

1130

W CONWAY DR

VILLA FLORA





BENECKI HOMES PROUDLY PRESENTS



VILLA FLORA

1130 W CONWAY DRIVE NE
BUCKHEAD

1130WCONWAY.COM

SIX BEDROOMS | SIX FULL BATHROOMS | TWO POWDER ROOMS | 4.5 +/- ACRE GROUNDS | 11,000 SQUARE FEET



WELCOME TO LIFE AT THE VILLA FLORA ESTATE

Renovated in 2020, this stunning 11,000-square-foot residence is as close to Santa Barbara living as one can get. Featuring a lime washed exterior, an open floor plan, Venetian plaster walls, imported French oak flooring, & handcrafted Moroccan tile, the home now references an easy California style. A world-class kitchen, marvelous living spaces, one-of-a-kind finishes, and a generous owner's retreat with onyx bath, Italian imported his-and-hers closets simply exude luxury living at its best.





HISTORY

Originally conceived in 1998 as a Mediterranean style residence, "Villa Flora" was designed for the late Charlie Ackerman, a prominent real estate and security industry figure described as "an iconic Atlanta civic leader." Now reimagined into an 11,000 square foot architectural beauty located at 1130 W Conway Drive. Under the Build/Design Team of Linda MacArthur, Benecki Homes, & Cole Construction, Villa Flora was transformed into the 2020 *Atlanta Homes & Lifestyles* Southeastern Designer Showhouse. Located on 4.5 +/- private, wooded acres this property is one of the most sought-after in Buckhead.





ESTATE AMENITIES

The grounds have been bestowed with amenities one would find in a lavish resort. A handcrafted concrete-paver terrace houses the outdoor pool with its striking sunken firepit. A lush and no maintenance synthetic turf lawn unfolds beyond the pool towards a canopy of trees that afford total privacy.

The grounds are privately gated and secure, and include a tennis court, indoor lap pool, grill patio, art sculptures, and walking trails. A warm terrace level affords a 500-bottle wine cellar, spa, massage, and exercise rooms.

RESIDENCE HIGHLIGHTS

ENTRY Grand Rotunda Stair Hall. French Oak Hardwoods, Brass Inlay, Iron Stair Railing

FORMAL LIVING Floor to Ceiling Windows & Expansive Private Panoramic Estate Views, Hand Fluted Venetian Plaster Fireplace, Black Fireball Insert

FORMAL DINING Menorca Marble Fireplace & Hearth, Natural Fireball Insert

DEN/OFFICE Custom Ceiling Detail, Black Venetian Plaster Surround, Nero Marquina Hearth, Brass Bar Counter, Sink & Refrigeration

FAMILY ROOM Master Designed Iron Windows, Chevron Laid Hardwoods

KITCHEN Two Fully Functioning Spaces – One for Every Day, One for Entertaining

OWNER'S RETREAT West Coast Design Venetian Plaster Vaulted Ceiling, Onyx Book Matched Slab Floors with Hand-Crafted Moroccan Tile and Wainscoting, Heated Floors

CUSTOM CLOSETS Italian Imported

FORMAL POWDER ROOM Calacatta Viola Marble Sink & Countertop

INDOOR POOL A Glassed-In Oasis

MUD ROOM White Oak Paneling and Cubbies, Custom Calacatta Terrazzo Floors

LAUNDRY ROOM Custom Calacatta Terrazzo Floors, Dog Wash, White Quartz Countertop, Two Sets of Washer/Dryer



KEY DESIGN DETAILS

KITCHEN CABINERY White Oak with a Custom Inky Finish & Custom Hardware

KITCHEN COUNTERTOPS, SINK & SHELVES Calacatta Viola Italian Marble

KITCHEN APPLIANCES Wolf, Sub Zero & Cove

ENTRANCE HALL Zellige Terra Cotta Tile

INTERIOR WALLS Venetian Plaster

ROOF Barrel-Tile Living Room

FIREPLACE Hand Fluted Plaster, Iron & Limestone Hearth

FLOORING Imported French Oak Hardwoods

MASTER BATHROOM Hand Made & Glazed Moroccan Tile, Onyx Bookmatched Slabs

CABINERY Custom Designs by Karpaty

LIGHT SWITCHES Unlacquered Brass by Forbes and Lomax

DOOR HARDWARE Polished Brass Knobs and Bullet Hinges by Source

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

COMPASS

DEVELOPMENT, DESIGN & BUILD

DEVELOPER

Benecki Homes

BUILDER

Cole Construction

RENOVATION ARCHITECT

Linda MacArthur

SPECIFICATIONS

Source

ORIGINAL ARCHITECTURE

Harrison Design

&Brown

NICHOLAS BROWN

m 770.630.5430 | o 404.688.6621

nicholas.brown@compass.com