

## 13 Leeward Green Court

Providenciales, Turks and Caicos Islands

MLS# 2600340

**\$1,295,000**





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13 Leeward Green Court – Tranquil Island Living in Leeward  
 Nestled in the prestigious Leeward community, 13 Leeward Green Court is a beautifully appointed property offering the perfect blend of residential comfort and investment potential. This charming two-story main residence features 2 bedrooms, 2.5 bathrooms, and a thoughtfully designed layout that embraces indoor-outdoor island living. The elevated open-plan living, kitchen, and dining area captures the gentle tropical breeze and overlooks the lushly landscaped pool terrace. A wraparound veranda extends your living space outdoors—ideal for entertaining or quiet relaxation. On the ground floor, both bedrooms enjoy direct access to a cozy den area, perfect for a media room, home office, or a play space for children. The separate 1-bedroom, 1-bathroom guesthouse offers privacy for visiting family or serves as a turnkey rental opportunity—adding both flexibility and value. Located just five minutes from world-renowned Grace Bay Beach and steps from the Leeward Canal, this home is perfectly situated for enjoying the best of Providenciales. Whether you're looking for a full-time residence, a vacation escape, or an income-generating asset, 13 Leeward Green Court delivers island living at its finest.

## Essential Information

Property Type <b>Residential</b>	Status <b>Active</b>	MLS# <b>2600340</b>	Listing Type <b>Single Family Home</b>
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## Key Details

Bed <b>3</b>	Bath <b>4</b>	View <b>Garden View, Pool View</b>	Lot Size <b>0.23 Acres</b>
Year Built <b>2007</b>	Sq Ft <b>2,300</b>		

## Property Features

Construction <b>Block, Concrete</b>	Foundation <b>Slab</b>	Pet Restrictions <b>Yes with restrictions</b>	Waste Disposal <b>Treatment</b>
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