1130

W CONWAY DR

VILLA FLORA

BENECKI HOMES PROUDLY PRESENTS

VILLA FLORA

1130 W CONWAY DRIVE NW
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.

FRANÇOIS HALARD

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 CABINETRY 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

FIREPLACE Hand Fluted Plaster, Iron & Limestone Hearth

FLOORING Imported French Oak Hardwoods

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

CABINETRY Custom Designs by Karpaty

LIGHT SWITCHES Unlacquered Brass by Forbes and Lomax

DOOR HARDWARE Polished Brass Knobs and Bullet Hinges by Source

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COMPASS

DEVELOPMENT, DESIGN & BUILD

DEVELOPER
Benecki Homes

BUILDER
Cole Construction

RENOVATION ARCHITECT
Linda MacArthur

SPECIFICATIONS
Source

ORIGINAL ARCHITECTURE
Harrison Design

&Brown

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