

## Leeward Canal Front Villa

Providenciales, Turks and Caicos Islands

MLS# 2501061

**\$4,600,000**





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New to market canal front luxury Leeward villa situated on Nina Lane, one of Providenciales' top residential locations. The expansive 3 bedroom/ 3 and a half bathroom property boasts 3,329 sq. ft. of living space and is set on a .82 acre lot with 120 ft. of canal frontage. Every room has been elegantly designed and impeccably built and finished in a contemporary Caribbean style. The incredible interior open-concept living space has impressive high ceilings and is filled with beautiful natural light throughout. Magnificent exterior features include a stunning custom pool and patio, abundant covered outdoor entertaining space, bar area and gorgeous landscaping with over 80 mature palm trees offering privacy and tropical ambiance. The single storey layout of this Leeward luxury villa is perfect for families and large groups gatherings. The great room has an open tropical vibe with a stunning, fully equipped kitchen with easy access to the exterior living space. The kitchen is a Chef's dream featuring granite counters, custom cabinets, and high-end appliances. In addition, the spectacular master suite offers an expansive layout including a lavish en suite bathroom with a private tub and a large walk-in closet. The newly completed 80 ft. long Trex dock can accommodate a large boat and jet skis with enough room for an owner to install a boat lift if desired. Offered for sale fully furnished and in turnkey condition ready for a new owner to make this their home, or operate as a Turks and Caicos rental income property.

## Essential Information

Property Type <b>Residential</b>	Status <b>Active</b>	MLS# <b>2501061</b>	Listing Type <b>Single Family Home</b>
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## Key Details

Bed <b>3</b>	Bath <b>4</b>	View <b>Canal Front</b>	Lot Size <b>0.83 Acres</b>
Year Built <b>2006</b>	Sq Ft <b>3,329</b>		

## Property Features

Access <b>Asphalt</b>	Construction <b>Block, Concrete</b>	Cooling <b>Central Air</b>	Drive Way <b>Gravel</b>
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Exterior Features  
**Dock, Hurricane  
Shutters, Patio, Pool  
Inground**

Foundation  
**Slab**

Interior Features  
**Dining Area,  
Dishwasher, Ensuite  
Bathroom, Furniture  
Included, Kitchen,  
Living Room,  
Refrigerator,  
Washer/Dryer**

Lot Features  
**Landscaped**

Pet Restrictions  
**Yes**

Waste Disposal  
**Treatment**

Water  
**City Water**

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Updated: 05/21/2026, 12:00:05 AM

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