

# \$2,800,000 - 118 Butler Avenue, Tybee Island

MLS #308047

**\$2,800,000**

5 Bedroom, 4.00 Bathroom, 3,566 sqft

Residential on 0.22 Acres

N/A, Tybee Island, GA

OCEANFRONT in the RT zone on Tybee Island steps away from dipping your toes into the Atlantic Ocean. Known as Bella Luna, this beach house has an open living concept with kitchen, dining, living areas featuring hand painted murals and unparalleled panoramic view of the Ocean and beach from the upper lever. From there step out onto the sun deck to take in the sounds of the sea with frolicking dolphins and shore birds, watch the international ship traffic entering channel while soaking up the sun or toasting the end of the day. This level also includes 1 guest room & bath plus generous in-law suite with morning kitchen, fireplace and deck. The lower-level consists of entrance foyer, elevator, sizable laundry, 3 bedrooms, 2 baths and easy to maintain tile floors throughout. The front facing garage includes a handicap ramp and additional parking for 6 cars in the driveway. Bella Luna is an income-producing property with a strong rental history and is the essence of Coastal Living.

Built in 1981

## Essential Information

MLS #	308047
Price	\$2,800,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4



Square Footage	3,566
Square Footage	9583
Acres	0.22
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

### **Community Information**

Address	118 Butler Avenue
Subdivision	N/A
City	Tybee Island
County	Chatham
State	GA
Zip Code	31328

### **Amenities**

Utilities	Cable Available
Features	City Lot, Interior Lot, Level, Public Road
Parking	Attached, Garage Door Opener, Off Street, RV Access/Parking
# of Garages	2
Garages	Attached, Garage Door Opener, Off Street, RV Access/Parking
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Beach Access

### **Interior**

Interior Features	Breakfast Bar, Breakfast Area, Ceiling Fan(s), Entrance Foyer, Elevator, Gourmet Kitchen, Garden Tub/Roman Tub, High Ceilings, Kitchen Island, Main Level Primary, Pull Down Attic Stairs, Recessed Lighting, Separate Shower, Vaulted Ceiling(s), Fireplace, Programmable Thermostat
Appliances	Some Electric Appliances, Cooktop, Dishwasher, Electric Water Heater, Disposal, Microwave, Oven, Plumbed For Ice Maker, Self Cleaning Oven, Dryer, Refrigerator, Washer
Heating	Electric, Heat Pump
Cooling	Electric, Heat Pump
Fireplace	Yes

# of Stories	2
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## Exterior

Exterior	Concrete, Stick Built
Exterior Features	Deck
Lot Description	City Lot, Interior Lot, Level, Public Road
Roof	Composition
Construction	Concrete, Stick Built
Foundation	Raised

## School Information

Elementary	Howard/TIMA
Middle	Coastal
High	Islands

## Additional Information

Date Listed	April 15th, 2024
Zoning	RT

## Listing Details

Listing Agent	Cindy Meyer
Listing Office	Seabolt Real Estate

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