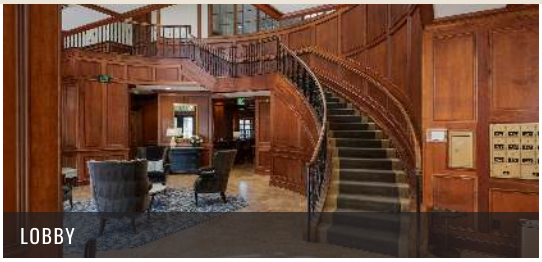
Rosewood at Providence

Amenities & Resident Services

PROUD PARTNER OF THE CAROLINA PANTHERS


SALTWATER POOL & TERRACE


LOBBY


CLUB ROOM


COFFEE BAR


TENNIS & PICKLEBALL


FORMAL GARDEN

Rosewood at Providence is a full-service building on eight and a half landscaped acres between SouthPark and Uptown. From the 24/7 concierge to the saltwater pool, formal garden and club room, this is what living at Penthouse 280 includes.

AMENITIES & RECREATION

- Saltwater pool on a long brick terrace, with new pool furniture and a pool house
- Tennis and pickleball court with standing games
- English garden with tiered fountains; garden parties and wine tastings
- Paneled club room with fireplace and kitchen for private events
- Lobby coffee and tea bar; daily newspapers
- Business center; reservable card and conference room
- Fitness center with Cybex equipment, free weights and cardio; private massage room

CONCIERGE & SECURITY

- 24/7 concierge: guests announced, vendors and deliveries coordinated at the desk
- Packages to Amazon Hub lockers; wine, food and oversized items held at the desk
- Security staff overnight, concierge by day; cameras and electronic entry throughout
- Gated resident garage; cobblestone guest parking at the porte-cochere
- Unit keys held securely (KeyCafe) for approved vendor visits
- Padded service elevator reserved for moves and deliveries
- Valet dry cleaning, car detailing and pet grooming on request

HOA DUES: $1,300 / MONTH INCLUDES

- Bulk Spectrum high-speed internet and cable
- 24-hour security and concierge staffing
- Grounds and exterior upkeep: landscaping, seasonal plantings, annual window cleaning, pressure washing
- Pool, elevators and backup generator under service contracts
- Quarterly pest control; annual roof and fire-system inspections
- Association-funded social calendar ($24K in the 2026 budget)
- About 30% of the 2026 budget set aside for reserves; no special assessments pending

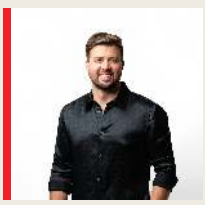
COMMUNITY LIFE

- 134 residences in three Chateauesque towers; pet-friendly grounds
- Pool-season parties (100+ residents at the last beach bash), wine tastings, holiday gatherings
- Yoga and personal training available through outside instructors, paid separately
- Resident portal and recycling program; non-smoking building

PENTHOUSE 280: PARKING & STORAGE

- Two assigned spaces in the gated garage, across from each other, each set between columns
- Private storage unit in the garage
- EV charging may be added to an owner's spaces through the building's approved vendor (EverCharge); one communal charger planned by December 2026

Sources: the association's 2026 budget (FirstService Residential), building staff on site and rosewoodcondos.com, September 2026. Amenities, services and dues are set by the association and subject to change; confirm current offerings with the building.



Ryan Palmer

FOUNDING PARTNER, LUXURY DIVISION
THE AGENCY CHARLOTTE X LAKE NORMAN
NC & SC LICENSED REAL ESTATE AGENT
RYAN.PALMER@THEAGENCYRE.COM | (508) 954 - 2159
REALTYRYAN.COM | LIC. # NC 315654 | SC 118641

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