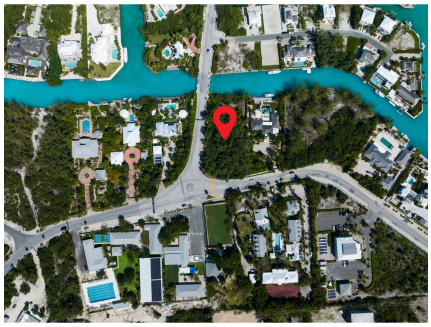
P.O. Box 381. Cactus House, 375 Grace Bay Road, Grace Bay, Providenciales, Turks and Caicos Islands.
649-941-4422
info@hamilton.tc

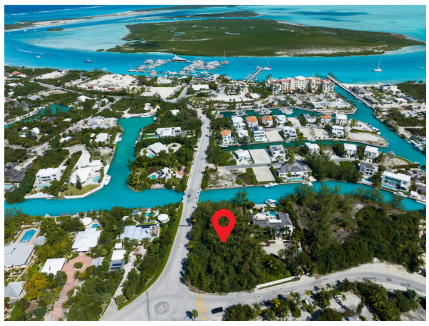
Governor's Road Canalfront Vacant Lot Leeward

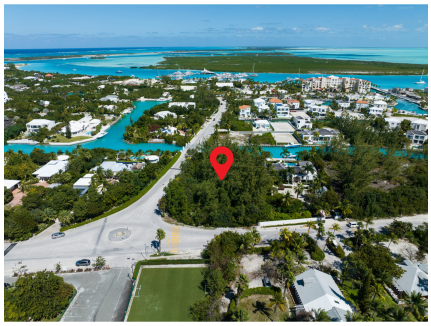
Providenciales, Turks and Caicos Islands

MLS# 2600733

$1,750,000













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Presenting an exceptional opportunity to acquire a substantial 0.74-acre canal front parcel in Leeward, one of Providenciales' most established and prestigious residential enclaves. Generously proportioned and ideally positioned along the Leeward canal with 118ft of canal frontage, this exceptional homesite offers a compelling setting for the development of a bespoke luxury residence that embraces the very best of the Turks & Caicos waterfront lifestyle. The property enjoys direct frontage along a canal that connects into the Leeward Channel, providing an attractive advantage for boating enthusiasts and those seeking a residence where life on the water is an integral part of the experience. Subject to the relevant planning and marine approvals, the site presents the opportunity to incorporate private dockage and create convenient access by boat to the surrounding cays, marinas and celebrated turquoise waters of the Turks & Caicos Islands. At 0.74 acres, the parcel provides considerable scope for thoughtful architectural design, with ample land to accommodate a substantial private residence, swimming pool, landscaped gardens and expansive outdoor entertaining areas. Its canal front orientation further lends itself to a design centered around indoor-outdoor living, with the potential to create a sophisticated waterfront retreat tailored to the purchaser's individual vision. Leeward continues to distinguish itself as one of Providenciales' premier luxury residential communities, characterized by impressive private estates, waterfront homes and close proximity to the world renowned shores of Grace Bay Beach. The neighborhood's network of canals and access to the Leeward Channel have also made it particularly desirable among homeowners seeking to combine luxury residential living with the boating lifestyle for which the Turks & Caicos Islands are renowned. Conveniently located within easy reach of Grace Bay, Blue Haven Marina, restaurants, shopping and many of Providenciales' leading amenities, the property offers an appealing balance of privacy, waterfront connectivity and accessibility. With larger undeveloped parcels in Leeward becoming increasingly limited, this 0.74acre canal front homesite represents an outstanding opportunity to secure a meaningful landholding in one of the island's most desirable neighborhoods and create a distinctive residence designed around the quintessential Turks & Caicos lifestyle.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600733**	**Vacant Land (Res/Unzoned)**

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Key Details

View	Lot Size
Canal Front	**0.74 Acres**

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