

# 5023 Gorham Drive

PELLYN WOOD | SOUTH PARK | CHARLOTTE, NC 28226

Offered at \$3,450,000

5 Bedrooms • 4.5 Baths • 4,232 Sq. Ft. • Built: 2023 • 1.45 Acres

## WHY THIS HOME STANDS APART

A rare 1.45-acre modern sanctuary in the heart of SouthPark, this architecturally reimagined estate harmonizes contemporary sophistication with park-like surroundings. Located in the highly coveted Pellyn Wood neighborhood, the move-in ready residence spans 4,232 square feet and offers a refined interpretation of modern luxury, where walls of glass act as living picture frames, ensuring a view of the changing season, not your neighbors.

A 2021 main-level primary wing functions as a dedicated sanctuary with calming pond views and a spa-inspired bath in matte black and polished copper. This split floor plan flows seamlessly to a renovated Chef's Kitchen anchored by a massive social island, while every major system, including the roof, HVAC, and windows, has been updated, offering long-term peace of mind and low-maintenance living.

## INTERIOR HIGHLIGHTS

- **Architectural Reimagination:** Move-in ready estate curated for the buyer who demands "right-size" living without sacrificing grand-scale luxury.
- **Solid White Oak Flooring:** Rich, wide-plank solid white oak floors throughout the principal living spaces.
- **Walls of Glass:** Expansive walls of glass act as living picture frames, framing the pond and mature landscape.
- **Flex Space:** Versatile flex room connected to the primary suite, ideal as a private office, nursery, or sitting room.

## KITCHEN & ENTERTAINING

- **Chef's Kitchen:** High-function renovated Chef's Kitchen designed for daily living and elevated entertaining.
- **Leathered Dolomite Counters:** Massive social island topped in tactile leathered Dolomite natural stone.
- **48" Dacor Range:** Professional 48" Dacor range paired with premium appliances throughout.
- **Dedicated Butler's Pantry:** A separate Butler's Pantry maximizes a calm, clutter-free kitchen environment.
- **Seamless Indoor-Outdoor Flow:** All daily living spaces visually connect to the kitchen and flow to the terrace.
- **Formal & Casual Dining:** Distinct dining zones flow from the kitchen, perfect for intimate dinners or large-scale entertaining.
- **Outdoor Oasis:** Just outside is the outdoor patio & lodge, complete with fireplace and BBQ station.



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## WELLNESS & OUTDOOR LIVING

- **Park-Like 1.45-Acre Setting:** A rare oversized lot in the heart of SouthPark offering exceptional privacy.
- **Calming Pond Views:** A tranquil pond anchors with serene year-round water views.
- **Expansive Paver Terrace:** Generous paver terrace designed for effortless entertaining under the stars.
- **Monumental Outdoor Fireplace:** A statement outdoor fireplace anchors the terrace for crisp evenings outdoors.
- **Mature Landscaping:** Mature trees and thoughtful plantings create a park-like setting with natural separation and seclusion.

## PRIMARY SUITE & BEDROOMS

- **Main-Level Primary Wing:** Dedicated primary wing added in 2021 with calming pond views and private separation.
- **Serene Views:** A full-width window seat anchors the bedroom and invites one to pause and enjoy the view.
- **Spa-Inspired Primary Bath:** The full depth copper tub and waterfall shower provide luxurious modern serenity.
- **Connected Flex Space:** Adjacent flex room functions as a private office, nursery, or sitting area.
- **Three Upstairs Bedrooms:** Three additional bedrooms and two full baths tucked quietly upstairs.
- **Four Bedrooms Total:** Four bedrooms, three full baths, and one half bath in total.

## EXTERIOR & SITE FEATURES

- **Pond Frontage:** A serene pond anchors the rear of the property with year-round water views.
- **Modern Architecture:** Reimagined exterior with clean lines, expansive glazing, and a refined material palette.
- **Mature Tree Canopy:** Established hardwoods and landscaping create natural privacy and frame the home.

## HOME UPGRADES

- **Fully Updated Systems:** Every major system has been thoughtfully replaced for years of low-maintenance reliability.
- **New Roof:** Completely replaced roof for long-term protection and weather performance.
- **New HVAC & Windows:** Updated heating, cooling, and replacement windows including the home's signature walls of glass.
- **Updated Major Systems:** Updated electrical, plumbing, and supporting mechanicals for low-maintenance ownership.



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## LUXURY RESIDENTIAL

For more information or to schedule a private showing, please contact your buying agent.  
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## GARAGE & PARKING

- **Oversized Attached 2-Car Garage:** Spacious attached two-car garage with side-facing entry and keypad entry.
- **New Detached 2-Car Garage:** Brand-new detached two-car garage for vehicles, hobbies, or storage.
- **Climate-Controlled:** Detached garage is fully climate-controlled, ideal for collector vehicles or a workshop.
- **Epoxy Floor Finish:** High end epoxy floor finish in the detached garage for polish and durability.
- **Four Total Garage Spaces:** Four covered parking spaces, a rare amenity for an in-town SouthPark property.

## LOCATION & LIFESTYLE

- **Pellyn Wood Neighborhood:** One of SouthPark's most coveted enclaves with park-like lots and mature landscaping.
- **SouthPark Living:** Minutes from SouthPark Mall, Phillips Place, premier dining, and luxury retail.
- **City Tranquility:** A rare combination of in-town convenience and suburban serenity in the heart of SouthPark.
- **Accessibility:** Convenient access to Uptown, Ballantyne, and Charlotte Douglas International Airport

## RECREATION & LEISURE

- **Country Clubs:** Minutes from Quail Hollow, Carmel, Charlotte, and Myers Park Country Clubs.
- **Parks & Greenways:** Convenient to Symphony Park, Park Road Park, Freedom Park, and Little Sugar Creek Greenway.
- **Arts & Culture:** Close to the Mint Museum, Bechtler Museum, Blumenthal Performing Arts, and cultural destinations.
- **Shopping & Dining:** Short walking/driving distance to SouthPark Mall, Phillips Place, and chef-driven restaurants.



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