

CHANNEL VILLA

Providenciales, Turks and Caicos Islands

MLS# 2600020

\$2,450,000





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Located within the prestigious gated community of Leeward, Channel Villa is a beautifully renovated canal-front residence set on the highly sought-after enclave of Kira Isle. With approximately 50 feet of canal frontage and quick, direct access to open water, the home offers an exceptional boating lifestyle while remaining minutes from the island's most desirable amenities. Extensively upgraded, the residence offers approximately 3,560 square feet of interior living space complemented by 1,269 square feet of covered and open exterior areas, creating a seamless connection between indoor comfort and outdoor island living. The layout is ideal for both everyday living and entertaining, a private swimming pool, and lush tropical landscaping that enhances privacy and tranquility. Inside, the home has been thoughtfully modernized throughout. New marble flooring runs across all living spaces, while the kitchen has been completely redesigned with modern cabinetry, updated appliances, and improved flow for both family use and hosting. Bathrooms have been refinished in marble with new vanities and fixtures, and custom storage has been added throughout, including built-out bedroom closets and additional entry and utility storage. A separate laundry room and upgraded lighting with recessed LED fixtures and remote-controlled ceiling fans further elevate the functionality of the home. Behind the scenes, major infrastructure improvements include new electrical wiring and control panels, updated plumbing and gas lines, upgraded air-conditioning systems, and enhanced security features. The primary suite benefits from enlarged windows that flood the space with natural light and frame peaceful views toward the Leeward Cut and surrounding mangroves. The exterior of the property has received the same level of attention. Redesigned driveways and walkways enhance both curb appeal and ease of movement. The swimming pool has been fully refurbished with updated systems, complemented by a dedicated pool utility room and a separate outdoor shower. New irrigation, refreshed landscaping, and subtle ground lighting complete the setting, allowing the home to be enjoyed day and night. Offered fully furnished, Channel Villa presents a flexible opportunity as a full-time residence, a luxury vacation rental, or a hybrid business-and-legacy property, offering both lifestyle enjoyment and income-generating potential. Its location within Leeward is particularly compelling for families and active owners alike. The property is just minutes from the International School of the Turks and Caicos Islands, making it especially attractive to those with young children. It is also conveniently close to the Royal Turks and Caicos Golf Club, as well as the beaches, restaurants, and energy of Grace Bay. Nearby Blue Haven Resort offers marina access, cafés, and everyday conveniences, further reinforcing the appeal of this prime canal-side setting.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	Conditional	2600020	Single Family Home

Key Details

Bed	Bath	View	Lot Size
4	4	Ocean View, Waterfront, Pool View, Canal Front	0.14 Acres
Year Built	Sq Ft		
2007	4,829		

Property Features

Construction	Foundation	Pet Restrictions	Waste Disposal
Block	Slab	Yes with restrictions	Treatment

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