



GRAMERCY ■ SQUARE
AT AYRSLEY
APARTMENT HOMES



life²

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

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

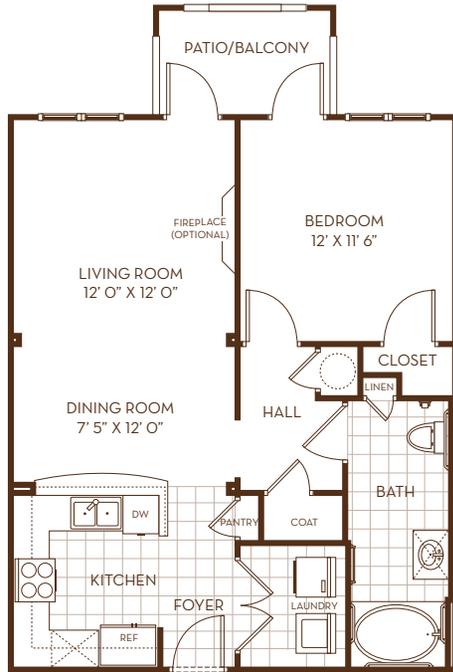
* In select apartments

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
- 24/7 fitness club with individual cardio theater machines
- 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

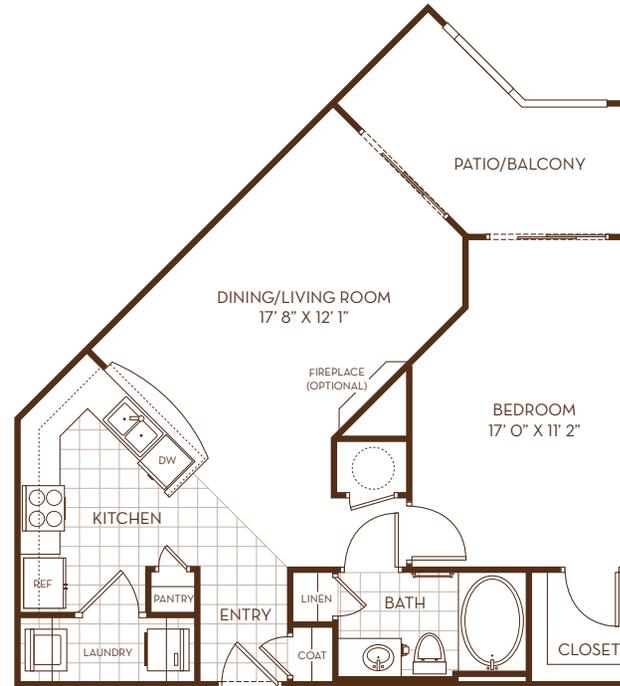
ONE BEDROOM



BROADWAY

One Bedroom / One Bath
752 Square Feet

\$ _____



ELDRIDGE

One Bedroom / One Bath
759 Square Feet

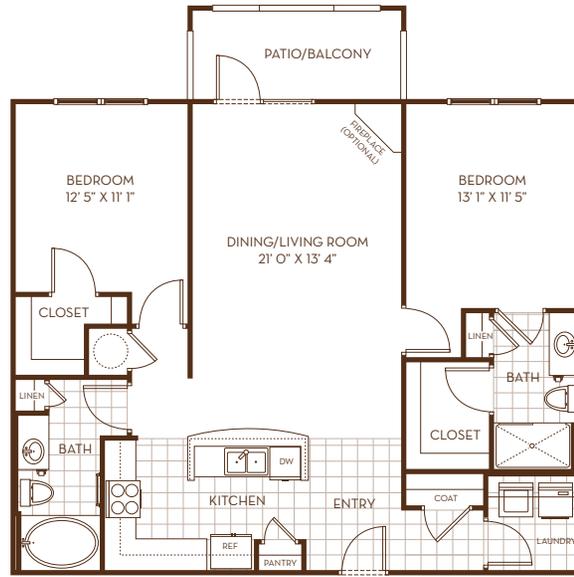
\$ _____

