


## Ryan Palmer

RYAN.PALMER@THEAGENCYRE.COM

508.954.2159

FOUNDING PARTNER, LUXURY DIVISION | LIC. #315654



If your home is currently listed, please disregard this notice as it is not our intention to solicit other brokers' listings. THE AGENCY CHARLOTTE IS AN INDEPENDENTLY OWNED AND OPERATED FRANCHISEE OF THE AGENCY REAL ESTATE FRANCHISING, LLC.



3540 TORINGDON WAY, SUITE 125 | CHARLOTTE, NC 28277 | THEAGENCYRE.COM


CHARLOTTE NC

# 2823 Providence Road



THE AGENCY



3 BEDROOMS

3.5 BATHROOMS

2,588 SQFT | BUILT 2008



# Penthouse *living above* the trees.

Above the tree canopy at Rosewood, this eighth-floor corner penthouse feels less like a condominium than a house in the sky. Nearly 2,600 square feet on one level sit beneath 12-foot ceilings, with tall French windows drawing light across site-finished hardwoods from two directions. Morning light pours across the sunrise balcony; by evening the horizon beyond the great room turns to embers, the church steeple standing above a sea of oaks. The kitchen is fitted with Wolf and Sub-Zero, the dining area opens to a Juliet balcony, and the primary suite keeps its own balcony, a fitted walk-in closet and a soaking tub in a bay of windows. Two more bedrooms, three and a half baths and a full laundry room complete the home, with two garage spaces and private storage below. Rosewood adds a saltwater pool, tennis and pickleball, a fitness center, club room and 24-hour concierge, two miles from SouthPark and four from Uptown.









# The details.

Top-floor corner residence at Rosewood with 12-foot ceilings and tall French windows on two sides

Nearly 2,600 square feet on one level, site-finished hardwoods and a gas fireplace in the great room

Kitchen with Wolf range, Sub-Zero refrigerator, built-in wine storage and a large granite island

Two covered balconies: sunrise off the great room, sunset off the primary suite, both above the tree canopy

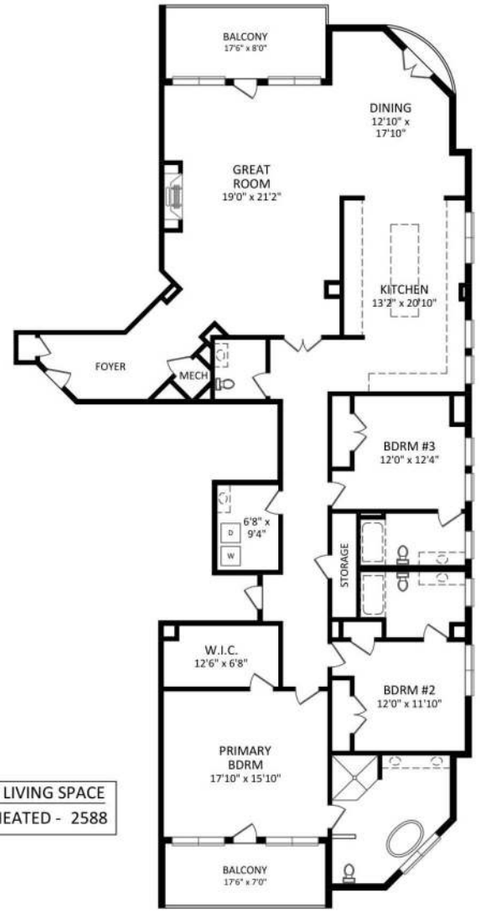
Dining area opens through French doors to a Juliet balcony at eye level with the church steeple

Primary suite with private balcony, fitted walk-in closet and a soaking tub set in a bay of windows

Two more bedrooms, three and a half baths and a full laundry room; two assigned garage spaces plus private storage

Saltwater pool, tennis and pickleball, fitness center, club room, coffee bar and a 24-hour concierge on 8.5 gardened acres






HEATED LIVING SPACE
TOTAL HEATED - 2588

FLOOR PLAN