

MODERN LUXURY

# INTERIORS

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## GROUND WORK

Nathan Turner's Deeply Rooted Ojai Home



# Luxe Living

Explore the Southeast's most coveted on-the-market luxury residences, where modern design, elevated interiors and exceptional locations define a new standard of high-end living. *by* FIONA GOOD-SIROTA

## 2465 OLD CHARLOTTE PIKE, FRANKLIN, TENN.

- Dark Horse Estate is an iconic, world-class riverfront compound set on 10 pristine acres, encompassing 23,138 square feet of living space with 10 bedrooms and 15 bathrooms designed for elevated living, large-scale entertaining and creative retreat.
- Built in timeless heavy post-and-beam construction and wrapped in expansive walls of glass, the estate includes both the renowned Dark Horse Studios and the expansive Dark Horse Manor, seamlessly blending rustic craftsmanship with a light-filled, immersive

environment that has long attracted world-class recording artists and creative talent.

- The property unfolds across multiple interconnected structures—including The Manor, The Cottage and The Bungalow Apartment—along with a sky-bridge game room, party barn, covered walkways, private entrances and multiple porches and patios, all set within a serene, nature-rich landscape.

**Price:** \$24,000,000

**Contact:** Jamie Parsons,  
Compass Real Estate, 310.508.4008, jamie.parsons@compass.com, compass.com



From left: The property encompasses 10 riverfront acres; Dark Horse Studio features a rustic design, creating an immersive environment for artists; the estate was built with post-and-beam construction wrapped in walls of glass.





*“Dark Horse Estate and Studio is truly iconic—you don’t just see the history, you feel it the moment you walk in. It has intangible creative energy; it’s one of those places that just feels great. Everyone from Dolly Parton and Neil Diamond to Taylor Swift and Carrie Underwood has left their mark.”*

—JAMIE PARSONS



Located at 1727 W. Paces Ferry Road NW in Atlanta, Ga., the home is set on more than 5.5 private, landscaped acres of scenic property.

**1727 W. PACES FERRY ROAD NW ATLANTA, GA.**

- Originally designed in 1967 by acclaimed Atlanta architect Jimmy Means, this distinctive 5-bedroom, 5-bath, 5,103-square-foot residence reinterprets a historic Connecticut farmhouse, emphasizing authenticity with reclaimed heart-pine floors, antique beams and a slate roof to preserve its architectural character.
- A comprehensive renovation led by Norman Askins, under the direction of owner and interior designer Nancy Braithwaite, introduced elevated modern livability, including a bespoke stainless-steel kitchen seamlessly integrated into traditionally paneled rooms, a light-filled family room and a refined primary suite featuring a spacious bath and dressing room.
- Set on more than 5.71 private, landscaped acres accessed by a winding country drive with stone and wooden bridges, the estate features multiple fireplaces, flexible living and entertaining spaces and a rare sense of seclusion that feels like country living while remaining inside the city.

**Price:** \$5,950,000

**Contact:** Glennis Beacham, Compass Real Estate, 404.444.9036, glennis.beacham@compass.com, compass.com

FROM TOP: PHOTO: BY BARTOLOTTI MEDIA AND SIMON UPTON; COURTESY OF PALMETTO BLUFF

**11 HEADWATERS ROAD, BLUFFTON, S.C.**

- Experience luxury living at its finest with this seven-bedroom, eight-bathroom family compound, consisting of a main house, guesthouse and carriage house set on more than 24 acres in the Headwaters community of Palmetto Bluff.
- Constructed by Johnson-Dulaney builders with architectural design by Wayne Windham, the property features waterside scenery, lush forests, pristine landscaped grounds, serene outdoor living spaces, a private covered dock and more.
- In the main house, residents can enjoy a sweeping two-story great room with reclaimed pine flooring and a tabby fireplace, a dining area for up to 14 guests, an open kitchen and a lavish primary suite connected to separate offices by a gallery hall, featuring breathtaking views of the property, dual walk-in closets and his-and-hers en suite bathrooms.

**Price:** \$8,995,000

**Contact:** Tracy Schyberg, Palmetto Bluff Real Estate, 800.501.7405, tschyberg@palmettobluff.com, palmettobluff.com

At 11 Headwaters Road in Bluffton, S.C., the open kitchen features a broad quartz center island, a six-burner gas range, a nearby wine cellar and more.





< 140 QUEEN ST.,  
CHARLESTON, S.C.

- Step inside a fully renovated architectural marvel located in Downtown Charleston featuring a thoughtfully designed pool house and a stunning new primary suite by architect Sebastian von Marschall.
- The four-bedroom, three-bathroom, three-half-bath single-family home spans 4,583 square feet and boasts a classic stucco façade, an opulent dining room, a designer kitchen, a fully appointed butler’s pantry, a wet bar, a

powder room, a private office and a boutique-like dressing room-closet and exquisite bathroom in the primary suite.

- The property features a pool, a pool house, meticulously landscaped gardens, brick hardscaping, a circular brick drive, fountains, a serene koi pond and curated outdoor living spaces designed for entertaining.

**Price:** \$10,850,000

**Contact:** Leslie Turner, Maison Real Estate, 843.813.2933, leslie@maisonchs.com, maisonchs.com

Located at 140 Queen St. in Charleston, S.C., the home’s gardens anchor the property with a serene, resort-like setting.



9 NICKLAUS LANE,  
KIAWAH ISLAND, S.C.

- Discover your slice of paradise with this oceanfront estate, showcasing immaculate views of the shoreline from nearly every room and featuring resort-style amenities like a heated in-deck saltwater pool and spa, an outdoor fireplace, a summer kitchen and two outdoor showers.

- With seven bedrooms, six bathrooms, one half-bath and 8,024 square feet of living space across four floors, the red-cedar-shingle home has been impeccably constructed by fine-home builder Jay Siffy and designed by architect Zach Carney to seamlessly merge indoor and outdoor living.

- Future homeowners will enjoy wide-plank French oak flooring, smooth crown molding, high-caliber appliances, custom-built cabinetry and Canadian mahogany doors and windows throughout, creating a refined, cohesive living experience defined by craftsmanship and understated luxury.

**Price:** \$16,500,000

**Contact:** Doug Lee, Kiawah Island Real Estate, 844.204.2270, dlee@kiawah.com, kiawahisland.com



Clockwise from top: The oceanfront estate at 9 Nicklaus Lane in Kiawah Island, S.C.; the entry door and three-story foyer; the sellers brought an eclectic flair to the home.