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Reef House

Grand Turk, Turks and Caicos Islands

MLS# 2501105

$2,250,000













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Positioned on the highly sought-after west coast of Grand Turk—where beachfront inventory is exceptionally limited and demand continues to grow—Reef House represents a rare opportunity to acquire a proven, high-performing beachfront income property in one of the Caribbean's most authentic island destinations. This established vacation rental operates as three independent rental units within one thoughtfully designed beachfront residence, offering owners both diversification of income and flexible personal-use options. The property has demonstrated strong and consistent gross booking performance, delivering an attractive return on investment. Further details of the income stream are available to genuinely interested and qualified purchasers. Properties of this nature—multi-unit, beachfront, turnkey, and west-facing—are increasingly difficult to replicate on Grand Turk, making Reef House as scarce as it is compelling. The first floor comprises two one-bedroom, one-bathroom beachfront suites, each with its own private entrance and screened-in porch, allowing guests to enjoy cooling sea breezes and uninterrupted ocean views while maintaining complete privacy. The upper-level penthouse is a standout, featuring two full bedrooms and bathrooms, an expansive open-plan kitchen, living, and dining area, and a loft that comfortably sleeps four children—broadening the property's appeal to families and longer-stay guests. This layout quietly enhances rental performance without the need for additional bedrooms or structural expansion. All three units are sunset-facing, capturing spectacular evening skies over the ocean—an experience that consistently drives strong guest reviews and repeat bookings. Reef House is widely regarded as one of the best places to stay on Grand Turk, reinforced by its Certificate of Excellence and established reputation within the island's rental market. Importantly, the owners have made significant capital investments to future-proof the property, including a state-of-the-art backup generator and upgraded septic system, ensuring operational reliability, guest comfort, and long-term peace of mind—critical considerations for a high-performing beachfront rental in an island environment. Located within walking distance of Front, Queen, and Duke Streets, the property offers effortless access to Grand Turk's historic heart while remaining a true beachfront retreat. From a lifestyle perspective, owners and guests enjoy immediate proximity to world-class diving, snorkeling, and deep-sea fishing, with vibrant reefs just offshore and the island's legendary underwater visibility drawing enthusiasts from around the world. Unlike busier resort destinations, Grand Turk attracts travelers seeking authenticity, tranquility, and connection to place—a dynamic that supports longer stays, repeat visitation, and a loyal rental audience. Reef House perfectly embodies this ethos: a place to unplug, slow down, and truly live island life.

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Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2501105**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
4	**4**	**Beach Front, Ocean View, Ocean Front, Waterfront**	**0.09 Acres**

Year Built	Sq Ft
2015	**3,460**

Property Features

Construction	Foundation	Pet Restrictions	Waste Disposal
Block	**Slab**	**Yes with restrictions**	**Septic Tank**

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