



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR SALE - \$1,100,000**  
**4.5 ACRE BUILDABLE LOT**  
**181 Seapuit Road, Osterville, MA**



- Bank Owned
- Large, Secluded Estate Lot
- Exceptional Seapuit Neighborhood
- Less than one mile to Osterville Village
- Private Driveway Entrance

HARTEL REALTY

230 Jones Road, Unit 6, Osterville, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: [greg@hartelrealty.com](mailto:greg@hartelrealty.com)

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## Executive Summary

Property Address:	181 Seapuit Road, Osterville, MA
Assessor's Reference:	Map: 095, Parcel: 013
FY 2010 Assessments:	\$1,519,400
Tax ID #	95-13-0-6-BARN
2010 Tax Bill:	\$14,074.35
Total Land Area::	4.5 acres
Zoning	Residential



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## Property Description

### Osterville Overview:

Osterville is one of the seven villages of Barnstable. With seventeen miles of shoreline, Osterville was well known in early years for both ship building and salt production. The village of Osterville is a charming, year-round attraction and boasts dozens of successful businesses, boutiques and restaurants. Beautiful beaches, prestigious golf courses and unique shops make this corner of the Cape a most sought after location.

### Neighborhood Description:

Seapuit is an area of high-end homes, designed for location and privacy. Close to Osterville Village and the North Bay inlet, this lot offers seclusion and is the perfect setting for new construction.

### Lot Details:

181 Seapuit Road is an outstanding 4.5 acre retreat style lot, offering a fantastic opportunity to build near the water, in an exquisite neighborhood. The property offers a private driveway entrance and filtered water views. Handy to downtown amenities, but tucked away in an exceptional locale, surrounded by luxurious homes. Priced well under assessment.

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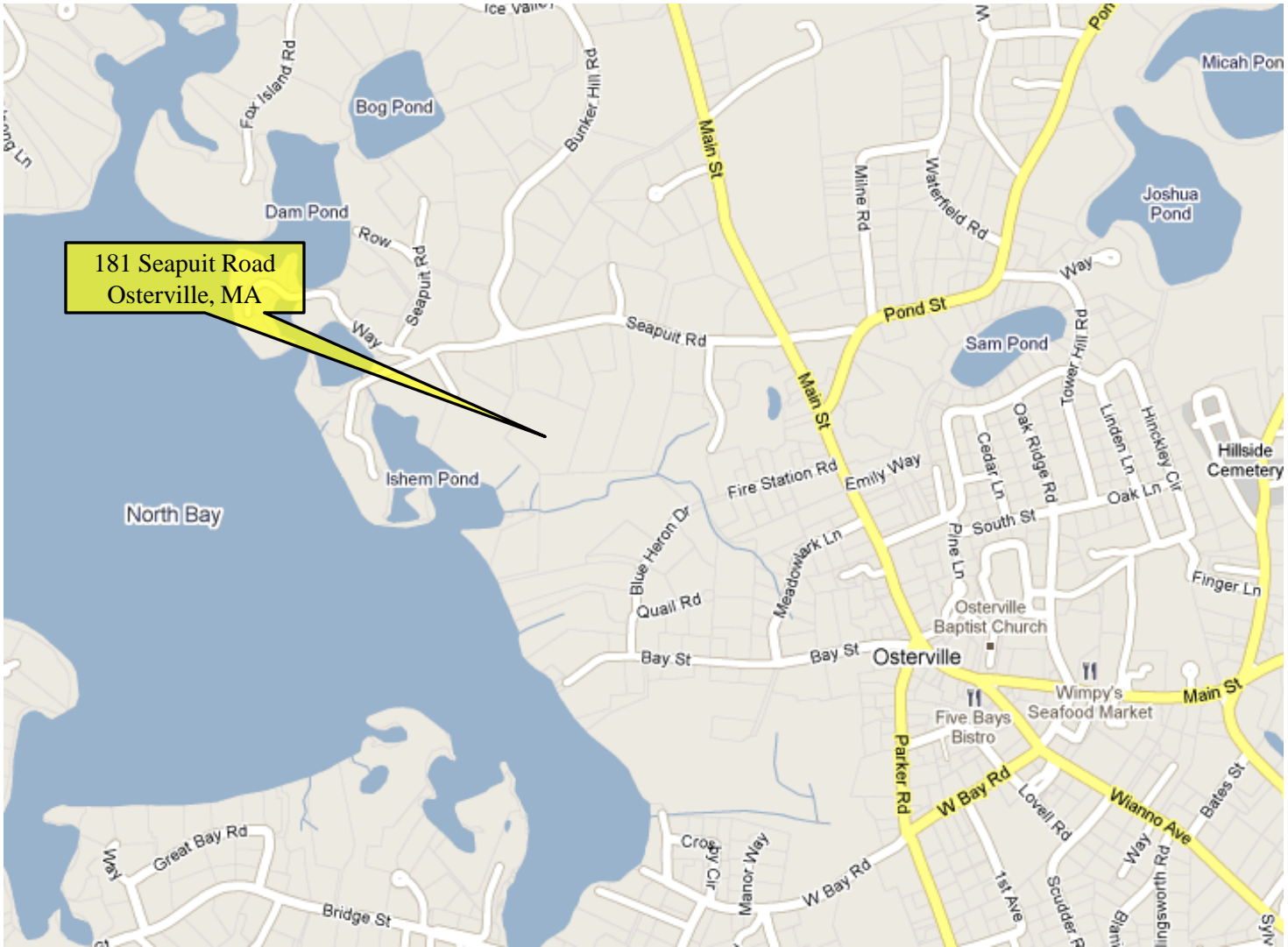
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## Area Map



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## Assessor's Map



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## Photos



Driveway  
from Road



End of  
Seapuit  
Road

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