P.O. Box 381. Cactus House, 375 Grace Bay Road, Grace Bay, Providenciales, Turks and Caicos Islands.
649-941-4422
info@hamilton.tc

Beach Shack

Providenciales, Turks and Caicos Islands

MLS# 2500905

$3,700,000













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Set along the world-famous shores of Grace Bay Beach, 88 Coconut Road is a rare villa that blends authentic island charm with refined contemporary living. Originally built in the early 2000s and widely recognized as Ballyhoo Cottage, this one-bedroom beachfront retreat underwent a full transformation in 2021, elevating its character while preserving its legacy. Positioned on 0.22 acres with 62.4 feet of direct beachfront, the villa enjoys unobstructed turquoise views and unforgettable sunsets. Its Tourist Commercial (T01) zoning significantly enhances its flexibility, making it equally at home as a private sanctuary or a sought-after rental property—with meaningful development potential. The interior showcases meticulous craftsmanship: reclaimed teak ceilings, custom teak furniture, sleek pearl-stone walls, and a sculpted live-edge vanity create an organic yet polished aesthetic. Hurricane-impact sliders frame panoramic ocean views and open effortlessly to the terrace, inviting the outdoors in. Outside, marine-grade stainless-steel railings, a new seamless metal roof, and lush tropical landscaping enhance both durability and natural beauty. From your terrace, stroll directly onto Grace Bay's white sands—home to some of the best snorkeling on the entire island and an atmosphere that feels both private and pristine. The villa's location is exceptional: just minutes from Grace Bay's top restaurants, bars, cafés, boutiques, golf, and water sports, offering convenience without sacrificing tranquility. This is a special place—a beachfront retreat with a storied past, thoughtfully upgraded for those seeking sophistication, relaxation, and the rare option to explore additional development potential on one of the island's most exceptional beachfront settings.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2500905**	**Single Family Home**

Key Details

Width	Bed	Bath	View	Lot Size
76	**1**	**1**	**Beach Front, Ocean View, Ocean Front, Waterfront**	**0.22 Acres**

Year Built	Sq Ft
2000	**1,200**

Property Features

Access	Construction	Cooling	Drive Way
Asphalt	**Block, Concrete, Steel, Wood**	**Central Air**	**Gravel**

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Exterior Features	Flooring	Foundation	Interior Features
Balcony, Patio, Pool Inground, Gazebo	**Alarm**	**Slab**	**Cable, Dining Area, Dishwasher, Kitchen, Living Room, Refrigerator, Washer/Dryer**

Lot Features	Pet Restrictions	Waste Disposal	Water
Landscaped	**Yes**	**Treatment**	**Cistern, City Water**

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