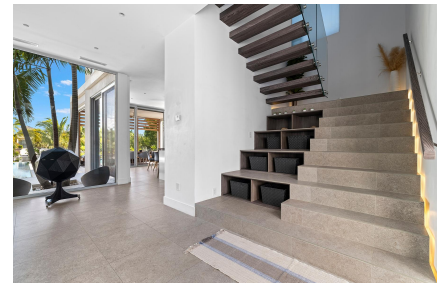


Villa 7 - Blue Cay Estate Canal Front

Providenciales, Turks and Caicos Islands

MLS# 2600774

\$5,795,000





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

Located in the exclusive Blue Cay Estate, Leeward’s most sought-after gated waterfront community, this residence offers direct canal access for world-class boating and water sports. It is also close to Grace Bay’s restaurants and shopping, Royal Turks & Caicos Golf Course, the International School, and Blue Haven Marina, all within a gated, secure setting. Set on a 0.78-acre lot with 110 feet of road and water frontage, this four-bedroom, four-and-a-half-bathroom home totals approximately 5,340 square feet, including 3,485 square feet of interior living space. The lot offers generous space for expansion, and an approved design for a self-sufficient guest house is already in place should a buyer wish to build. A circular drive leads to a covered carport with roof-mounted solar panels that, along with a solar-powered pool pump, supply the main house. The upper -level features two ocean-facing primary suites, each with an ensuite bathroom and a private balcony with outdoor seating. Between them, a versatile office and lounge space with a built-in desk overlooks the water. Two ground-level ensuite bedrooms, each with its own private outdoor seating area, complete the accommodations. The kitchen is fully equipped for both everyday living and entertaining. It includes a convection oven, dishwasher, full-size refrigerator and freezer, dedicated ice maker, wine refrigerator, microwave, and Nespresso machine. A dedicated laundry room provides a sink and generous storage. Additional features throughout the home include central air with individually zoned controls, electric blinds throughout, televisions in every space, and electric screens on the living and dining room sliding doors. Outdoors, the 40-foot pool anchors the entertaining space, complemented by an outdoor dining area and BBQ. Purpose-built storage beneath the pool deck accommodates paddleboards, kayaks, and water sports equipment. The 70-foot dock includes an installed 10,000 lb. boat lift, and the home also has security cameras. The home is offered fully furnished.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	Active	2600774	Single Family Home

Key Details

Width	Bed	Bath	View	Lot Size
110	4	5	Waterfront, Canal Front	0.78 Acres
Year Built	Sq Ft			
2019	5,340			

Property Features

Access Asphalt	Construction Block, Concrete, Wood	Cooling Central Air	Drive Way Gravel
Exterior Features Balcony, Dock, Patio, Pool Inground, Porch	Flooring Alarm, Monitored Alarm System, Smoke Detection	Foundation Slab	Interior Features Cable, Dining Area, Dishwasher, Ensuite Bathroom, Furniture Included, Kitchen, Living Room, Refrigerator, Washer/Dryer
Lot Features Landscaped	Parking Types Carport	Pet Restrictions Yes	Unit Number Villa 7
Waste Disposal Treatment	Water City Water		

Updated: 10/15/2026, 12:00:04 PM

The data relating to real estate for sale/lease on this website comes in part from a cooperative data exchange program of the Turks and Caicos Multiple Listing Service (MLS) in which these Brokers participate (TCREA). The properties displayed may not be all the properties in the Turks and Caicos MLS database, or all of the properties listed with Brokers participating in the cooperative data exchange program. Properties listed by Brokers other than this Broker/Agent are marked with the IDX Symbol, indicating an agreement to exchange property information. Detailed information about such properties is noted as Courtesy of: Turks and Caicos Real Estate Association. Information provided is thought to be reliable but is not guaranteed to be accurate. You are advised to verify facts that are important to you. No warranties, expressed or implied, are provided for the data herein, or for their use or interpretation by the user. This information is protected from unlawful duplication by copyright.