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

# Blue Cay Estate Beach & Canal Front

Providenciales, Turks and Caicos Islands

MLS# 2600071

## $15,000,000













Copyright © 2026 Hamilton Real Estate Ltd.

Crafted By: WING CMS



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

Blue Cay Beach Estate 2: Newly Perfected Waterfront Living. The only property in Leeward combining a corner lot position with direct beachfront on Leeward Channel and private canal-front dock within celebrated Blue Cay Estate. Beachfront & Water Access: Featuring 130 feet of private beach with recent enhancements creating substantial sand and gentle water entry and 220 feet of canal frontage with fully equipped 65-foot dock, 20,000-lb boat lift, and jet-ski floating dock. A 180-foot private jetty extends to accommodate additional watercrafts and to an over-water pavilion with swim deck, suspended hammock and chairs. Property & Outdoor Living: 8,200 square feet across interior and exterior finished areas, approximately 6,465 sq. ft. under roof/interior square feet, on a 0.71-acre corner lot—one of only two in the estate. Large heated pool with terrazzo deck, Ipe pergolas, firepits, and tropical landscaping with accent lighting. Outdoor showers, multiple decks, expansive lawns, complete this private haven. Residences: Six-bedroom home comprising five bedrooms in the main residence and a detached guest house suite. The entire second floor of the main residence comprises the primary suite with shaded terrace, white-washed ceiling and feature wall, dual walk-in closets. Separate guest house suite provides the sixth bedroom, with kitchenette, waterfront terrace and attached 2-car garage. The garage is currently outfitted as a gym and offers flexibility with the option for a future second-level addition. Design & Finishes: Italian porcelain tiles, African mahogany cabinetry, custom wooden doors, grand entry with built-in bookcase, chef's kitchen with pantry, high-specification lighting, motorized window treatments, as well as electrical blinds and TV’s throughout. Systems: Full-house backup generator, Lutron lighting and blinds with remote access, interior and exterior SONOS audio, electric mosquito screens, Mosquito Mistaway system, integrated CCTV security. Offered majority furnished, excluding artworks and select custom pieces.

## Essential Information

| Property Type | Status | MLS# | Listing Type |
|---|---|---|---|
| **Residential** | **Active** | **2600071** | **Single Family Home** |

## Key Details

| Bed | Bath | View | Lot Size |
|---|---|---|---|
| **6** | **7** | **Beach Front, Ocean View, Ocean Front, Waterfront, Canal Front** | **0.71 Acres** |

| Year Built | Sq Ft |
|---|---|
| **2019** | **8,201** |

Copyright © 2026 Hamilton Real Estate Ltd.

Crafted By: WING CMS

## Property Features

| | | | |
|---|---|---|---|
| Access<br>**Asphalt** | Construction<br>**Block, Concrete, Wood** | Cooling<br>**Central Air** | Drive Way<br>**Gravel** |
| Exterior Features<br>**Balcony, Dock, Fenced, Fitness Centre, Guest House, Patio, Pool Inground, Porch, Screened Porch, Gazebo** | Flooring<br>**Alarm, Monitored Alarm System, Smoke Detection** | Foundation<br>**Pier and Beam** | Interior Features<br>**Cable, Dining Area, Dishwasher, Ensuite Bathroom, Garage, Kitchen, Living Room, Refrigerator, Washer/Dryer** |
| Laundry<br>**Washer/Dryer** | Lot Features<br>**Landscaped** | Parking Types<br>**Detached, Double, Garage** | Pet Restrictions<br>**Yes** |
| Unit Number<br>**Villa 2** | Waste Disposal<br>**Treatment** | Water<br>**Cistern, City Water** | |

Updated: 11/06/2026, 01:00:06 AM
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.