



In the Heart of a Quintessential Cape Cod Village



756 Main Street, Cotuit, MA

Price: \$3,250,000
Rooms: Fourteen
Bedrooms: Seven
Bathrooms: Eight Full / One Half
Living Area: 5,880 sq ft
Assessment: \$1,564,900 / 2016
Acres: 1.73 Acres
Year Built: 2008
Heating: Natural Gas, Central A/C
Water: Town
Sewer: Private
Taxes: \$18,449 / 2016

Sweeping Views of Cotuit Bay from this Landmark Estate. A custom crafted blend of historical and contemporary details throughout, featuring 6 bedrooms in the main house plus a separate one bedroom guest apartment. Enjoy 5 fireplaces, a gourmet kitchen, multiple decks, stone patios, screened porch, billiards and wine room, generator, and the Widow's Walk is perfect for the sunset hours. The gracious floor plan functions well for entertaining large groups or for enjoying intimate family times. Situated in the heart of a quintessential Cape Cod village, the 1.75 acres are beautifully landscaped for privacy but not seclusion. Just a short walk to Cape Cod baseball, beaches and boating. Watch the 4th of July parade from your front yard and the fireworks from your rear deck. A legacy home perfect for building memories for generations to come!

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Exclusively Represented by

Kathy Deerman

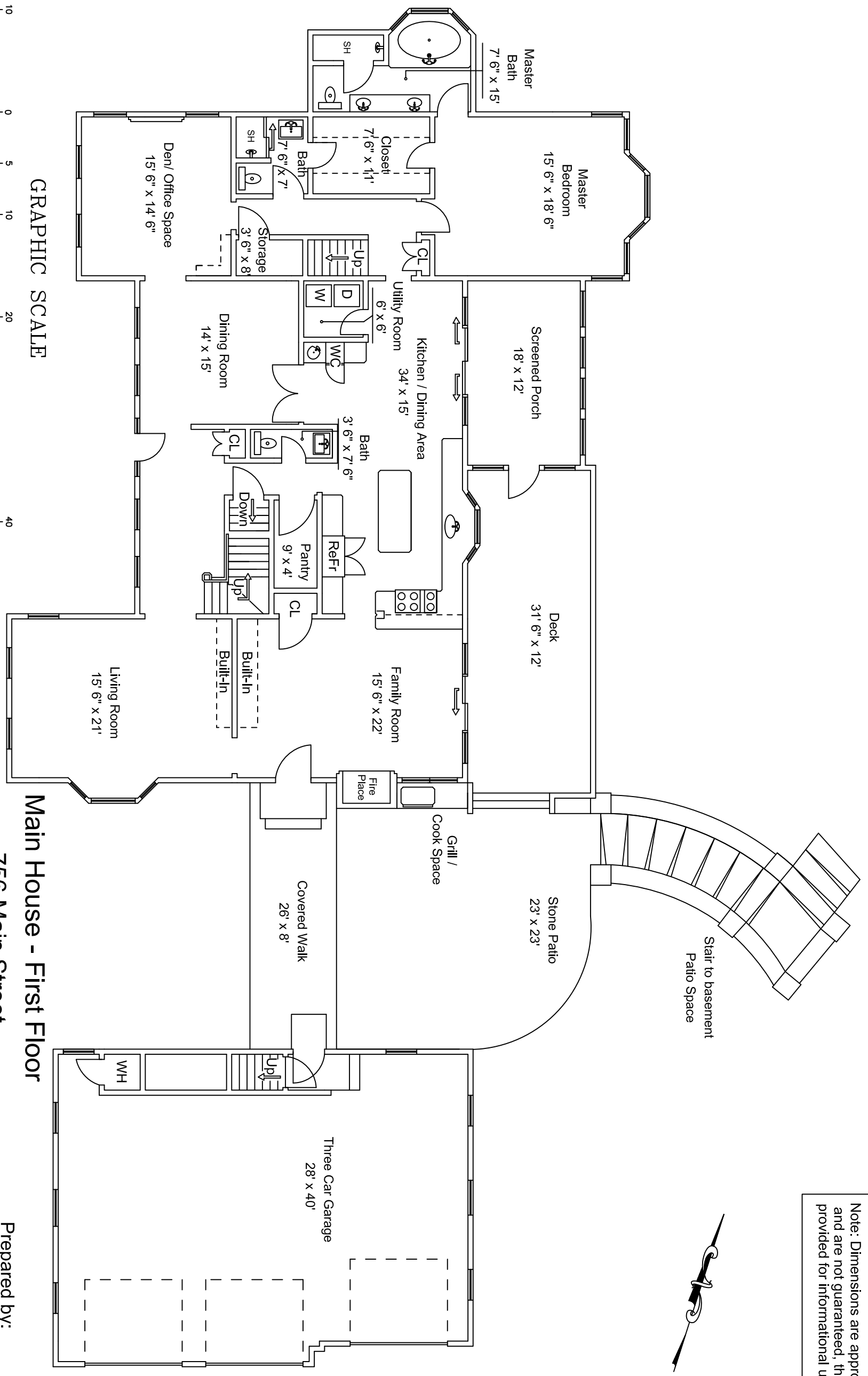
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kathydeerman@robertpaul.com