DATE _____ DEPOSIT \$ _____ GARAGE FEE \$ _____ STORAGE FEE \$ _____

APPLICATION FEE \$ _____ ADMINISTRATIVE FEE \$ _____ PET FEE \$ _____ OTHER \$ _____

FLOOR PLANS

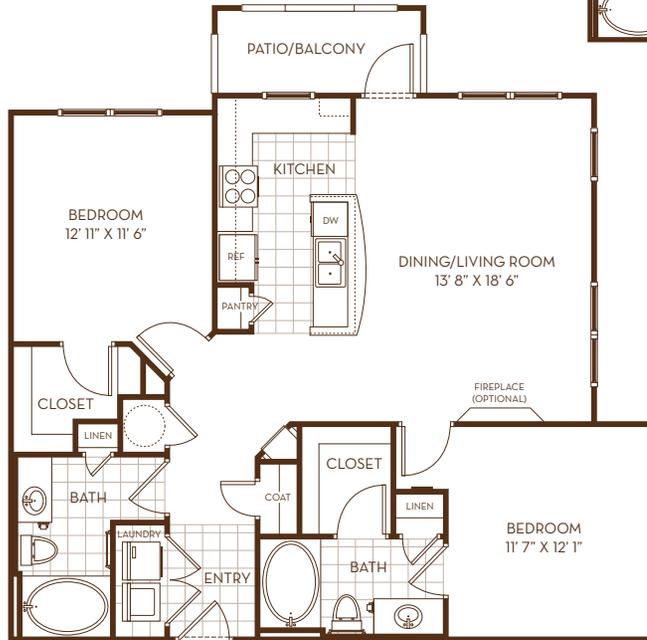
TWO BEDROOMS



SOHO

Two Bedrooms / Two Baths
1,129 Square Feet

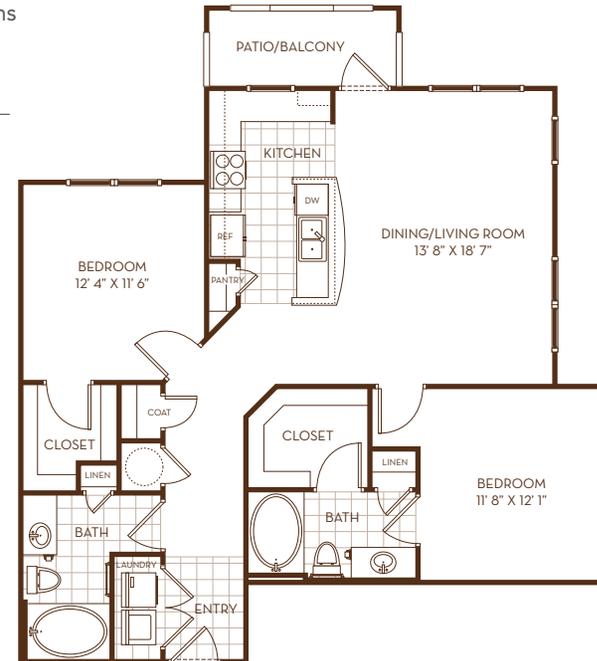
\$ _____



GREENWICH

Two Bedrooms / Two Baths
1,101 Square Feet

\$ _____



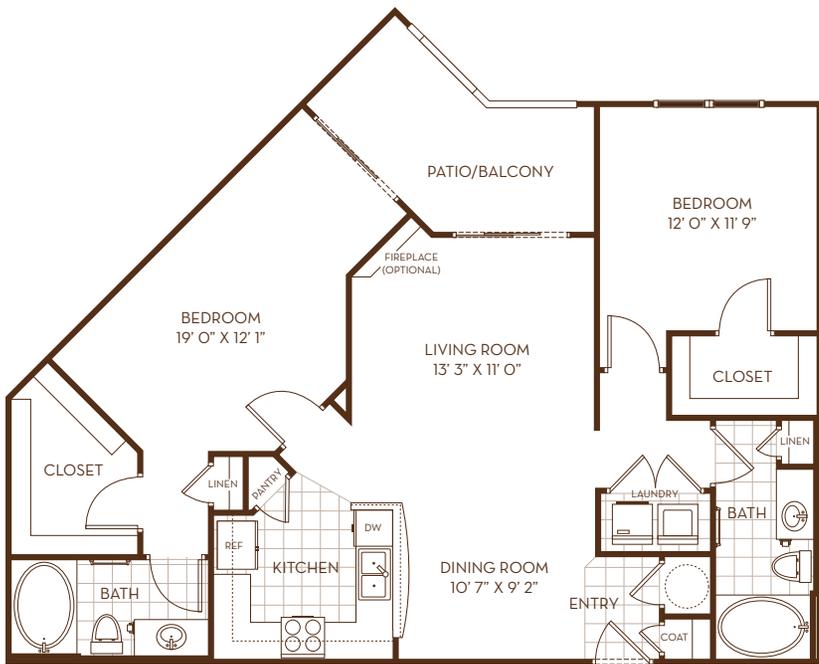
HUDSON

Two Bedrooms / Two Baths
1,117 Square Feet

\$ _____

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

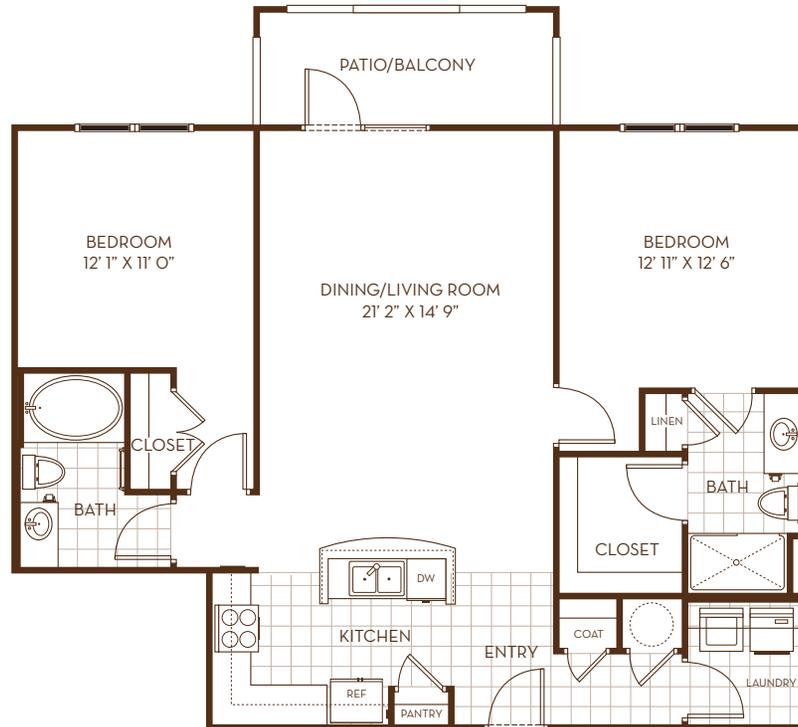
Our floor plans blend style and space, creating an open and inviting home.



