, town water, security system

**ANNUAL TAX:** \$13,956

**PRICE:** \$999,000

**CONTACT:** Paul Grover, Robert Paul Properties, 508-420-1414

A sensational setting with views reaching from Cotuit Bay to Nantucket Sound highlights this Federal-style home and a cottage with diamond-pane windows.

Launch your Sunfish or kayak from the sandy beach or a larger boat from the adjacent town landing. Take a short hike to the nearby village center or a longer stroll to Old Shore Road for breathtaking coastline views.

Traditional touches enliven the front of the house, which has a hipped roof. The driveway of crushed and sunbleached oyster shells is lined by a stone wall and a white picket fence. The front door has a brass oyster shell door-knocker and is flanked by pilasters, crowned by a carved wood and gold leaf eagle in flight against an American flag.

Comfort-driven design enhances the shaded waterview side. Two window-lined ells and two large decks provide views over the wide lawn to the beach and the bay.

The updated kitchen with granite tile flooring has white walls, white paneled cabinets and white appliances, contrasting with deep sea blue and white-flecked composite counters. Beyond the kitchen's prep zone is a casual dining area, a white and black-tiled full bathroom and a separate laundry room.

French doors from the kitchen open to a southeast-facing multi-purpose room with oak flooring, knotty pine cabinets with crown moldings, a wet bar, a wall of bay-view windows and a sliding glass door to the lawn. The living room features oak floors, a white built-in media center, three white walls and one sea foam green wall, plus a sliding glass door to a 20- by 14-foot deck.