



Pine Cay
*Exclusive Private Island
Community*



Turks &
Caicos

Sotheby's
INTERNATIONAL REALTY



Pine Cay & PC Homeowners' Association

The 800 acre island of Pine Cay is the only private island in the Turks and Caicos Islands where all owners are members and enjoy an ownership stake in the Island and the existing infrastructure. The island is less than one mile wide and two miles long and boasts one of the most spectacular stretches of beach in the world. Pine Cay is level, sandy and has several distinct zones of vegetation.

Founded over 40 years ago, membership in the Pine Cay Homeowners' Association (PCHA) is available through a qualification process and entitles homeowners the use of amenities at The Meridian Club as well as various services for maintaining their personal property. Favoring the stewardship of Pine Cay's pristine ecosystem, the PCHA supports Eco-friendly structures, maintains generous green space, and embraces technology that helps to reduce energy consumption. Capped development, and strict building guidelines with only 38 homes, on the island ensures that this exclusive community represents a highly-desirable investment opportunity and enduring conservationist legacy, which has become a rarity in most parts of the world.

The PCHA welcomes applications for membership from individuals who have negotiated an agreement to purchase property on Pine Cay and have an appreciation for the core values and goals of the association. The PCHA building guidelines, in addition to those imposed by the Government, are prompted by the need to conserve and avoid contaminating the precious fresh water lens that underlies the island. Other guidelines are based on service capabilities, restaurant size, transportation requirements, etc. All new construction must be approved by the PCHA Board of Governors. To avoid disruption of hotel operations, all construction work is limited to certain months of the year.

Members of the Association are a very diverse group but all share common goals with respect to Pine Cay and the lifestyle offered on the island. The Meridian Club enables PCHA members to enjoy services they otherwise wouldn't have on a remote island and provides employment for many Turks & Caicos Islanders.

The Meridian Club Amenities

The Meridian Club is a boutique, environmentally sensitive resort including 13 hotel suites, a dining and bar facility, swimming pool, tennis court, commissary, private airstrip and boat dock-age, among other assets. The hotel suites are spacious and tastefully decorated, but there are no phones, no televisions and air conditioning is limited to a few premium beachfront suites. The resort is a hideaway where technology is replaced by nature on a private, tranquil island in the Turks & Caicos.

Some homeowners choose to defray expenses by short-term renting their homes through the management at The Meridian Club. There are currently 10 private homes in the rental program which offers guests a different, more private holiday experience. The resort offers free snorkeling trips to hotel guests as well as complimentary use of paddle-boards, kayaks and Hobie Cats. Transportation on the island is by electric golf carts or bicycle.

There are several distinct vegetation zones on Pine Cay, each with its own set of plants and bird life. Over 100 plant varieties have been identified and the bird population varies with the seasons. Island exploration is a favourite pastime for guests and homeowners alike.





Pine Cay Airport - The airstrip is a paved runway 2,500 feet long with an unpaved 1,000+ foot buffer to the east and clear approaches in both directions. Parking space is available adjacent to the airstrip for up to 10 airplanes. No airport landing or parking fees are charged.



Pine Cay Marina - The main source of transportation to Pine Cay from Providenciales Airport is by taxi to Leeward Marina and then Pine Cay boat ferry to the marina location on the north side in the channel. There are regular scheduled runs to and from Provo with private bookings available upon request.



The Aquarium - An open water natural aquarium is located on the southwest side of Pine Cay between Pine Cay and Water Cay. Formed when the islands joined together, through decades of shifting sand, it is a haven for marine life and a snorkelers' paradise.



Pine Cay Golf Carts & Bicycles - Roadway travel on Pine Cay is by golf cart, bicycle or foot. Homeowners generally have their own personal equipment and the resort maintains a fleet for hotel guests to use.

Real Estate Opportunities on Pine Cay

The island of Pine Cay is a haven for families to rest and enjoy private time together in a peaceful Caribbean setting. Over the years, families have come to love the island and what it offers and have kept their private property within the family through the generations. More recently, Pine Cay properties have come on to the real estate market opening up this idyllic setting to the privileged few. In the past three years, Turks & Caicos Real Estate Association has posted five sales of private home-sties on Pine Cay. In the following pages you will find the active listings which all offer a different vantage point of the island with one on the west, one on the south and one on the east area of Pine Cay.

If you have any questions about real estate on Pine Cay we welcome you to contact our listing agents; contact details provided on the back of this brochure.

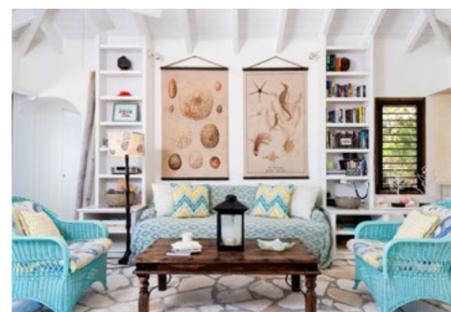




The Boat House Cottage



Sandcastle on the Channel



Boat House Cottage is a true island gem with 3 bedrooms, 1 and a half baths and a fabulous outdoor shower. Situated overlooking tranquil Lake Marou off the expansive rear deck, which is home to flamingo and fish, Boat House Cottage also enjoys a private beach and Tiki Hut overlooking the Caicos Banks with its endless turquoise waters. The 1.77 acre property includes a boat house structure which houses kayaks and water sports gear, a space that a future owner could tailor to their preferred use. This colorful, artfully appointed cottage has high ceilings, stone and tile floors and a bohemian style great room with dining for up to ten. The back deck has a gas grill, lounge chairs and a large custom dining table that seats 14. The master bedroom is across from the full bath and the guestroom has a 1/2 bath. The third bedroom is separate from the main house and has twin beds, a private deck. The office can easily be converted to an additional sleeping area with a pull-out. The washer/dryer are housed in the detached garage along with an additional refrigerator, storage and 2 golf carts. This is truly island living.

