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Villa 8 - Blue Cay Estate Canal Front

Providenciales, Turks and Caicos Islands

MLS# 2600047

$5,350,000













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Located in the exclusive Blue Cay Estate—Leeward's premier gated waterfront community by Windward Developments (Peninsula Estates, South Bank, Arc)—this residence offers direct gateway access to the cays for world-class boating and water sports, with proximity to Grace Bay's restaurants and shopping, Royal Turks & Caicos Golf Course, International School, and Blue Haven Marina. Designed by Blee Halligan, this custom five-bedroom compound features a four-bedroom main residence and large one-bedroom guest house atop a two-car garage and workshop, spanning an exceptional 0.81-acre perimeter lot with 125 feet of canal frontage. Lush landscaping and electronic gating ensure complete privacy, while the unique lot configuration accommodates a future deck or pavilion with unobstructed views toward the Leeward Channel. The five-bedroom residence totals nearly 7,135 square feet with approximately 4,853 covered square feet. Floor-to-ceiling windows unite indoor-outdoor living while maximizing natural light and water views. A signature skylight transforms the original courtyard design into an enclosed lounge flowing seamlessly into open-concept living areas and island kitchen with expansive window bench. The primary suite spans the entire upper level with large balcony, generous dressing area, dual-shower bathroom, and expansive walk-in closet, while three ground-level ensuite bedrooms and a large walk-in pantry complete the main residence. The 40-foot pool anchors outdoor entertaining, complemented by a covered dining area with electric screens and BBQ station. An entertainment deck with pergola, framed by established trees and fragrant Frangipanis, layers down through open deck and green space to the 40-foot boat dock offering direct channel access. Additional amenities include outdoor staff facilities and bathroom, backup generator, mosquito misting system, and electronic window treatments. The main house is offered lightly furnished; the new guest house is unfurnished.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Conditional**	**2600047**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
5	**7**	**Waterfront, Canal Front**	**0.81 Acres**

Year Built	Sq Ft
2018	**7,480**

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Property Features

Access **Asphalt**	Construction **Block, Concrete, Wood**	Cooling **Central Air**	Drive Way **Gravel**
Exterior Features **Balcony, Dock, Fenced, Guest House, Patio, Porch**	Flooring **Alarm, Monitored Alarm System, Smoke Detection**	Foundation **Slab**	Interior Features **Cable, Dining Area, Dishwasher, Ensuite Bathroom, Furniture Included, Kitchen, Living Room, Refrigerator, Washer/Dryer**
Lot Features **Landscaped**	Parking Types **Carport, Garage**	Pet Restrictions **Yes**	Unit Number **Villa 8**
Waste Disposal **Treatment**	Water **Cistern, City Water**		

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