



## PRIVATE DEEP WATER DOCK

34 Charles Street, Bass River, South Yarmouth

**Price:** \$2,499,000  
**Bedrooms:** Four  
**Bathrooms:** Four Full, One Half  
**Living Area:** 4,602 sq ft  
**Acres:** .89  
**Year Built:** 2007  
**Heating:** Forced Hot Air, Gas  
**Cooling:** Central Air  
**Water:** Town  
**Sewer:** Private  
**Assessment:** \$ 1,298,800  
**Taxes:** \$ 13,013

Magnificent setting directly on Bass River with private deep water dock and expansive views of the river. This beautiful home will impress even the most sophisticated buyer offering superb details throughout including a stunning kitchen with center island and top of the line appliances. The great room with its wall of glass offers spectacular views of the river and the boats sailing by. A choice of a first or second floor master suite each with outstanding views and luxurious private baths. The finished lower level with an impressive Home Theater and game room area with wet bar and full bath is perfect for family gatherings at the end of the day. A lounge/office with private bath and heated 2 car garage are additional features this fantastic home has to offer.

Information herein is not guaranteed or warranted and should be verified by any person who is looking at this property to purchase.

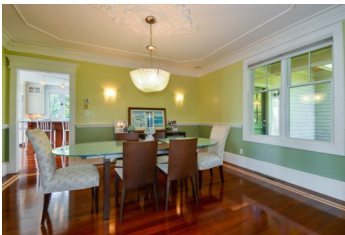


ROBERT PAUL PROPERTIES  
ROBERT KINLIN AND PAUL GROVER

LUXURY PORTFOLIO  
INTERNATIONAL



MAYFAIR  
International Realty



Exclusively Represented by

Robert B. Kinlin & William Salas

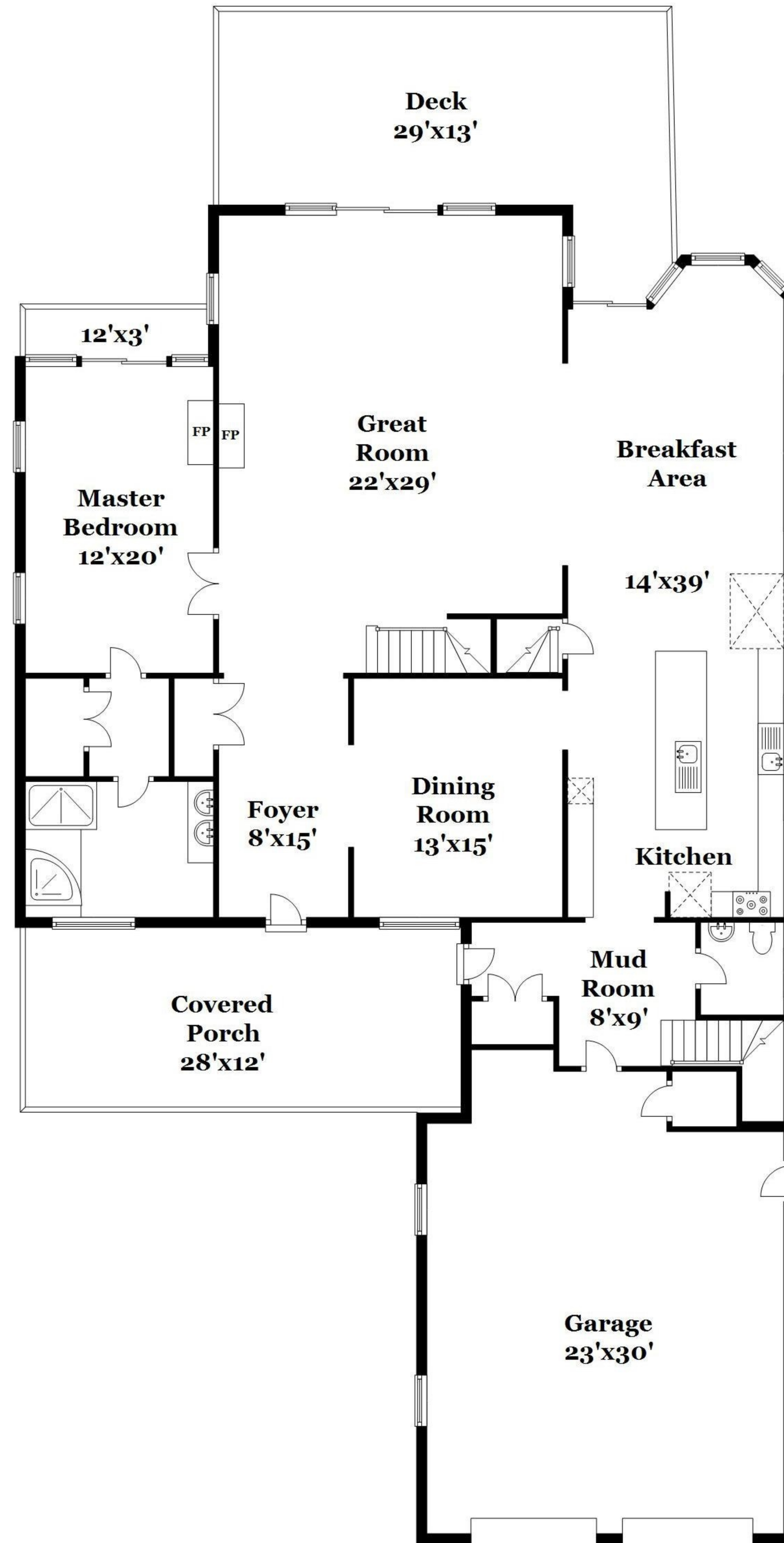
RKinlin@robertpaul.com - 508.420.1414

WSalas@robertpaul.com - 508.237.2851

[www.RobertPaul.com](http://www.RobertPaul.com)