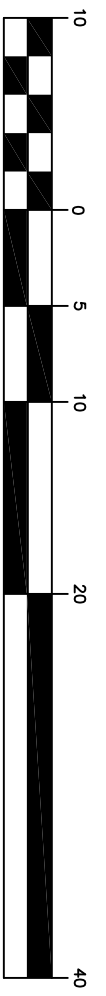
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Note: Dimensions are approximate and are not guaranteed, they are provided for informational use only.



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

Main House - First Floor

756 Main Street

Cotuit, MA 02635

Scale: 1" = 10' April 17, 2014

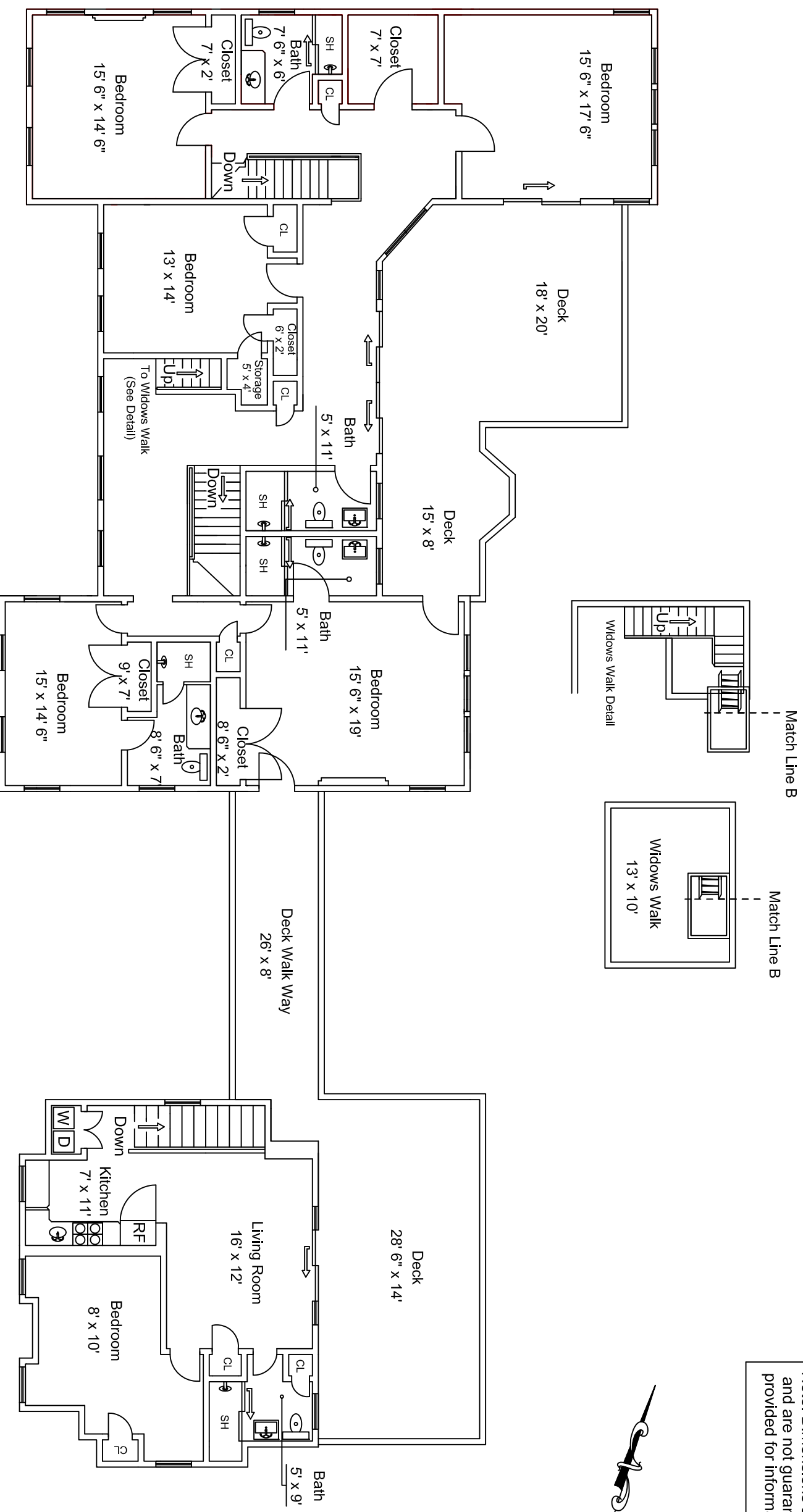
Prepared by:

