

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 Residential	Status Active	MLS# 2600071	Listing Type Single Family Home
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Key Details

Bed 6	Bath 7	View Beach Front, Ocean View, Ocean Front, Waterfront, Canal Front	Lot Size 0.71 Acres
Year Built 2019	Sq Ft 8,201		

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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