

Blackwater Estate 1505 Elders Mill Rd Senoia, GA 30276
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\$2,950,000
69.080± Acres
Coweta County



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Senoia, GA / Coweta County

SUMMARY

Address

1505 Elders Mill Rd

City, State Zip

Senoia, GA 30276

County

Coweta County

Type

Farms

Latitude / Longitude

33.279387 / -84.630841

Taxes (Annually)

12003

Dwelling Square Feet

2794

Bedrooms / Bathrooms

3 / 2.5

Acreage

69.080

Price

\$2,950,000

Property Website

<https://bowersandburns.com/property/blackwater-estate-1505-elders-mill-rd-senoia-ga-30276-coweta-georgia/92111/>



PROPERTY DESCRIPTION

WELCOME TO BLACKWATER ESTATE - A PRIVATE 69+/- ACRE SANCTUARY WHERE MODERN LUXURY, HISTORIC CHARACTER AND NATURAL BEAUTY INTERTWINE. This exceptional property showcases a newly constructed custom home, a 2,700 sq ft guest house and workshop, a historic mill site, an old barn and the distinctive Blackwater Station, originally built for the movie Lawless. Complementing the residences are six fenced pastures with shared cross fence watering troughs, two wells, a beaver pond, duck pond and the shared Elders Millpond. In addition, you also have the Little White Oak Creek and Pete Branch meandering through the land. Designed for both comfort and self-sufficiency the estate also features underground propane tanks, a whole-house Generac generator, Spectrum WiFi service and ample space for livestock, recreation and relaxation.

The main residence offers complete privacy and stunning views of your pastures, sunsets and surrounding wildlife. Inside you'll find a flowing open design that balances rustic warmth with refined finishes. The kitchen opens to the family room showcasing wood-accent beams, custom built-ins and an electric fireplace you can use year round. A sunroom filled with natural light provides the perfect setting for peaceful mornings or quiet evenings. The luxurious master suite is a true retreat complete with a flexible adjoining room ideal for a dressing space, nursery, secondary closet or workout area. The spa-style master bath features heated floors, dual vanities and a Smart mirror with dimming, heating and Bluetooth features. You will also enjoy the dual shower, custom walk-in closet with built-ins and a hidden safe room. Additional highlights include spray foam insulation, two 500-gallon underground propane tanks, on-demand hot water, separate HVAC systems and a smart garage camera system. The 3-car garage includes a half bath, pull-down attic stairs and abundant storage-ideal for seasonal decor and equipment. The butler pantry, walk-in pantry, laundry room and mud room are all separately designed for ease and organization making daily living effortless.

Beyond the main home, the 2,700 sq ft guest house and workshop provides remarkable versatility with two bedrooms, one bath, a full kitchen, family and dining areas, plus two large workshop spaces and a tool room-all overlooking the pond and pastures. The covered patio with its stacked-stone and brick outdoor fireplace invites cozy gatherings under the open sky.

History whispers through the property at the site of the original Elder's Mill, built in the late 1800s and once powered by the waterfall that still flows today. While the original structure is gone its foundation endures as a timeless reminder of the land's heritage-so much so that Elder's Mill Road was officially named after it in 1898. Completing the estate are two unique historical structures-the old barn and Blackwater Station, both constructed for the Lawless film, adding a cinematic legacy to this extraordinary setting. From the peaceful flow of Little White Oak Creek to the sparkling surface of Elders Millpond this is more than a property-it's a destination of elegance, history and heart. Blackwater Estate offers a once-in-a-lifetime opportunity to own a place where craftsmanship, comfort and legacy converge in perfect harmony.

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