



GRAMERCY ■ SQUARE  
AT AYRSLEY  
APARTMENT HOMES





# life<sup>2</sup>

Gramercy Square.

Life at Gramercy Square at Ayrley is anything but ordinary. Walk outside your front door and revel in all the shopping, dining and entertainment the Town of Ayrley has to offer. Or relax at home by the pool, grill out under the stars, or meet friends in the resident lounge for a game of billiards. With convenient access to Uptown Charlotte, Gramercy Square keeps you connected to the city, while providing plenty of room to live. It's another distinctive choice brought to you by Simpson Property Group®, dedicated to impeccable service and extraordinary living.

[RentAyrley.com](http://RentAyrley.com)

*3201 Windshire Lane, Charlotte, NC 28273 704.499.9959*





*With so many things to do, you'll think twice about hitting the snooze on Saturdays.*

# LIFESTYLE

## FEATURES

- ▣ Smoke-free apartment homes
- ▣ Nine foot ceilings
- ▣ 2" plantation blinds
- ▣ Fireplaces\*
- ▣ Private patio or balcony

## Kitchen Accents

- ▣ 42" tall espresso cabinets
- ▣ Granite style countertops
- ▣ Designer ceramic flooring
- ▣ Stainless finish appliances
- ▣ Brushed nickel hardware
- ▣ Built-in microwaves
- ▣ Contemporary lighting fixtures
- ▣ Island kitchens\*

## Bath & Laundry Accents

- ▣ Oversized soaking tub
- ▣ Contemporary bath hardware
- ▣ Full-size washer and dryer included
- ▣ Oversized laundry room\*
- ▣ 36" high countertops

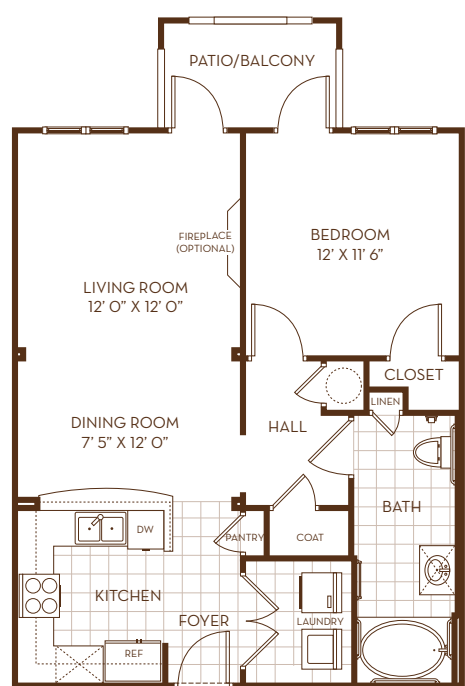
\* In select apartments

## AMENITIES

- ▣ The ultimate resident lounge featuring:
  - Game Room with Wii, Xbox
  - Billiards Room
  - Media Room
  - Free Wi-Fi
- ▣ Resort style pool with expansive sundeck
- ▣ Outdoor cabana
- ▣ Fitness Center with cardio and weight machines and boxing bag
- ▣ Grilling areas
- ▣ Firepits
- ▣ Business center
- ▣ Cyber café
- ▣ Coffee & tea bar
- ▣ Free Wi-Fi at clubhouse, pool, and resident lounge
- ▣ Cable TV and high speed internet included
- ▣ Elevator access between floors
- ▣ Garage parking available
- ▣ Storage units available
- ▣ Pet friendly
- ▣ Free bicycle rentals