Offered at \$1,600,000
MLS 1600208

Sandcastle on the Channel, is a 3 bedroom, 3.5 bathroom home with 2,500 SF of living space and an expansive deck. The owners of this idyllic home selected the location to enjoy the closest proximity to the water's edge, capture beautiful sunrises, wonderful breezes, and the ability to dock a boat in their own backyard or simply be within a 3 minute golf cart drive from the marina. Situated on one of the five already subdivided parcels which comprise 2.95 acres with 500 feet of ocean frontage, the main house has an open living concept with the living area boasting cathedral ceilings and sliding glass doors to fully maximize the incredible views of the turquoise blue waters. A dining area, kitchen and family room all enjoy ocean views and natural light, and completes the clean style that the home offers. The master bedroom is located at the end of the building for privacy and is well positioned to capture beautiful tranquil views. The two guest bedrooms, with their ensuite bathrooms, are separated from the main house and would work beautifully if the owners opt to participate in the Club's optional rental management program. Recently refurbished including a brand new roof, decking and interior/ exterior repainting, this comfortable home comes fully furnished and ready for the new owner's enjoyment at a very competitive price.

Offered at \$1,685,000
MLS 1600486



Orchid Point



Orchid Point is a meticulously maintained turnkey home with enviable landscaping situated on an oversized estate home site of approximately 8.19 acres of beachfront land at Sand Dollar Point on the north shore of Pine Cay. Part of the acreage is a fresh water pond which is home to a variety of birds and fish that enhance the ultimate tranquility and serenity of this wonderful home. The home is situated on a point on the beach and enjoys panoramic endless beach/ocean views on both sides and one of the few on Pine Cay that has both sunrise and sunset views. Within walking distance to the Meridian Club, Orchid Point is incomparable. Built to high standards in 1986, the 1,200 SF home with 3 bedrooms and 3 bathrooms has weathered decades yet pristine, charming and timeless. The upper level has two bedrooms both enjoying ocean views and located on opposite ends of the home for privacy; they are separated by a quaint living/dining area with cathedral ceilings that open up to a shaded deck surrounded by a cascade of tropical plants. Constant breezes and breathtaking views of the beach and turquoise blue waters beyond are the norm from this beautiful setting.

Offered at \$4,250,000
MLS 1600521



Beachfront Pine Cay Parcels 61206/51, 52 & 53 represent an amazing opportunity to purchase 4.98 acres of ocean front land. All three parcels are up for sale, with parcel 51 beginning along the south bank shoreline, benefiting from ocean views, an exquisite beach and ideally located for bone fishing, kayaking and other water activities. The acreage then widens and extends back inland along parcel 52 which is scattered with historic mahogany trees and parcel 53 which sits elevated on the highest point of Pine Cay. These parcels offer a rich natural geography and marine life and a plethora of water activities, and biking trails for the nature enthusiast.

Offered at \$2,200,000
MLS 1300614



Sand Dollar Point is waiting for you. 6.41 acres of beach/ocean front vacant land, sparkling ocean at the shore and an exclusive community of members, it's time to come and build your Caribbean dream home on a clean canvas. This unique property is on the gorgeous north shore of Pine Cay, at the headland formed by the huge sand bar creating Sand Dollar Point. Imagine spectacular sunrises and sunsets from your deck, with the reef surf breaking far offshore and the waves washing at your feet. The prevailing wind brings a gentle breeze constantly across the property. A delightful pond provides a stunning bird and fauna life and yes, this is one of the few spots in the Turks and Caicos Islands where you can shell the rare sand dollars right in your front yard.

Offered at \$2,500,000
MLS 1600522



Pine Cay Land
Bordered by roadway on the south side and a tranquil lake on the north these undeveloped lots with 4.54 acres have good elevation which will provide stunning views for any island cottage with privacy and dense vegetation for enjoyment as well. This property is the lowest entry point, for ownership and membership with the privileged few, to build an island getaway in this unique environment for family and friends to enjoy for years to come along with the advantage of infrastructure including Meridian Club and all the included amenities. Offered at \$350,000
MLS 1600520



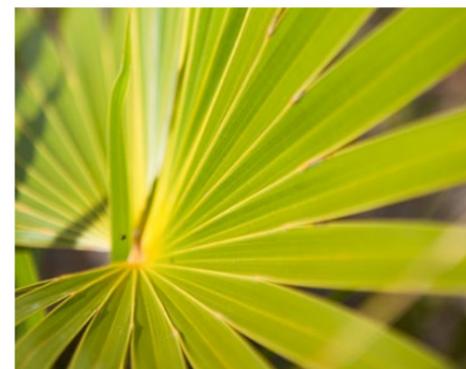
Sandcastle on the Channel



Orchid Point



Boat House Cottage





Turks &
Caicos

Sotheby's
INTERNATIONAL REALTY

Nina Siegenthaler or Dee Agingu
nina@tcsothebysrealty | dee@tcsothebysrealty.com
649.231.0707 | 649.231.3534

Turks & Caicos Sotheby's International Realty
Venture House, Grace Bay, Providenciales
turksandcaicosSIR.com