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# Conspiracy Cottage

Providenciales, Turks and Caicos Islands

MLS# 2600732

## $1,475,000













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600 yards from Pelican Beach via the Nightjar beach access, Conspiracy Cottage combines the charm of a tropical retreat with the convenience of its Leeward location. Set amid mature landscaping on 0.42 acres, this tastefully finished two-bedroom, two-bathroom home offers private outdoor living and room to grow. Approximately 1,500 square feet of air-conditioned interior space centers around an inviting open-plan kitchen, living and dining area. A further 400 square feet of screened porch under roof overlooks the swimming pool, creating a comfortable setting for relaxed meals, morning coffee and evenings spent enjoying the garden surroundings. The primary bedroom features an en-suite bathroom, while the guest bedroom has convenient access to an adjacent full bathroom. An additional room measuring approximately six by eight feet, currently used for storage, provides useful flexibility beyond the two principal bedrooms. Outside, established tropical planting frames the pool and outdoor living areas, while a tucked-away garden deck offers a peaceful spot to read and unwind. The generous lot also provides scope for a guest house with garage and an extension to the main residence, subject to relevant approvals and setback requirements. The location places a range of everyday conveniences and island pursuits within easy reach. Alongside nearby Pelican Beach, The International School of the Turks and Caicos Islands, Blue Haven Marina and Royal Turks and Caicos Golf Club are all close by, as are Grace Bay Beach and its shops and restaurants. Whether enjoyed as a full-time residence or a personal island escape, Conspiracy Cottage offers an appealing combination of character, privacy and proximity to the beach—with the space to evolve alongside its next owner.

## Essential Information

| Property Type | Status | MLS# | Listing Type |
|---|---|---|---|
| **Residential** | **Active** | **2600732** | **Single Family Home** |

## Key Details

| Bed | Bath | View | Lot Size |
|---|---|---|---|
| **2** | **2** | **Garden View, Pool View** | **0.42 Acres** |

| Year Built | Sq Ft |
|---|---|
| **2004** | **1,900** |

## Property Features

| Construction | Foundation | Pet Restrictions | Waste Disposal |
|---|---|---|---|
| **Block** | **Slab** | **Yes** | **Treatment** |

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