# FLOOR PLANS

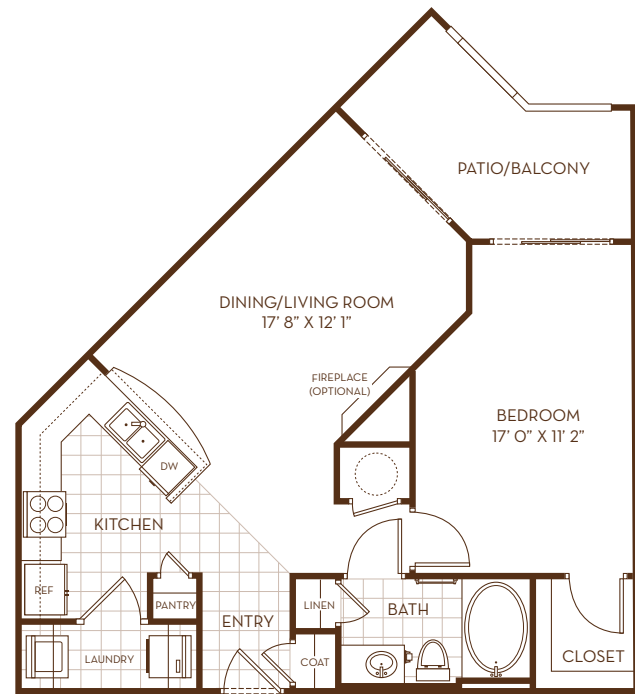
## ONE BEDROOM



\*Pantry in select apartments

**BROADWAY**  
 One Bedroom / One Bath  
 752 Square Feet

\$ \_\_\_\_\_



**ELDRIDGE**  
 One Bedroom / One Bath  
 759 Square Feet

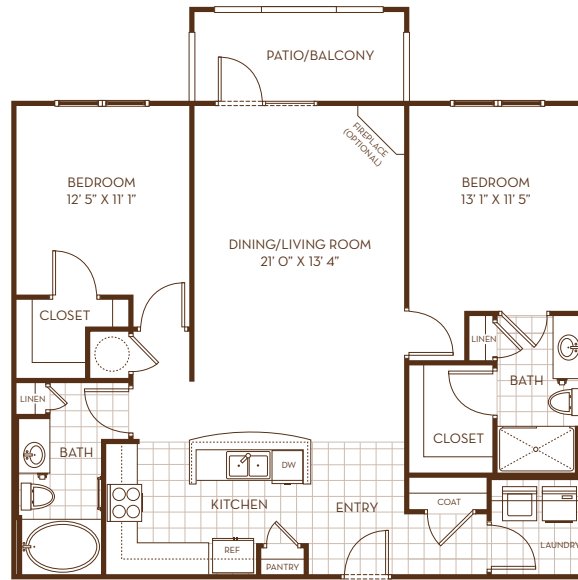
\$ \_\_\_\_\_

DATE \_\_\_\_\_
 DEPOSIT \$ \_\_\_\_\_
 GARAGE FEE \$ \_\_\_\_\_
 STORAGE FEE \$ \_\_\_\_\_

APPLICATION FEE \$ \_\_\_\_\_
 ADMINISTRATIVE FEE \$ \_\_\_\_\_
 PET FEE \$ \_\_\_\_\_
