

# EAST POINT ESTATES

## Lots 1 & 2

### Villa Specifications

Total Space ~ 9,572 square feet

Interior Living ~ 4,150 sf

Covered Living ~ 1,070 sf

Beach Cottage ~ 944sf

Open decking ~ 2,121 sf

Garages (x2) ~ 491 sf

Covered Carport ~ 796 sf

Pool ~ 1,511 sf

### Property Sizes

Lot 1 - .67 acres 144 ft frontage

Lot 2 - .72 acres 154 ft frontage

With RA Shaw's award-winning talents these Estate Homes and property designs will be a culmination for which the Turks and Caicos has become famous. Strict construction management to carefully bring to life Ron's masterful signature designs blending chic modern contemporary elements with latest and greatest in Caribbean design. In his words... "East Point Estates is the perfect culmination of architecture and nature, offering seamless indoor/outdoor tropical living on the most perfect site on Provo" - Ron Shaw

## Property Features

East Point Estates will be a fully gated and managed 5 Villa Luxury enclave within the gated community of Leeward.

(Owners will have the option to add their own security entry gate for additional security and privacy.)

Entry drive way provides ample width for two cars to pass and is covered with a stately white gravel top. (Add on options include paver stone, concrete, or black top.)

Guest parking provides space for 3 cars.

22x20 carport provides covered access to main home - ideal for shading and inclement weather.

This carport will feature a rooftop open deck with sectional lounge sofas and fire pit.

## To the Inside...

- Basic Smart Home security system with camera at main entry. (Upgrades available on request.)
- Main entry - Grand solid aluminum pivoting door with double latch deadbolt locking system.
- Elevated 25x22 Main living offers unobstructed views of the entire interior living space with clear sight lines through to the 1,511 sf infinity pool and oversized water frontages.

- Oversized 22x21 open concept kitchen and entertain space leads you to the magnificent indoor living spaces. Kitchen will feature large capacity fridge/freezer, Restaurant-style cook top and oven along with premium grade cabinetry for ample storage. (Multiple add-ons and upgrades available.)
- Oversized island with built-in double sink as well as double dishwasher and under counter commercial-grade icemaker.
- 19x19 dual master bedrooms on the main level, both with ensuite baths, indoor/outdoor showers and private patios offering direct pool and beach access.
- All interior doors will be 8-foot solid hardwood.
- Commercial grade laundry room with linen storage and separate powered room/half bath on main level.
- Central A/C system throughout entire home with individual temperature-controlled rooms.
- The 2nd level will feature a 22x23 grand master suite with 14-foot vaulted ceilings, large ensuite bath featuring both in and outdoor showers as well as soaking tub. Ample efficient closet spaces with a private owner's locker 11x6 walk-in closet.
- The 2nd level will also feature a 14x12 room which can be designated as an office, den, or even children's nursery so the little ones can be close to Mom and Dad.
- The 2nd level will also feature a secondary laundry room, linen storage room and 2nd level beverage center.
- Connecting the second level master suite to two additional guest bedrooms will be a 22x28 open deck with oversized lounging sofas and fire pit.
- Two additional 11x18 guest suites with ensuite baths and private balconies will complete the second level of this 7-bedroom masterpiece.

## To the Outside...

- 21-foot wide folding patio doors provide access to the pool and beach. These elegant oversized 10-foot-high glass patio doors allow abundant natural light not to mention exception views from any angle of the interior.
- 24x12 covered outdoor patio.
- All outdoor patios through to the docks will be a rendered concrete with textured non-slip salted finish.
- Beside the pool awaits a 12x12 bar and grill with under counter refrigeration and commercial grade ice maker, his and her bath facilities, and pool equipment storage room.
- 1,511 sf full-fill, heated pool with sunk in lounge fire pit overlooking the private beach oasis and the beautiful turquoise waters of the Turks and Caicos Islands.
- Two-bedroom standalone Beach Cottage with direct access to pool and beach.
- Roofing for the main home and ancillary structures will be a Bermuda style offering unequaled performance under high wind (hurricane) conditions.
- Private 40-foot dock space at the end of the pier on the left side of the beach.

## Miscellaneous...

- Buyers will work with our TCI-based Interior designers to choose from standard furniture packages uniquely designed for each home. Customization is allowed and encouraged. (Prices will be confirmed once selection process is complete.)
- Custom smart home entertainment and audio-visual packages including Sonos and Apple TV available on request. (Prices will be confirmed once selection process is complete.)
- Large high capacity propane tank at entry gate for easy refill. This single tank services all appliances, dryer, pool heater, fire pits, pool side grill and backup generator.
- Optional solar technology upon request.
- Well thought out landscaping and exterior lighting packages designed for tropical beauty, privacy and security. Use of the best indigenous products to control irrigation and maintenance costs.
- Mosquito Mist-Away systems available on request. (Price to be confirmed at time of selection)
- All external hardware and fixtures will be sourced as the best quality for tropical environments to save on replacement and maintenance costs.
- All Estate Homes will have a propane powered backup generator to run the entire home during any power disruptions.