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 \$ _____

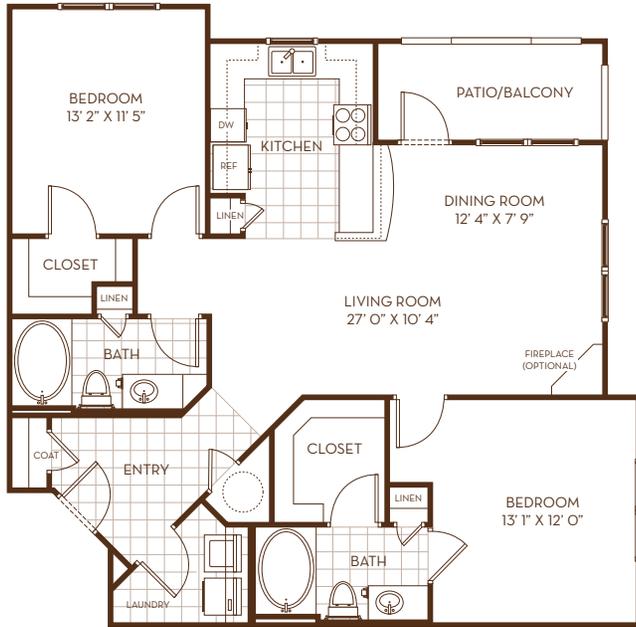
PET FEE \$ _____

OTHER \$ _____

FLOOR PLANS

TWO AND THREE BEDROOMS

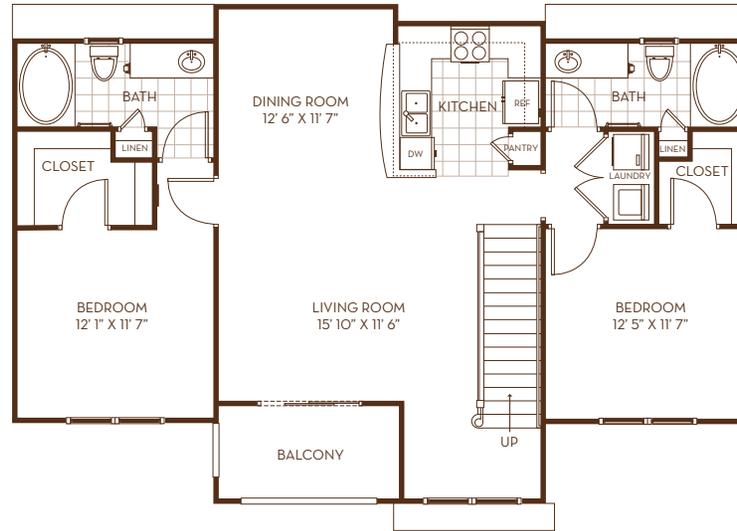
TWO BEDROOM CARRIAGE HOMES



MADISON

Two Bedrooms / Two Baths
1,177 Square Feet

\$ _____

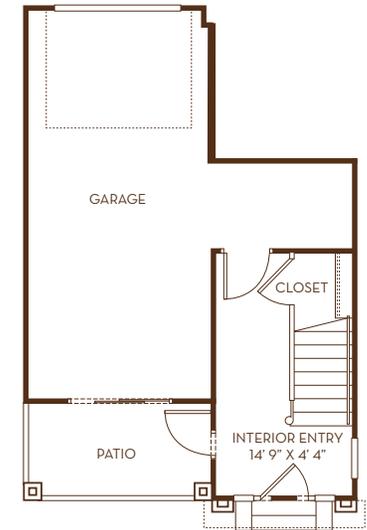


MAIN FLOOR

LAFAYETTE

