
$949,000
SINGLE FAMILY RESIDENCE
1009 Dixie Beach BLVD
1009 Dixie Beach Boulevard, Sanibel, Florida, 33957, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026044844**
Bedrooms	**3**
Building size	**3528 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Other**
Interior	**Tile**

Description

Ideally near the Sanibel Causeway, this turnkey island retreat offers convenient access on and off the island, with nearby beaches, boutique shopping, dining, golf and outdoor recreation. A bike path along Dixie Beach Boulevard invites leisurely rides through the island. Less than half a mile down Dixie Beach Boulevard, the scenic shores of San Carlos Bay are just a short visit or bike ride away, offering opportunities for shoreline fishing, wildlife watching and waterfront enjoyment. Surrounded by lush tropical gardens, mature palms and vibrant foliage, the property offers a serene, secluded atmosphere that captures the natural beauty and relaxed elegance of island living. This elevated three-bedroom, two-bath residence offers an inviting blend of timeless elegance, refined island living and thoughtful modern enhancements. The main living level features a light-filled, open-concept living and dining area, a beautifully appointed kitchen and a primary suite, creating a welcoming setting for everyday living and entertaining. The upper level offers a versatile retreat with a comfortable living area, a beautifully appointed guest bedroom, an additional bedroom serving as a home office with a step-out balcony and a charming bonus sleeping space with built-in bunk beds. Thoughtfully designed for flexibility, this inviting space is ideal for hosting family and friends while offering privacy and room to unwind. Significant improvements enhance comfort and peace of mind, including a 2018 roof, a new air-conditioning system in 2022, Hardie board siding and a water

softener installed in 2023, a 2019 water heater and an updated interior electrical panel in 2026. Impact-resistant windows and doors provide additional storm protection, while smart-home features offer modern convenience. A spacious two-car garage with adjoining workshop and garden storage provides exceptional functionality. Beautifully landscaped outdoor spaces invite you to embrace Sanibel's year-round tropical climate, whether enjoying a quiet morning surrounded by nature or gathering with family and friends. The generous outdoor setting offers potential for a private pool or spa. This distinctive island residence presents an exceptional opportunity to enjoy the privacy, beauty and effortless lifestyle that make Sanibel so special.
