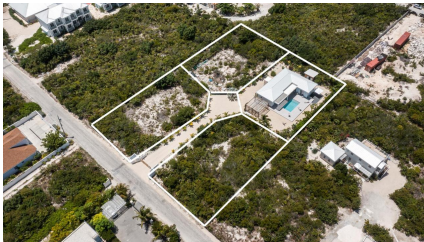


Coral Villas On Grace Bay

Providenciales, Turks and Caicos Islands

MLS# 2300332

\$2,950,000





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

Discover this hybrid opportunity to own not just a luxury three-bedroom home with access to World renowned Grace Bay Beach, but three developable lots to build more of the same for vacation rental income generation or sale. Location is everything with this offering. Positioned on Forbes Road the opportunity to see appreciation in this investment given the pending ground-breaking and eventual completion of Molo Hotel at the north of the street that will, for the sake of a three-minute walk, provide restaurants and bars, spa and gym, wellness center and shops to guests and owners. Another example of the changing face and fast-developing nature of this coveted neighborhood. Irrespective of the 'when will this be completed?', to the east you are just a short drive to the heart of Grace Bay and the myriad of shops, bars, restaurants, and entertaining options along with the golf course. To the west, the delights of Turtle Cove Marina and the best snorkeling on Providenciales. The house itself is not without merit. Brand new construction and an extraordinarily high level of finish for this price point. The single-level design is great for families of all ages or groups of friends, a perfect blend of energy efficient space and ergonomic design of the indoor-outdoor living that best suits the Turks and Caicos lifestyle and a benefit to owners and guests alike. Custom made Italian kitchen with natural stone countertop and appliances that include a Bosch panel ready refrigerator and dishwasher, a Frigidaire induction cooktop, and an Empava 24" single convection oven. Cathedral ceiling in the main living area enhances the natural light and with the open floor plan kitchen Island and breakfast bar adds to the feeling of homeliness. Samsung washer and dryer and Legrand Adorne switches in every room. Each of the three bedrooms boasts King Beds with Avocado brand organic mattresses. One King bed splits into two quantity XL twin as needed. Porcelain tile flooring throughout is enhanced by handmade tables. The pool deck tile is non-slip and heat reflective, a safe choice for young and old alike as is the non-toxic paint throughout the property. Trex decking with full BBQ area. A beautiful car port on gravel driveway, softens the modern clean lines of this striking residence, enhanced by the maturing tropical landscaping that envelopes the swimming pool and deck and is watered by your automated irrigation system. Bionest septic system and 5200-gallon cistern. Hurricane rated impact glass for all doors and windows as well as standing seam roof. Extra insulation in the walls and roof for energy efficiency along with sound-proof insulation between rooms. There is Split Air-Conditioning in every room, although the house is designed to be opened to capture the balmy trade winds and tropical breezes. Great storage options both interior and exterior. Gated security not just to the sub-division but to the house as well. Your Caribbean home away from home.

Essential Information

Property Type Residential	Status Active	MLS# 2300332	Listing Type Single Family Home
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Key Details

Bed 3	Bath 3	View Garden View, Pool View	Lot Size 1.14 Acres
Year Built 2023	Sq Ft 3,808		

Property Features

Construction Block	Foundation Slab	Pet Restrictions Yes	Waste Disposal Septic Tank
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