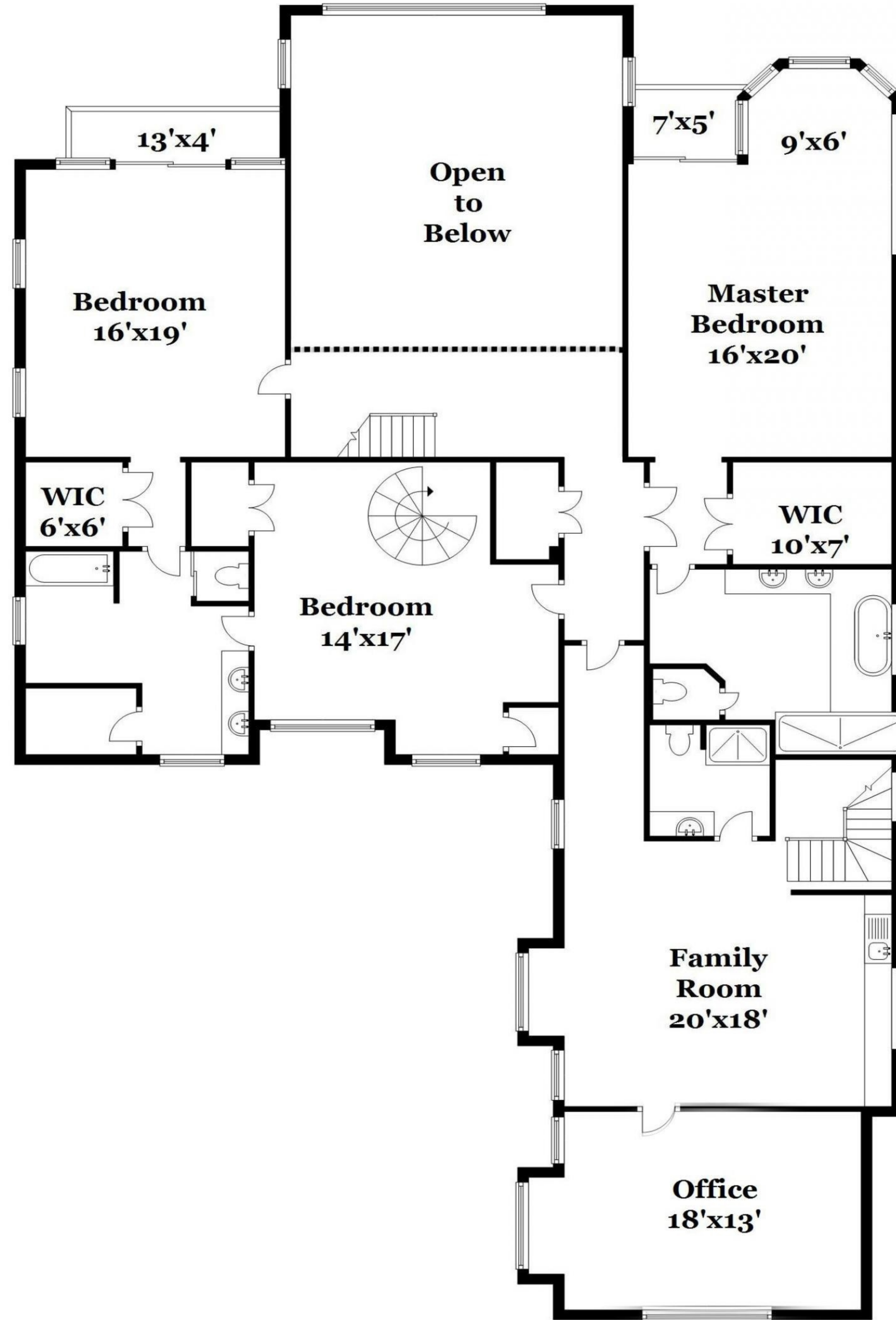
This information was gathered from third party sources including the seller and public records, without further verification. Robert Paul Properties, Inc. disclaims any and all representation or warranties as to the accuracy of this information. Prospective buyers are advised to verify all information and to retain appropriate professionals (inspectors, engineers, attorneys, etc.) to obtain advice or assistance. This listing is subject to change or withdrawal without notice.

