

## Canalfront Home

Providenciales, Turks and Caicos Islands

MLS# 2500747

**\$2,775,000**





**Sam Hunt**  
 (649) 331-4066  
 sam@hamilton.tc

At 2.44 acres, this one-of-a-kind property slopes 60' in elevation from panoramic views abutting the newly paved Seasage Hill Road down to sea level and offers 145' of Long Bay Canal frontage. A meandering concrete path driveway weaves through natural vegetation, fruit trees and thoughtfully selected, low maintenance flowering plants. This beautiful, architect designed 2-bedroom bungalow, was conceived in 2015 as a guest house that would eventually see a larger, main house to be built higher up the slope preserving 180° views of Juba Sound and Long Bay Canal. The bungalow is situated closer to the canal and also enjoys unobstructed views to the west where flamingos and other bird life frequently forage during the day, and stunning sunsets light up Juba Sound and the Canal below. The canal has recently been widened and deepened in this area and is perfect for swimming in the crystal clear water. The interior of the bungalow is an open plan with vaulted, open rafter ceilings and an inviting sunken living room area with screened windows on 3 sides and hand hewn native limestone flooring throughout. The open nature of the living area ensures cooling breezes throughout but is protected by power rolldown shutters for security, hurricane protection and breezy/rainy days. The kitchen is well proportioned and appointed with a central island and stainless-steel GE Profile refrigerator and stove. The primary bedroom is a calming space with a custom mahogany, four-poster king bed and custom woodwork. The second bedroom is set up as a dual-purpose office with custom built-in desk and shelving and a guest bed. A spacious bathroom boasts a large bathtub for 2, a bidet, and custom cabinetry. The outer decks and sitting areas surrounded by mature trees only add to the serenity of this special property. There are many possibilities for this property; whether to live in your own secluded bungalow while building a larger main house (existing plans are available) or potentially subdividing the acreage to create an enclave of Villas with canal access and a mere 7 minute drive to Grace Bay. The added benefit to this location is the canal access to the ocean through the newly developed South Bank Resort and Marina only a few minutes by boat to the south, perfect for lunch at Lua Restaurant or Sail Shades Pub.

## Essential Information

Property Type <b>Residential</b>	Status <b>Active</b>	MLS# <b>2500747</b>	Listing Type <b>Single Family Home</b>
-------------------------------------	-------------------------	------------------------	---

## Key Details

Width <b>157</b>	Bed <b>2</b>	Bath <b>1</b>	View <b>Waterfront, Garden View, Canal Front</b>	Lot Size <b>2.44 Acres</b>
---------------------	-----------------	------------------	---	-------------------------------

Year Built  
**2013**

Sq Ft  
**2,395**

## Property Features

Access  
**Asphalt**

Construction  
**Block, Concrete,  
Steel**

Cooling  
**Split**

Drive Way  
**Gravel**

Exterior Features  
**Balcony, Dock, Patio,  
Pool Inground, Porch**

Foundation  
**Slab**

Interior Features  
**Cable, Dishwasher,  
Kitchen, Living  
Room, Refrigerator,  
Washer/Dryer**

Lot Features  
**Landscaped**

Pet Restrictions  
**Yes**

Waste Disposal  
**Treatment**

Water  
**Cistern, City Water**

---

Updated: 05/02/2026, 12:00:04 AM

The data relating to real estate for sale/lease on this website comes in part from a cooperative data exchange program of the Turks and Caicos Multiple Listing Service (MLS) in which these Brokers participate (TCREA). The properties displayed may not be all the properties in the Turks and Caicos MLS database, or all of the properties listed with Brokers participating in the cooperative data exchange program. Properties listed by Brokers other than this Broker/Agent are marked with the IDX Symbol, indicating an agreement to exchange property information. Detailed information about such properties is noted as Courtesy of: Turks and Caicos Real Estate Association. Information provided is thought to be reliable but is not guaranteed to be accurate. You are advised to verify facts that are important to you. No warranties, expressed or implied, are provided for the data herein, or for their use or interpretation by the user. This information is protected from unlawful duplication by copyright.