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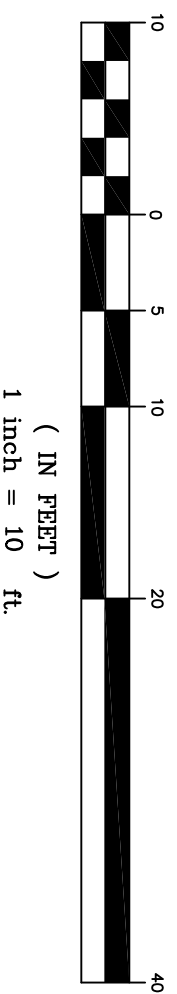


Main House - Second Floor / Guest Space Above Garage

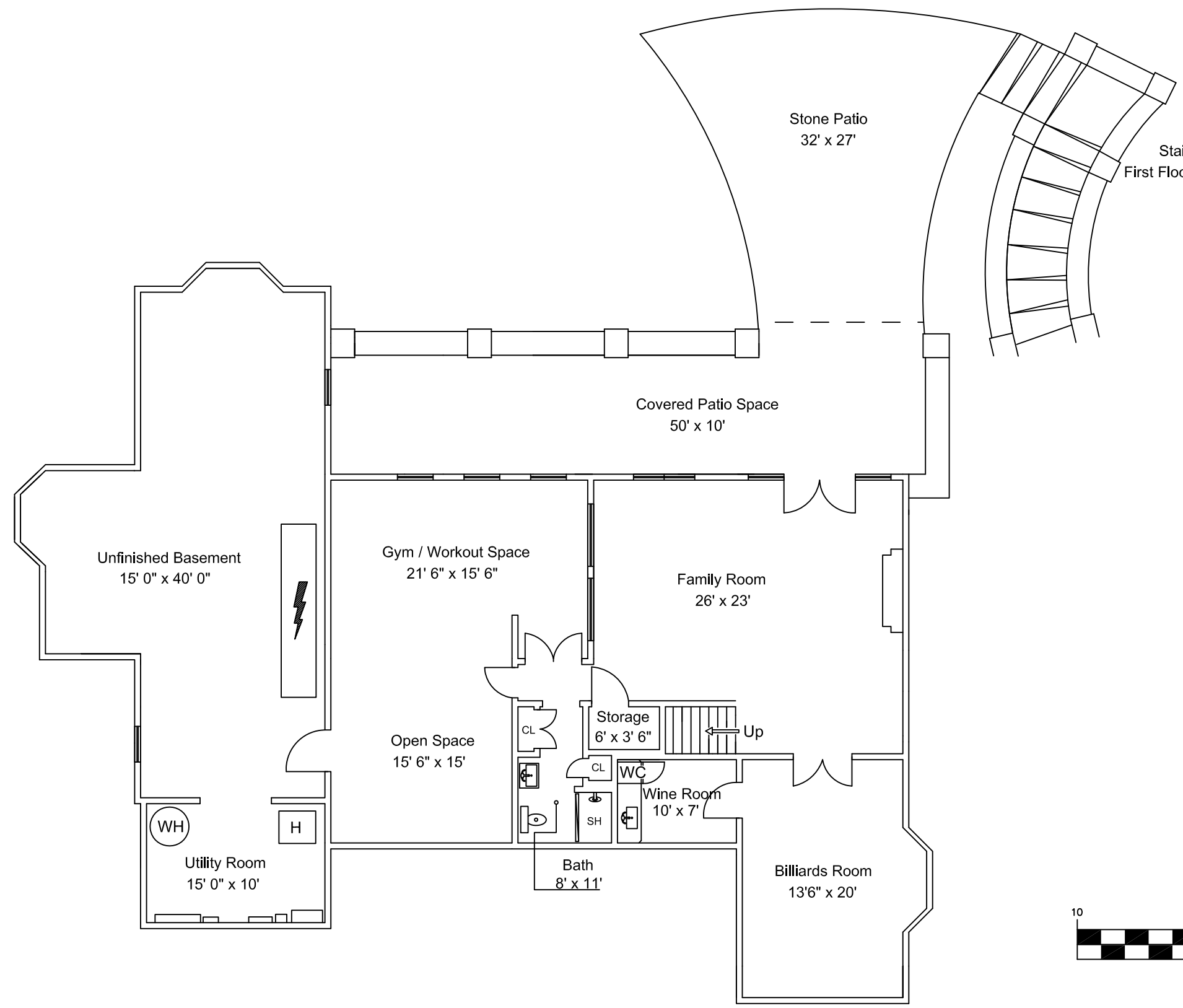
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Main House - Walk-Out
Lower Level
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