Two Bedrooms / Two Baths
1,203 Square Feet

\$ _____



GARAGE LEVEL

DATE _____

DEPOSIT \$ _____

GARAGE FEE \$ _____

STORAGE FEE \$ _____

APPLICATION FEE \$ _____

ADMINISTRATIVE FEE \$ _____

PET FEE \$ _____

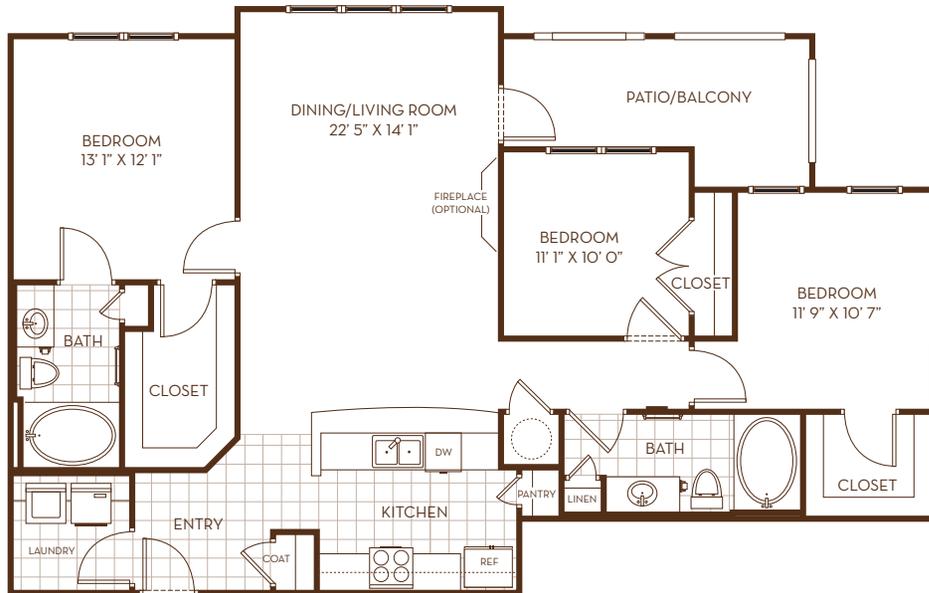
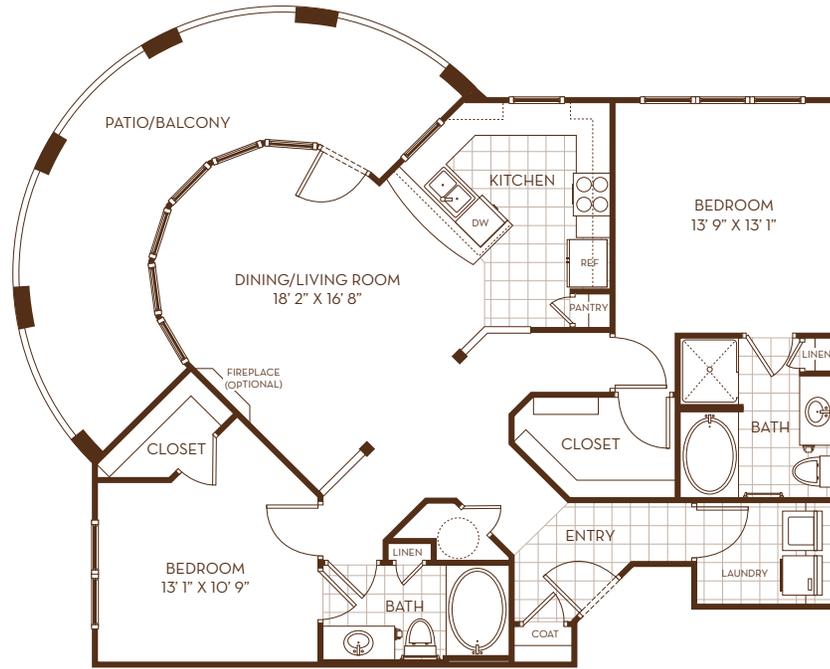
OTHER \$ _____

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

