

$1,699,000

SINGLE FAMILY RESIDENCE

133 Butterknife PL

133 Butterknife Place, Sanibel, Florida, 33957, United States

Property Details

Type	**Single Family Residence**
MLS #	**2026035116**
Bedrooms	**5**
Building size	**6201 sq. ft.**
Heating	**Central**
Bathrooms	**3**
Floor	**2**
Exterior	**Other**
Interior	**Tile**
View	**Gulf, Partial, Tennis Court**

Description

On Sanibel, the best days often begin and end near the water. In Butterknife, that rhythm comes with a level of privacy and convenience found nowhere else along West Gulf Drive. The only gated community on this desired island corridor, Butterknife is a private enclave of just 34 homesites, with gated streets, and deeded beach access for pedestrians and golf carts. Approximately 344 feet from the community's deeded beach access, this turnkey-furnished beach house offers 3,634 square feet of air-conditioned living space with five bedrooms and three full baths. Built in 2015 by Seacoast Cottage Company, the residence captures a relaxed coastal character through bamboo plank accents along vaulted ceilings, generous gathering spaces and an elevator connecting all three levels. Above it all, a rooftop observation deck creates a private perch for Gulf views and the changing colors of the Sanibel sky. The kitchen is designed for everything from mornings after a beach walk to evenings spent entertaining, with custom-stained cabinetry, a walk-in pantry, farmhouse sink, wine cooler, KitchenAid appliances, cooktop and microwave drawer. The home is offered turnkey furnished, including a fully equipped kitchen, making the transition to island living refreshingly simple. Recent improvements add another layer of value. A standing-seam metal roof, irrigation system and hurricane-rated garage doors were added in 2023. Hurricane-rated windows and doors complement the home's Hardie board exterior. The setting extends the lifestyle well beyond the residence.

Butterknife's newly completed sports and fitness facility features tennis, multiple pickleball courts, a sports and basketball court, and a shaded observation area with seating. The community pool is approximately 111 feet from the property. For those who envision a private pool, the property's 10,000 square feet of allowable impervious and developed-area coverage provides room for that possibility, subject to applicable approvals. There is also a compelling replacement-cost perspective. Based on an estimated $400,000 homesite value and approximately $1.8 million to construct a 3,634-square-foot residence, or about $495 per square foot, the estimated replacement basis is at least $2.2 million. Here, the appeal is as much about what is in place as what surrounds it, including a furnished beach house, gated island setting, recreation just outside the door and the Gulf only a short distance or golf cart ride down a private community path.
