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

Villa Penn Sawyer

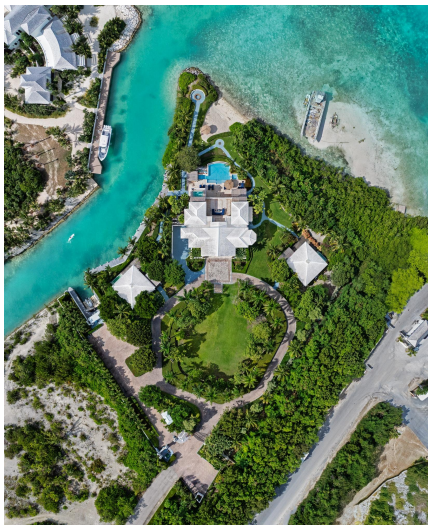
Providenciales, Turks and Caicos Islands

MLS# 2501118

$12,950,000













Copyright © 2026 Hamilton Real Estate Ltd.

Crafted By: WING CMS



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

Commanding one of Leeward's most extraordinary waterfront positions, with simultaneous beach access, expansive Caicos Banks vistas, and massive canal frontage — Villa Penn Sawyer is a distinguished home, crafted to endure in both architectural style and quality. Designed with emphasis on privacy, comfort, and timeless architecture, the home sits behind a gated entry on 2.44 acres of waterfront land. The more than 10,000 sq. ft. layout (including approximately 9,700 sq. ft. of interior covered space) balances generous outdoor space with intimacy throughout. The primary residence reflects timeless Bermudian influence, with marble flooring, graceful columns, a commercial-grade kitchen, and dedicated service stair. An elevator connects all levels, including the lower-level garage and gym. Purpose-built amenities — cinema, poker and wine room, generous laundry facilities, and discreet staff quarters — enhance comfort and functionality for full-time living or extended stays. Two independent guest houses flank the primary residence, each with private entrances, plunge pools, and tranquil water views, offering complete autonomy while remaining connected to the property. Bedroom suites are generous in scale, each with en-suite bath and outlooks that frame the property's gardens, courtyards, or surrounding waterways. The primary suite is a grand private retreat with two expansive dressing rooms, spa-inspired bathroom, and upper-level balcony featuring a Jacuzzi and lounge seating that captures the shifting blues of the Caicos waters. Outdoors, mature landscaping surrounds a lagoon-style pool with swim-up bar, alfresco kitchen, and broad terraces accommodating gatherings of any scale while offering quiet corners for reflection. The property's extensive 250+ feet of hardwood-clad docking, including floating jet-ski dock and dedicated 100-foot berth capable of receiving yachts over 80 feet, offers exceptional marine access rarely available in residential Providenciales. A dedicated entry gate with booth enhances privacy and controlled access. The recently installed reverse osmosis system ensures reliable, high-quality water production for the residence and guest houses. Beyond established grounds, substantial acreage remains open for future amenities such as tennis, pickleball, or additional recreational spaces — a rare opportunity to further shape the property to personal preferences. Villa Penn Sawyer remains one of Leeward's most compelling waterfront offerings: a distinctive home with enduring character, generous proportions, and uncommon connection to the islands' most beautiful waters.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Conditional**	**2501118**	**Single Family Home**

Copyright © 2026 Hamilton Real Estate Ltd.

Crafted By: WING CMS

Key Details

Bed	Bath	View	Lot Size
8	**9**	**Beach Front, Ocean View, Ocean Front, Waterfront, Canal Front**	**2.44 Acres**

Year Built	Sq Ft
2006	**10,200**

Property Features

Access	Construction	Cooling	Drive Way
Asphalt	**Block, Concrete**	**Central Air**	**Paved**

Exterior Features	Flooring	Foundation	Interior Features
Patio, Pool Inground	**Smoke Detection**	**Slab**	**Dining Area, Dishwasher, Ensuite Bathroom, Furniture Included, Garage, Kitchen, Living Room, Refrigerator, Washer/Dryer**

Lot Features	Parking Types	Pet Restrictions	Possession
Landscaped	**Garage**	**Yes**	**vacant**

Unit Number	Waste Disposal	Water
2	**Treatment**	**City Water**

Updated: 11/06/2026, 01:00:05 PM
The data relating to real estate for sale/lease on this website comes in part from a cooperative data exchange program of the Turks and Caicos Multiple Listing Service (MLS) in which these Brokers participate (TCREA). The properties displayed may not be all the properties in the Turks and Caicos MLS database, or all of the properties listed with Brokers participating in the cooperative data exchange program. Properties listed by Brokers other than this Broker/Agent are marked with the IDX Symbol, indicating an agreement to exchange property information. Detailed information about such properties is noted as Courtesy of: Turks and Caicos Real Estate Association. Information provided is thought to be reliable but is not guaranteed to be accurate. You are advised to verify facts that are important to you. No warranties, expressed or implied, are provided for the data herein, or for their use or interpretation by the user. This information is protected from unlawful duplication by copyright.

Copyright © 2026 Hamilton Real Estate Ltd.

Crafted By: WING CMS