



**CENTURY 21.**

Erishar Properties  
Turks and Caicos

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

## Seagrape Villa

**TCREA# 2400302**

Leeward (Providenciales) 📍 Turks & Caicos

**MLS# 1154660**

Single Family Homes

**2,150,000**

**TCREA#:** 2400302

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

**Region/Country:** Turks & Caicos

**Available:** At Closing

**Prop.Type:** Single Family Homes

**Prop.View:** Garden View

**Beds:** 4

**Baths:** 4½

**Living Space:** 2,400 ft²

**Listing Class:** Resale

**Building Type:** Detached

**Year Built:** 2001

**Land Area:** 0.51 Acres

**Land Zoning:** Residential

**Class:** Residential

### Features and Amenities

#### Air Conditioning

Air Conditioning

#### Near By

Shopping  
Golf Course  
Fitness Center  
Tennis Courts  
Church  
Elementary School  
High School  
Highway  
Restaurants  
Casino(s)

### Remarks

Introducing Seagrape Villa, a stunning retreat located on Nightjar Road, just a 5-minute stroll from the pristine shores of Leeward Beach. Nestled within the prestigious Leeward gated community, this luxurious

oasis offers the epitome of island living on Providenciales. Boasting a meticulously landscaped setting, Seagrape Villa is a true tropical paradise. The main house features 3 bedrooms and 3.5 baths, along with a separate 1 bed, 1 bath guest house, providing ample space for both residents and visitors alike. Step outside to discover two inviting pools—one at the main house and another at the guest house—where you can cool off on warm island days or unwind with a refreshing swim. Entertain with ease at the poolside bar, surrounded by lush greenery and coconut palms that line the driveway, creating a picturesque entrance to your slice of paradise. Seagrape Villa offers the perfect blend of privacy and security within the gated confines of the Leeward community, complete with 24-hour security for peace of mind. With its proximity to Leeward Beach, renowned for its powdery white sands and turquoise waters, and just a 4-minute drive to the golf course and 7 minutes to the shopping and activities of Grace Bay, every convenience is within reach. Inside the main house, a newly renovated kitchen with custom-made cabinetry overlooks the spacious living area, featuring a large breakfast bar perfect for casual dining and entertaining. Relax in the lounge, which opens onto the patio, where a generous pool and hot tub area awaits, providing the ideal spot to soak up the Caribbean sun in style. Seagrape Villa is more than just a home—it's a lifestyle of luxury and relaxation in one of the most prestigious communities on Providenciales. Don't miss your chance to make it yours. Schedule your private viewing today and experience the epitome of island living at Seagrape Villa.