 OTHER \$ \_\_\_\_\_

# FLOOR PLANS

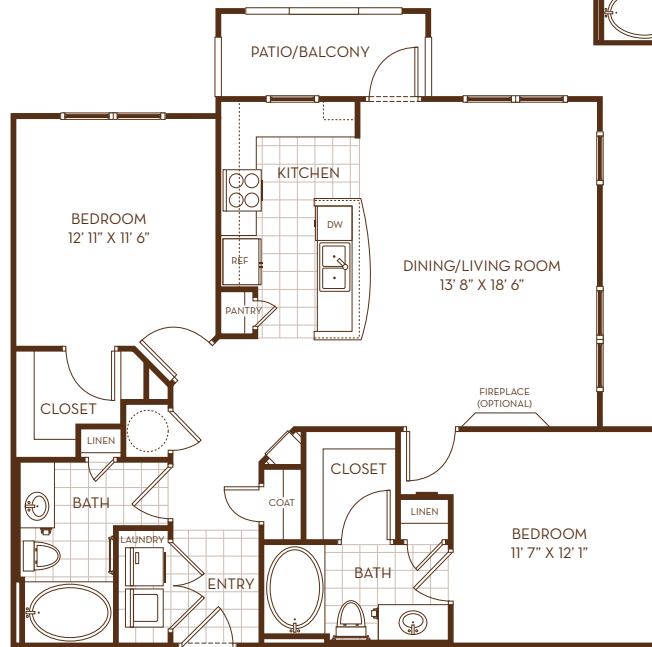
## TWO BEDROOMS



### SOHO

Two Bedrooms / Two Baths  
1,129 Square Feet

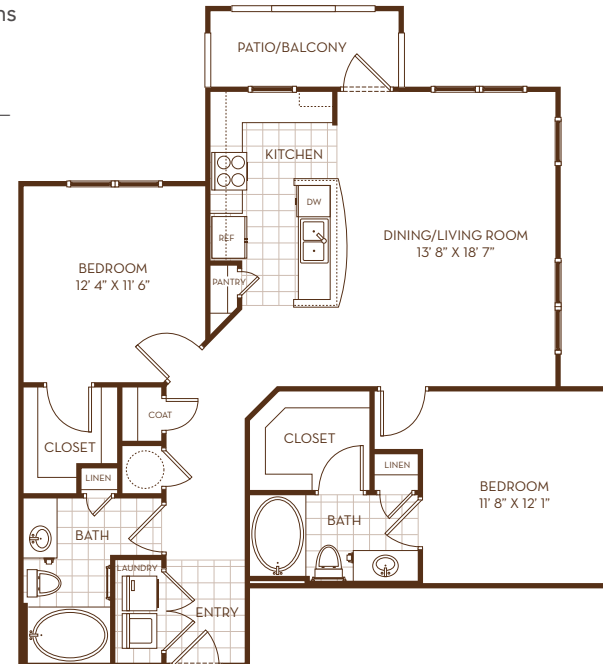
\$ \_\_\_\_\_



### GREENWICH

Two Bedrooms / Two Baths  
1,101 Square Feet

\$ \_\_\_\_\_



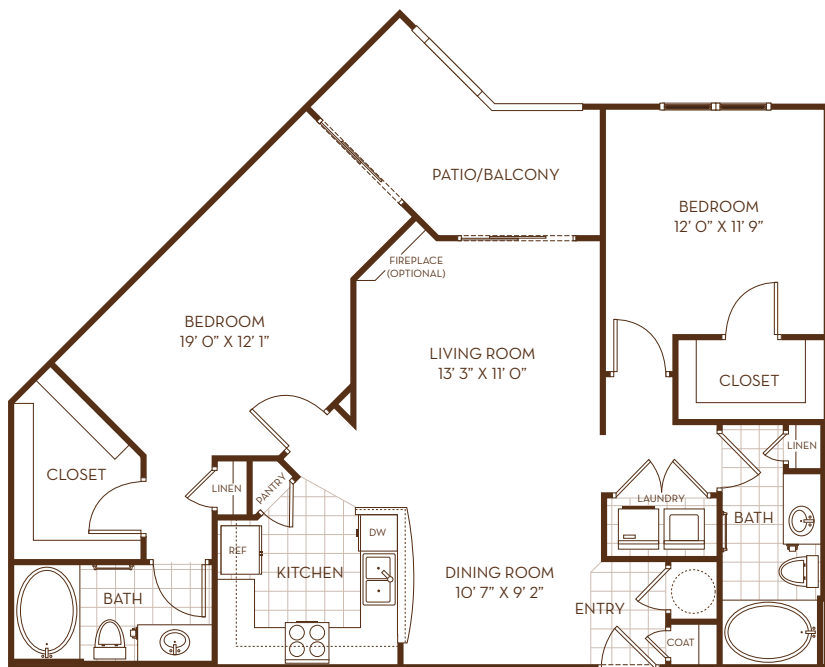
### HUDSON

Two Bedrooms / Two Baths  
1,117 Square Feet

\$ \_\_\_\_\_

Floor plans are not to scale. Dimensions and square footage may vary.

