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SALT AIR

Providenciales, Turks and Caicos Islands

MLS# 2600796

$2,495,000













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Discover the quintessential Leeward boating lifestyle at Salt Air, a contemporary four-bedroom, four-and-a-half-bathroom canal front villa on Kelly Isle Close. Combining clean architectural lines with warm wood furnishings and beautifully maintained tropical landscaping, this inviting residence offers generous indoor-outdoor living, a heated swimming pool and a substantial private dock. The home encompasses approximately 3,230 square feet of air-conditioned interiors, complemented by approximately 2,680 square feet of exterior terrace, balcony and main dock space. At its heart, an open-plan kitchen, living and dining area connects directly to the pool terrace through floor-to-ceiling sliding glass doors, welcoming natural light and framing views towards the water. Recessed ceiling details enhance the living room and bedrooms, while a staircase with wooden treads creates an attractive entry feature. The kitchen includes GE appliances, a pantry and an island with breakfast-bar seating for four. One en-suite bedroom occupies the ground floor, alongside a separate reading room offering flexibility as a home office or potential additional sleeping space. An adjoining laundry room, equipped with a GE washer and dryer, also serves as the guest powder room. Three further bedrooms occupy the upper level. The canal-facing primary suite features a walk-in closet and a beautifully tiled en-suite bathroom. Both waterfront bedrooms open directly onto an approximately 400-square-foot balcony with glass railings and a beautiful pergola spanning the entire terrace. Finished in whitewashed wood trellis, the pergola provides welcome shade and a distinctly Caribbean setting for relaxed lounging and alfresco dining overlooking the pool and canal. Separate access from the upstairs landing allows guests to enjoy this space without passing through a bedroom. Outdoor living is a defining feature of Salt Air. The approximately 1,800-square-foot pool deck incorporates around 400 square feet of covered entertaining space beneath the balcony, where recessed ceilings and fans create a comfortable shaded retreat. A 15-by-30-foot heated swimming pool, outdoor shower, firepit and propane Weber barbecue adjacent to the kitchen provide an inviting setting for leisurely afternoons and evening gatherings. Manicured tropical landscaping includes a planted privacy screen between the pool terrace and canal. An approximately 80-foot-long by six-foot-wide private dock, complemented by floating jet ski docks, places boating and watersports at the heart of daily life, with convenient access to the Leeward channel and surrounding waters. Thoughtful practical features include hurricane-impact windows and sliding doors, motorized hurricane shutters on all five east-facing sliding doors, individual Lennox split-system air conditioning, Rinnai propane water heaters, and a Pentair MasterTemp 400 pool heater. Security cameras, a monitored alarm system and multiple owner lockouts.

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Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600796**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
4	**5**	**Ocean View, Waterfront, Canal Front**	**0.15 Acres**

Year Built	Sq Ft
2015	**5,910**

Property Features

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

Updated: 11/13/2026, 01:00:05 PM
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