

## Villa 1 - 4 bedroom

Providenciales, Turks and Caicos Islands

MLS# 2400912

**\$3,900,000**





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

Welcome to Turtle Tail’s newest enclave development, The Docks, offering purchasers 12 beautifully crafted villas, consisting of 7 canal front villas, each with a private dock, and 5 water view villas. This listing, Villa 1 of seven available canal front villas, offers a 60' private boat slip, three levels of interior and exterior living space with South facing views of the canal and ocean. The ground floor offers a comfortable king suite followed by an open concept floor plan of kitchen, dining and living space that extends to the exterior dining and pool deck via large format hurricane sliding glass doors. The pool deck enjoys beautiful views of the canal and the home's private 60 boat slip. The second floor offers an additional three expansive suites (all with ensuite bathrooms). Two of the three second floor suites have garden and resort style views while the principal suite enjoys elevated ocean views above the pool deck and canal front. The third and final floor is designed as large social space with a cinema style layout on the interior, frigo bar, and a massive exterior balcony offering beautiful ocean views and ample seating for all residents. A 5th bedroom option on the same footprint is also available. Elevator for service to all floors Prospective purchasers may request the 5-bedroom floor plan from the listing agent. Additional options , a solar system, fire feature . The Docks' 12 villa enclave will be exclusively managed by The Turquoise Group (Turquoise Vacation Rentals) and offer amenities like a fully functional gym, a pickle ball/tennis court, a boat ramp, Turtle Lake kayak/SUP access, year round boat storage and onsite security. Rental management options are available through The Turquoise Group.

## Essential Information

Property Type <b>Residential</b>	Status <b>Active</b>	MLS# <b>2400912</b>	Listing Type <b>Single Family Home</b>
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## Key Details

Bed <b>4</b>	Bath <b>5</b>	View <b>Canal Front</b>	Lot Size <b>0.30 Acres</b>
Year Built <b>2025</b>	Sq Ft <b>8,071</b>		

## Property Features

Construction <b>Block</b>	Cooling <b>Central Air, Split</b>	Exterior Features <b>Balcony, Dock, Fenced, Fitness Centre</b>	Foundation <b>Slab</b>
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Monthly Assessment  
**2721**

Pet Restrictions  
**Yes with restrictions**

Waste Disposal  
**Septic Tank**

Water  
**Cistern, City Water**

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