P.O. Box 381. Cactus House, 375 Grace Bay Road, Grace Bay, Providenciales, Turks and Caicos Islands.
649-941-4422
info@hamilton.tc

0.99-Acre Oceanview Estate on Chalk Sound Drive

Providenciales, Turks and Caicos Islands

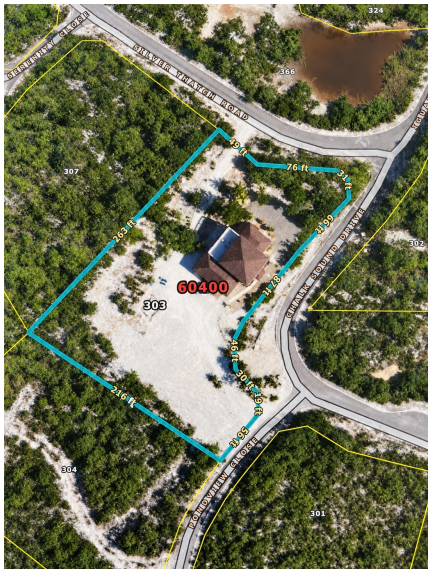
MLS# 2600703

$1,595,000













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Sam Hunt
(649) 331-4066
sam@hamilton.tc

Set on a 0.99-acre parcel in the quieter reaches of Chalk Sound, this property is among the largest active residential offerings in the area with an existing home. The site has frontage on three roads, with long boundaries of approximately 263 feet and 216 feet, giving it scale, access, privacy, and room for future expansion or additional improvements. Originally designed as a three-bedroom residence, the home is now configured as a two-bedroom main residence and a private one-bedroom suite, for a total of three bedrooms. The suite is currently operated as a well-performing short-term rental, providing an established income stream while allowing flexibility for guest accommodation, rental use, or an owner's own needs. Inside, the open living, dining, and kitchen area is notably generous, large enough for a substantial sectional and a dining table for eight, with ample space to move comfortably throughout. Rich wood cabinetry, granite countertops, porcelain tile flooring, and stainless-steel appliances complete the kitchen. The upper level offers more than the primary suite. A large secondary living area opens directly onto an upstairs patio and can remain a sitting room, study, home office, or television lounge. Its size also allows it to be converted into an additional bedroom, if desired. The primary suite features an ensuite bath with a soaking tub and separate shower, along with a closet and separate storage area just off the bathroom. That same sense of space continues outdoors, where the size and configuration of the lot allow for the lifestyle amenities a buyer values most, rather than the limitations of a compact homesite. Built in 2007, the home offers a solid foundation, a flexible layout, and considerable space to enhance and personalize over time. As the day comes to a close, unwind on the patio and take in the striking sunset and ocean views.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600703**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
3	**3**	**Ocean View, Garden View, Pond**	**0.99 Acres**

Year Built	Sq Ft
2007	**3,282**

Property Features

Construction	Cooling	Exterior Features	Foundation
Brick, Concrete	**Split**	**Balcony, Patio, Porch**	**Slab**

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Interior Features
Cable, Dining Area, Dishwasher, Ensuite Bathroom, Furniture Included, Kitchen, Living Room, Pets, Refrigerator, Washer/Dryer

Pet Restrictions
Yes

Waste Disposal
Septic Tank

Water
City Water

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