**34 Charles Street  
South Yarmouth  
Main Level**



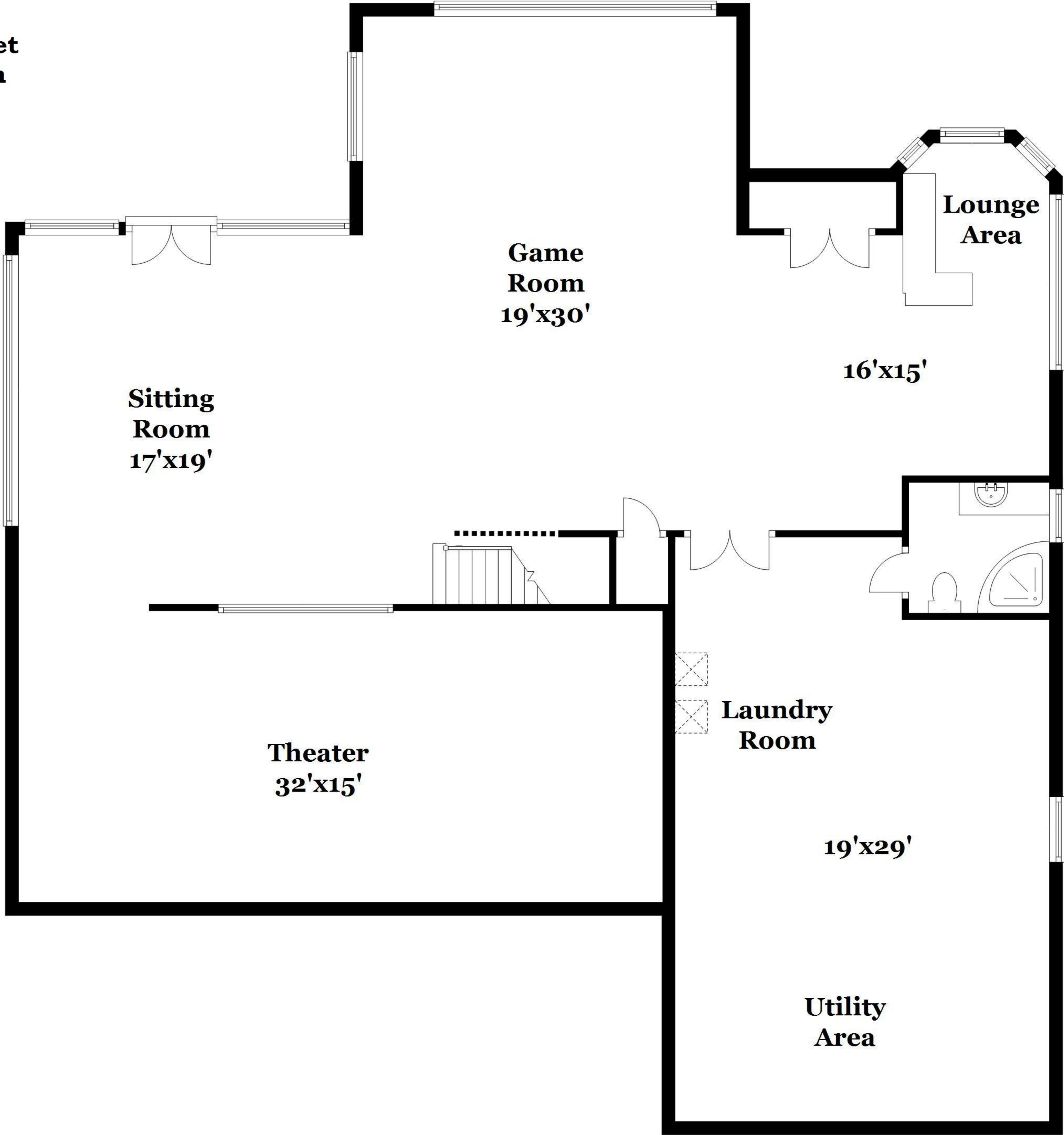
All measurements are approximate and not guaranteed. This illustration is provided for marketing and convenience only. All information should be verified independently. © PlanOmatic

**34 Charles Street  
South Yarmouth  
Upper Level**



All measurements are approximate and not guaranteed. This illustration is provided for marketing and convenience only. All information should be verified independently. © PlanOmatic

