



**CENTURY 21**

Erishar Properties  
Turks and Caicos

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CENTURY 21 Erishar Properties, Regent Village, Unit# G103, Providenciales, Turks & Caicos

## Leeward Reserve 4Bdr

**TCREA# 2400301**

Leeward (Providenciales) 📍 Turks & Caicos

**MLS# 1154659**

Single Family Homes

**2,550,000**



**TCREA#:** 2400301

**District/Area:** Leeward (Providenciales)

**Region/Country:** Turks & Caicos

**Available:** At Closing

**Prop.Type:** Single Family Homes

**Prop.View:** Water View

**Beds:** 4

**Baths:** 4½

**Living Space:** 5,416 ft²

**Listing Class:** Resale

**Building Type:** Detached

**Year Built:** 2023

**Land Area:** 0.25 Acres

**Land Zoning:** Residential

**Class:** Residential

### Features and Amenities

**Condition**

Brand New  
Well Maintained

**Outdoor Features**

Landscaped  
Inland  
Flower Garden  
Private Setting

**Furnished**

Fully Furnished

**Air Conditioning**

Split Level A/C

**Laundry**

Washer/Dryer in Unit  
Laundry Room

**Beach Access**

Near Beach

**Yard / Landscaping**

Fenced Yard  
 Garden  
 Landscaped  
 Private Yard  
 Sprinkler System  
 Fenced

**Near By**

School(s)  
 Shopping  
 Golf Course  
 Town  
 Fitness Center  
 Tennis Courts  
 Church  
 Elementary School  
 Restaurants  
 Casino(s)  
 Marina

**Swimming Pool**

Inground Pool

**Distinctive Features**

Luxurious  
 Gated Community  
 Balcony  
 Walk-In Closet  
 Open Concept  
 Electronic Gate  
 Family Oriented  
 Guest House

**Available Services**

Cable TV

**Floors**

Ceramic Tiles

**Building - Foundation**

Slab

**Electric system**

Breaker panel

**Sewage system**

Septic tank w/o purification field  
 Waste Treatment

**Driveway**

Concrete

**Kitchen**

Central cooking island  
 Cooking surface  
 Cupboards - Wood  
 Cupboards - Melamine  
 Cupboards - Laminated

**Bathroom**

Ensuite Bathroom  
 Separate Shower  
 Shower Stall  
 Double Sink  
 Bathtub

**Accessibility**

Staircases  
 Access for disabled  
 Wheelchair Access

**Front Access Road**

Paved

**Remarks**

Welcome to your luxurious waterfront retreat in Leeward Reserve, an esteemed enclave within the prestigious Leeward gated community. This exquisite two-story residence rests on a quarter-acre waterfront lot, boasting unparalleled sophistication and comfort at every turn. Nestled just moments away from Leeward's amenities and the highway entrance, convenience is key in this coveted location. Settle into the epitome of Leeward living. This home boasts four bedrooms, each with its own ensuite bathroom for ultimate comfort and privacy. Among them, two master bedrooms in the main house provide lavish retreats, while a fully contained lockout suite, complete with a full kitchen, living area, and bath, offers versatility and convenience for guests or extended family members. Entertain in grandeur atop the expansive rooftop deck, where panoramic vistas stretch as far as the eye can see, providing the perfect backdrop for unforgettable gatherings. Unwind on the covered deck overlooking the pool and serene lake, where tranquility and natural beauty converge in perfect harmony. Every detail of this immaculately furnished residence has been meticulously curated for discerning tastes. Modern kitchen and bathroom fixtures elevate daily living, while electric blinds and shades offer both convenience and privacy. Embrace outdoor living with a barbecue grill and outdoor kitchen, ideal for al fresco dining and entertaining under the stars. Discover a lifestyle of ease and elegance with two power rooms, one on each floor, and the

added convenience of a washer and dryer. Plus, enjoy the benefits of a newly paved road and underground utilities, ensuring both practicality and allure in this esteemed community. Indulge in the mesmerizing beauty of each day's end with breathtaking sunsets overlooking the tranquil reserve pond. As the sun dips below the horizon, casting vibrant hues of orange, pink, and gold across the sky, you'll be captivated by nature's nightly masterpiece. Whether enjoyed from the expansive rooftop deck or the serene comfort of the covered deck overlooking the pool and lake, these awe-inspiring sunsets are the perfect punctuation to each day in your luxurious Leeward Reserve retreat. Whether you're seeking a serene escape or a place to entertain in style, this exceptional property delivers the ultimate in coastal luxury. Don't miss your chance to experience the epitome of Leeward living. Schedule your private viewing today and step into a world of unparalleled refinement and comfort.