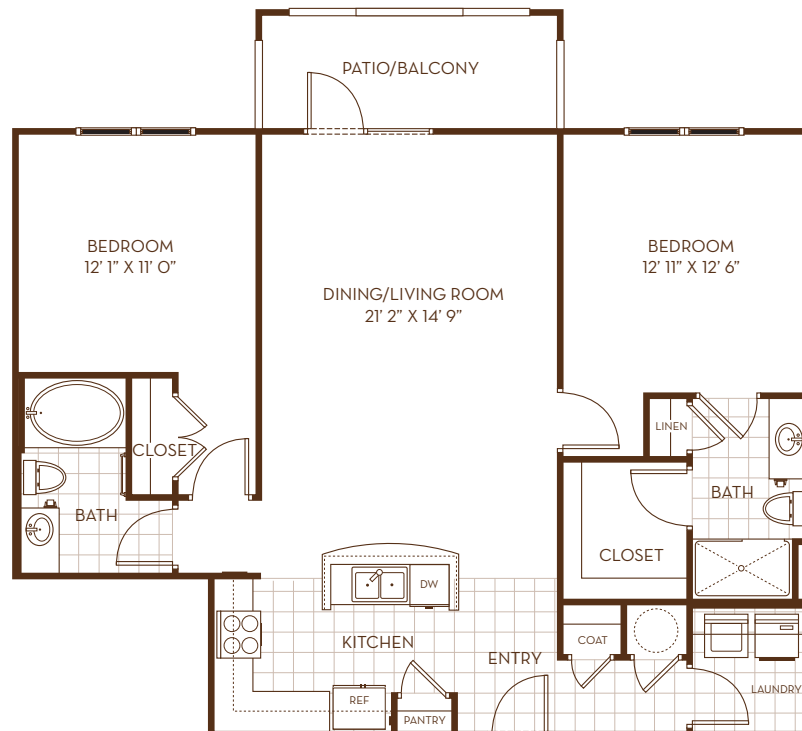




## YORK

Two Bedrooms / Two Baths  
1,138 Square Feet

\$ \_\_\_\_\_



## CHELSEA

Two Bedrooms / Two Baths  
1,158 Square Feet

\$ \_\_\_\_\_

DATE \_\_\_\_\_

DEPOSIT \$ \_\_\_\_\_

GARAGE FEE \$ \_\_\_\_\_

STORAGE FEE \$ \_\_\_\_\_

APPLICATION FEE \$ \_\_\_\_\_

ADMINISTRATIVE FEE \$ \_\_\_\_\_

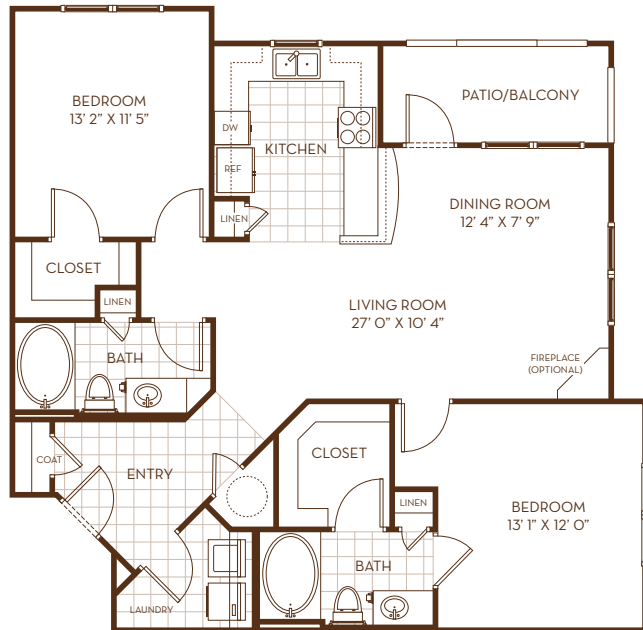
PET FEE \$ \_\_\_\_\_

OTHER \$ \_\_\_\_\_

# FLOOR PLANS

## TWO AND THREE BEDROOMS

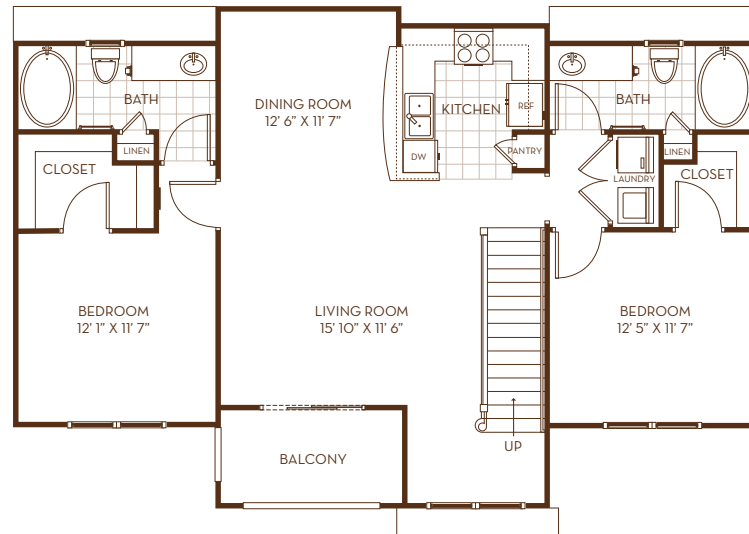
