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VILLA JODO

North Caicos, Turks and Caicos Islands

MLS# 2600852

$6,495,000













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Villa Jodo is for those who remember what first made them fall in love with the Caribbean: space, stillness, extraordinary water and evenings that revolve around the sunset. Set on 3.43 gated acres with 184.79 linear feet of beachfront in Sandy Point, North Caicos, this Mediterranean-inspired estate looks across turquoise water toward Parrot Cay. Positioned on the island's sheltered leeward coast, with the prevailing breeze at your back, Villa Jodo offers a peaceful waterfront setting and spectacular sunset views. It captures something increasingly precious: the Caribbean at an unhurried pace, with room to disconnect and enjoy the people around you. Terracotta-toned fibre-cement roof tiles, white balustrades and arched verandas give the property its distinctive architectural character. Comprising a four-bedroom, four-bathroom main villa and a separate two-bedroom, one-bathroom guest house, the estate offers approximately 8,500 square feet under roof. Together, the residences create a welcoming setting for extended family, visiting friends or continued vacation rental use, with the flexibility to gather while maintaining individual privacy. The main villa features two primary suites and a spacious open-concept gourmet kitchen, living and dining area. Granite countertops, marble floors and a custom staircase bring character to the interiors, while a dedicated games room offers space for a pool table, darts and relaxed evenings at home. Shaded verandas extend the living areas outdoors, making the most of the beachfront location—from morning coffee overlooking the sea to dinner as the sun slips below the horizon. The approximately 1,500-square-foot guest house provides two bedrooms and one bathroom. Its upper-level bedroom opens onto a private patio with ocean and sunset views, creating an inviting retreat within the estate. Substantial infrastructure adds practical value beyond the residences. The property includes a 22,000-gallon cistern, a 12,000-gallon Klargester septic tank, a five-stage water filtration system and a freshwater well beside the guest house, just off the driveway. Underground utilities run along the Parrot Cay side of the driveway, with the utility infrastructure, including the transformer, owned outright by the seller. The installed transformer, conduit, copper cabling and concrete trenching represent a considerable investment of time and resources already committed to the estate. Life here is shaped by the setting: beach walks, afternoons on the water, exploring North and Middle Caicos, and returning home in time for sunset. For buyers who love Turks & Caicos and are seeking a quieter island experience, Villa Jodo offers the space to establish family traditions and enjoy a home at their own pace. With two residences, generous grounds and an exceptional coastal outlook, the estate can be enjoyed in its current form or thoughtfully refreshed to reflect a new owner's vision.

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Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600852**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
6	**5**	**Beach Front, Ocean View, Ocean Front, Waterfront**	**3.43 Acres**

Year Built	Sq Ft
2010	**8,500**

Property Features

Construction	Foundation	Pet Restrictions	Waste Disposal
Block	**Slab**	**Yes**	**Septic Tank**

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