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# Sunset Beach Villa

Providenciales, Turks and Caicos Islands

MLS# 2600391

## $2,295,000













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This meticulously maintained 3 bedroom, 3 bathroom luxury villa combines modern elegance with island “beach house” charm a mere 6 minute walk to Grace Bay Beach. Since its completion in May 2019, the villa has been occupied solely by its owners for about half of each year, and never rented as a vacation rental. The owners pride themselves on their clever design features and upgrades that sets this villa apart from others in the neighborhood. The private entrance opens into a large walled courtyard perfect for entertaining or as a secure kid’s play area including a convenient storage building for bicycles and beach toys in one corner. Upon entering the Villa, you are welcomed by an open great room adorned with Serena & Lily furnishings, lending an upscale coastal vibe blending style with the durability of high-quality fabrics. To the left of the entrance is laundry room with a second refrigerator, wash sink, and ample lockable storage. The living and dining areas flow to a perfect entertaining kitchen complete with GE Profile appliances, quartz countertops and large island/bar, all under a soaring 20’ vaulted ceiling. The first-floor bedroom, with direct access to the courtyard, includes Williams Sonoma Home furnishings and an ensuite bathroom. The built-in wall unit in the great room and custom closets in both upstairs bedrooms are complemented by Serena and Lily furnishings chosen for each of the spacious and stylish upper bedrooms. The main bedroom deck provides beautiful ocean and sunset views, perfect for morning coffee or afternoon cocktails and enjoys breezes from the Northeast exposure. The villa features three beautifully designed bathrooms, including a convenient outdoor shower/change room, poolside. The interior bathrooms are decorated with high-end faux grass cloth wallpaper for a touch of texture and elegance. Outside, the villa’s appeal only grows with a large 12’x30’ pool, enhanced with a solar heating system, surrounded by a new concrete deck installed in spring 2024. Whether you’re drawn to the refined interiors, custom enhancements, or the inviting outdoor spaces and lush landscaping, this villa presents a rare opportunity to own a private sanctuary in Turks and Caicos’ most desired gated neighborhood, with the flexibility for rental investment potential should you desire.

## Essential Information

| Property Type | Status | MLS# | Listing Type |
|---|---|---|---|
| **Residential** | **Active** | **2600391** | **Single Family Home** |

## Key Details

| Bed | Bath | View | Lot Size |
|---|---|---|---|
| **3** | **3** | **Ocean View** | **0.29 Acres** |

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| Year Built | Sq Ft |
| --- | --- |
| **2019** | **4,640** |

## Property Features

| Access | Construction | Cooling | Drive Way |
| --- | --- | --- | --- |
| **Asphalt, Dirt** | **Block, Concrete** | **Central Air** | **Gravel** |

| Exterior Features | Flooring | Foundation | Interior Features |
| --- | --- | --- | --- |
| **Pool Inground** | **Smoke Detection** | **Slab** | **Dining Area, Dishwasher, Furniture Included, Kitchen, Living Room, Refrigerator, Washer/Dryer** |

| Lot Features | Pet Restrictions | Waste Disposal | Water |
| --- | --- | --- | --- |
| **Landscaped** | **Yes** | **Treatment** | **City Water** |

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