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

Villa 7 - Blue Cay Estate Canal Front

Providenciales, Turks and Caicos Islands

MLS# 2600774

$5,795,000

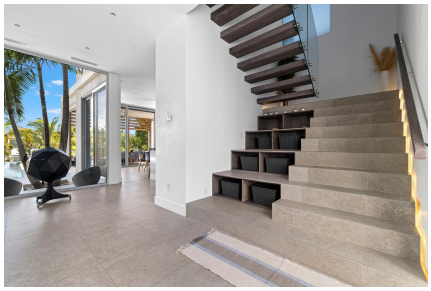












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Located in the exclusive Blue Cay Estate, Leeward's most sought-after gated waterfront community, this residence offers direct canal access for world-class boating and water sports. It is also close to Grace Bay's restaurants and shopping, Royal Turks & 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

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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

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