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Water's Edge Villa

North Caicos, Turks and Caicos Islands

MLS# 2600443

$2,495,000











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Set on an expansive 4.69 acre parcel with approximately 470 feet of stunning ironshore frontage, this unique estate offers breathtaking views over crustal clear turquoise waters and exceptional privacy. Gently sloping from the road down to the shoreline, the land provides both natural beauty and significant potential for further development. The Property features a charming main residence designed as a one bedroom home with a loft, centered around a bright, open-plan living and kitchen space. A spacious deck extends the living area outdoors, ideal for enjoying the ocean breeze and panoramic surroundings. The master bedroom is privately positioned in a separate adjoining structure and includes an ensuite bathroom and ample closet space. In addition to the main home, there are two guest accommodations. A well-appointed studio guest house to the northwest offers its own kitchen, living area, ensuite bathroom, and an inviting open deck- perfect for visitors or rental income. A second guest unit provides additional flexible accommodation. The grounds include a parking area and a scenic zig zag driveway leading from the public road down to the residence. At the water's edge, a dock and gazebo create an ideal setting for relaxing, entertaining, or enjoying direct access to Bottle Creek. Perfect for swimming, kayaking, paddle boarding and bone fishing. Utilities are well established, with mains electricity, cistern water storage, and a well, along with split air conditioning throughout all living spaces. While the existing buildings are of solid construction - featuring reinforced concrete block, timber framed roofing and a classic Saltillo tile floors - they offer an excellent opportunity for modernization to further enhance value. The generous acreage and layout also present outstanding potential for expansion, including the addition of further guest cottages or a luxury retreat, subject to planning approvals. Water's Edge Villa is located just 15 minutes from North Caicos Airport and 12 minutes from Mudjin Harbor. This is a rare opportunity to own a substantial oceanfront property combining tranquility, versatility, and a future development potential.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600443**	**Single Family Home**

Key Details

Width	Bed	Bath	View	Lot Size
499	**3**	**4**	**Ocean View, Ocean Front**	**4.69 Acres**

Year Built	Sq Ft
1995	**4,000**

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Property Features

Construction
Block, Concrete

Cooling
Split

Exterior Features
Dock, Guest House, Gazebo

Foundation
Slab

Interior Features
Ensuite Bathroom, Furniture Included, Kitchen, Living Room, Refrigerator

Laundry
Washer/Dryer

Pet Restrictions
Yes

Waste Disposal
Septic Tank

Water
Cistern

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