

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 Residential	Status Active	MLS# 2500905	Listing Type Single Family Home
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Key Details

Width 76	Bed 1	Bath 1	View Beach Front, Ocean View, Ocean Front, Waterfront	Lot Size 0.22 Acres
Year Built 2000	Sq Ft 1,200			

Property Features

Access Asphalt	Construction Block, Concrete, Steel, Wood	Cooling Central Air	Drive Way Gravel
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Exterior Features
**Balcony, Patio, Pool
Inground, Gazebo**

Flooring
Alarm

Foundation
Slab

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

Lot Features
Landscaped

Pet Restrictions
Yes

Waste Disposal
Treatment

Water
Cistern, City Water

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