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Blue Cay Estate Beach & Canal Front

Providenciales, Turks and Caicos Islands

MLS# 2600071

$15,000,000













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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**

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Property Features

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

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