## TWO BEDROOM CARRIAGE HOMES



### MADISON

Two Bedrooms / Two Baths  
1,177 Square Feet

\$ \_\_\_\_\_

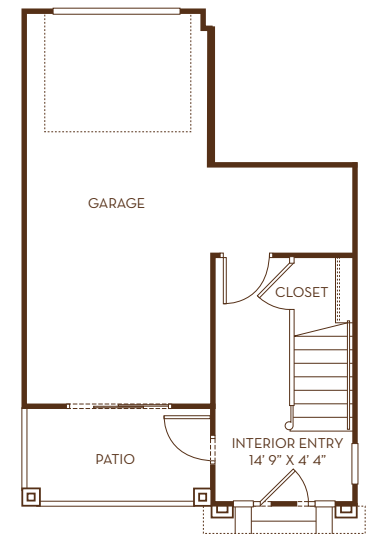


MAIN FLOOR

### LAFAYETTE

Two Bedrooms / Two Baths  
1,203 Square Feet

\$ \_\_\_\_\_



GARAGE LEVEL

DATE \_\_\_\_\_

DEPOSIT \$ \_\_\_\_\_

GARAGE FEE \$ \_\_\_\_\_

STORAGE FEE \$ \_\_\_\_\_

APPLICATION FEE \$ \_\_\_\_\_

ADMINISTRATIVE FEE \$ \_\_\_\_\_

PET FEE \$ \_\_\_\_\_

OTHER \$ \_\_\_\_\_

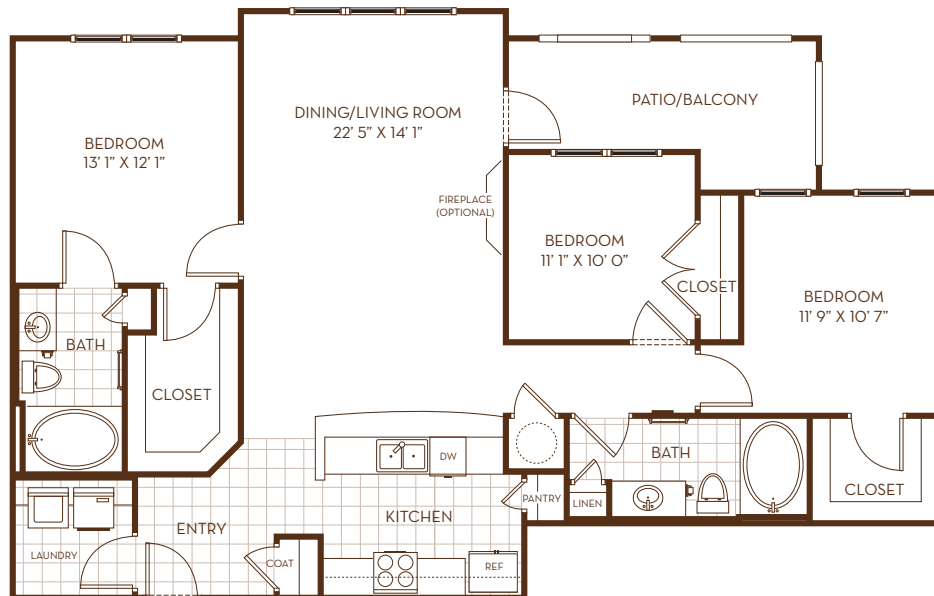
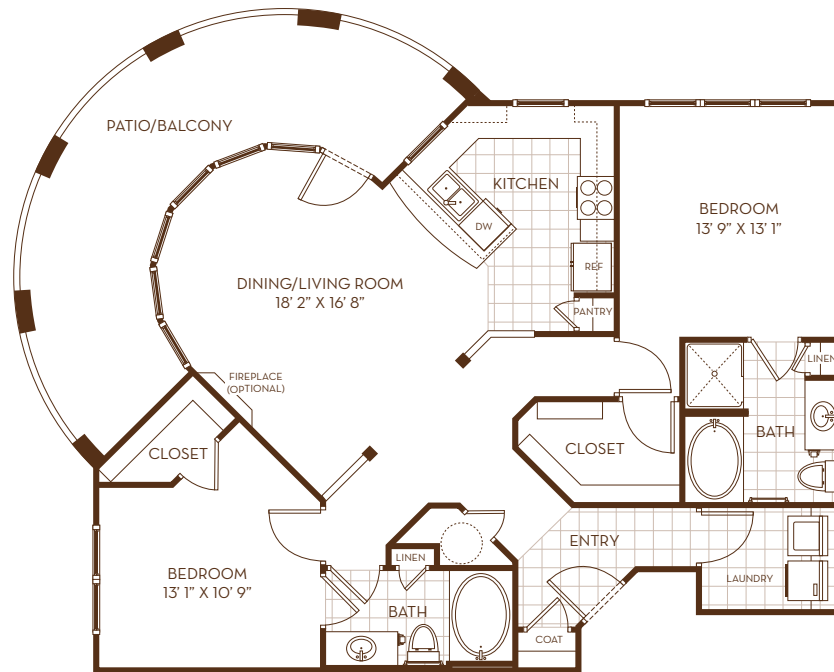