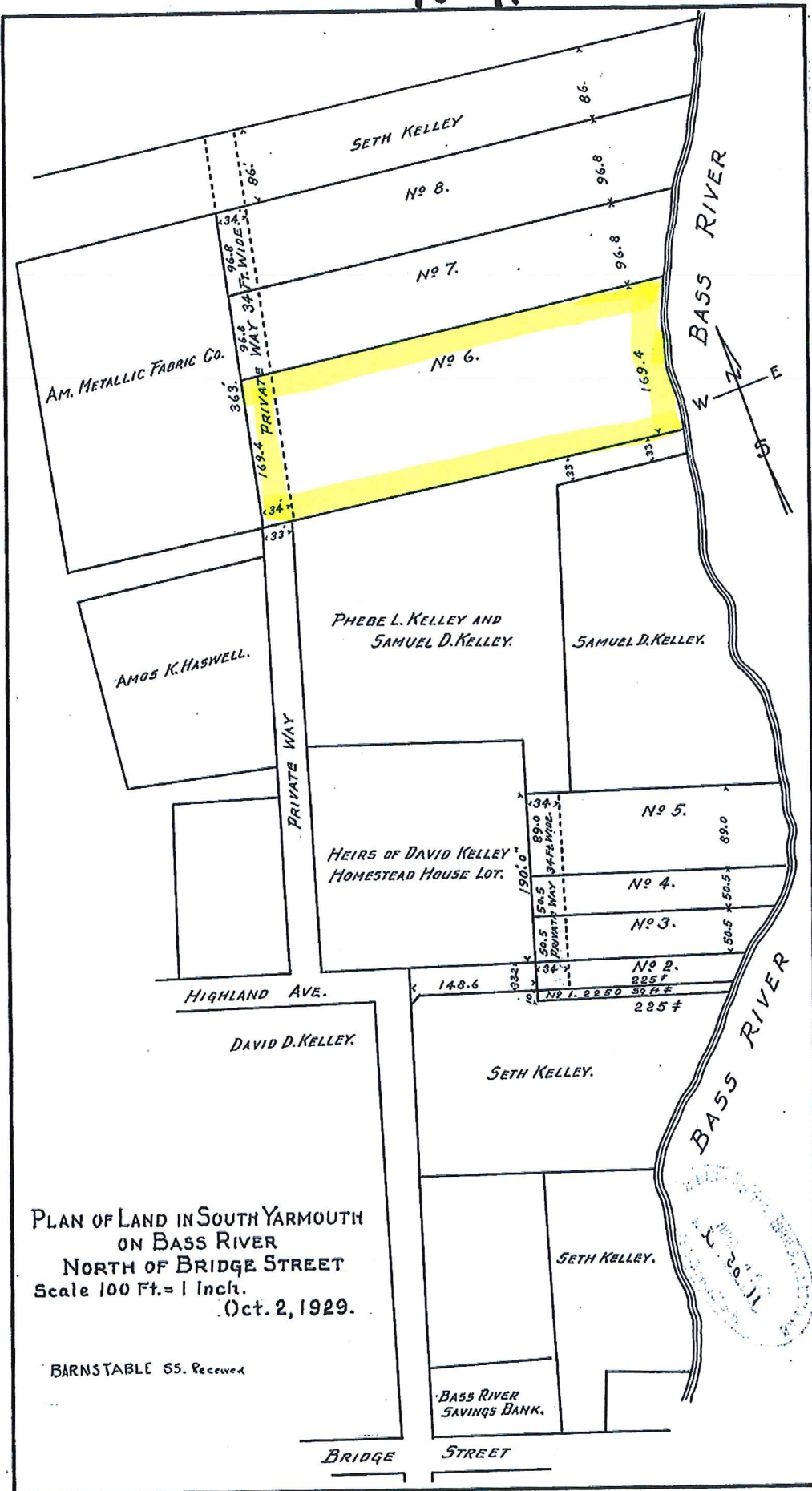
**34 Charles Street  
South Yarmouth  
Lower Level**



All measurements are approximate and not guaranteed. This illustration is provided for marketing and convenience only. All information should be verified independently. © PlanOmatic

40-41

40-41



PLAN OF LAND IN SOUTH YARMOUTH  
 ON BASS RIVER  
 NORTH OF BRIDGE STREET  
 Scale 100 Ft. = 1 Inch.  
 Oct. 2, 1929.

BARNSTABLE SS. Received

BASS RIVER  
 SAVINGS BANK.



Yarmouth Dennis Regional High Sch

Salt Box Beach

Long Pond

Labans Pond

RIVER

Georgetown Cem  
Bass River Golf Club

Grand Cove

Tidal Flat

South Yarmouth

James Pond

West Dennis

Radio Tower

Fire Sta  
Cem

Simkins Sch

Wrinkle Pt

Library

Library

Bass River

Uncle Stephens Pond

Crowett Pond

Davis Beach

Tidal Flat

Tidal Flat

Bass River Beach  
Light

Bass River Breakwater

NANTUCKET