Whether it's extra space for you or your family, our plans make for stylish living.

## MULBERRY

Two Bedrooms / Two Baths  
1,322 Square Feet

\$ \_\_\_\_\_



## GRAMERCY

Three Bedrooms / Two Baths  
1,302 Square Feet

\$ \_\_\_\_\_

Floor plans are not to scale. Dimensions and square footage may vary.







*Live life at your pace – at Gramercy Square*  
Stylish residences. A beautiful natural setting.

## EXTRAORDINARY SERVICE 24/7

It's one thing to offer a stylish residence. It's quite another to offer the people who live there a level of service that exceeds their expectations. At Simpson Property Group® we've built our reputation on service. In fact, for several years in a row we've earned the coveted "A List" Award for Service Excellence – a distinction reserved for only a select few firms by the multifamily real-estate industry.

Of course, our biggest reward isn't a plaque on the wall. It's the trust we earn from our residents every day. At Gramercy Square At Ayrseley you'll be part of a community that we ourselves would be proud to call home. You'll be surrounded by the highest-quality amenities; and you'll enjoy a lifestyle unlike anything else.



# LOCATION

- ▣ Located in the Town of Ayrnsley
- ▣ Walk to shopping, dining, movies, and entertainment
- ▣ An easy drive to work and play – located just 11 miles from Uptown Charlotte
- ▣ 15 minutes to beautiful Lake Wylie
- ▣ 10 miles to Charlotte Douglas International Airport
- ▣ Close to shopping and dining at Carolina Place Mall, only 10 minutes away
- ▣ Conveniently located to I-85, I-77 and I-485



- 1) Ayrnsley YMCA
  - 2) Ayrnsley Cinema
  - 3) Super Target, Steele Creek
  - 4) Carolina Place Mall, Pineville
  - 5) Charlotte Premium Outlets
  - 6) Ballantyne Resort
  - 7) The Epicentre
  - 8) US National Whitewater Center
  - 9) Carolina's Medical Center, Pineville
  - 10) Carolina's Medical Center, Steele Creek
  - 11) NC Blumenthal Performing Arts Center
  - 12) Old Mecklenburg Brewery
  - 13) Bank of America Stadium
  - 14) Charlotte Motor Speedway
  - 15) Charlotte Bobcats TWC Arena
  - 16) Concord Mills, Concord, NC
  - 17) NASCAR Hall of Fame
  - 18) SouthPark Mall
- ★ Gramercy Square at Ayrnsley



11/2021

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🏠 Information subject to change, error or deletion.