



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*





Be spontaneous. Gramercy Square offers access to all kinds of entertainment – both indoors and out.

## LOCATION

Located Southwest of Uptown Charlotte, Gramercy Square at Aysley is ideally located within the Town of Aysley at the intersection of South Tryon and I-485. The Town of Aysley is strategically located in the Lake Wylie corridor and within the heart of Charlotte's second largest job center.

Close proximity to work makes your commute easy, but when it's time to escape the grind you won't have to go far. The Town of Aysley is just steps away, Lake Wylie is 8 miles from your home, and Uptown Charlotte is a short drive which means at Gramercy Square, you're surrounded by great things to do!

- 
- Located in the Town of Aysley
  - Walk to shopping, dining, movies and entertainment
  - An easy drive to work and play – located just 11 miles from Uptown Charlotte
  - 15 minutes from beautiful Lake Wylie
  - 10 miles from 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) Ayrley YMCA
  - 2) Ayrley Cinema
  - 3) Super Target, Steele Creek
  - 4) Carolina Place Mall, Pineville
  - 5) South Park Mall
  - 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
- ★ Gramercy Square at Ayrley



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

## LIFESTYLE

Sunrise. Sunset. The in-between is up to you. At Gramercy Square at Ayrley you can fill entire days with activity without ever getting in a car. Enjoy a dip in the resort-style pool. Or meet friends at the resident lounge, complete with cyber café, game room with Wii, billiards room, media room and coffee & tea bar. Prepare a cookout at our outside grilling areas or unwind in relaxing, overstuffed chairs by the fire pits. Our athletic center includes individual cardio theater machines, free weights, boxing bag, and weight machines – a great way to work off the day's stress.

And when the day's done, you'll appreciate the convenience of living here. With the Town of Ayrley within walking distance, you'll have access to shopping, dining, movies, entertainment and other everyday conveniences.

With beautiful surroundings and a list of great amenities, Gramercy Square at Ayrley offers you a home that has it all, at one convenient address.

At Gramercy Square at Ayrley, it's all right outside your doorstep.





# AMENITIES

## APARTMENT 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

## COMMUNITY FEATURES

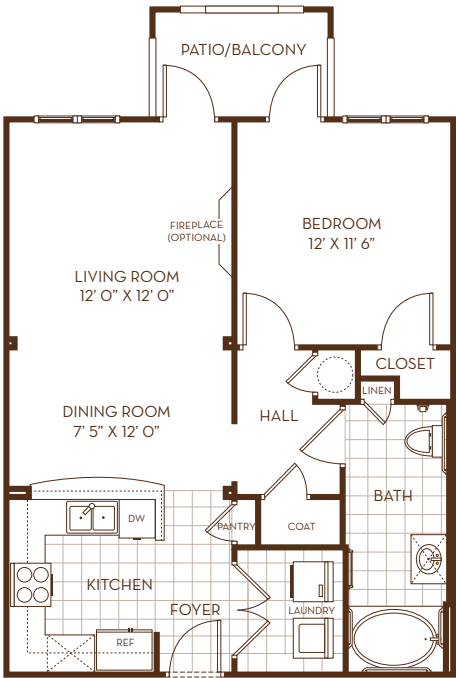
- The ultimate resident lounge featuring:
  - Game Room with Wii, Xbox
  - Billiards Room
  - Media Room
  - Free WiFi
- Resort style pool with expansive sundeck
- Outdoor cabana
- 24/7 fitness club with individual cardio theater machines
- Grilling areas
- Fire pits
- Business center
- Cyber café
- Coffee & tea bar
- Free WiFi 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 AND TWO BEDROOMS

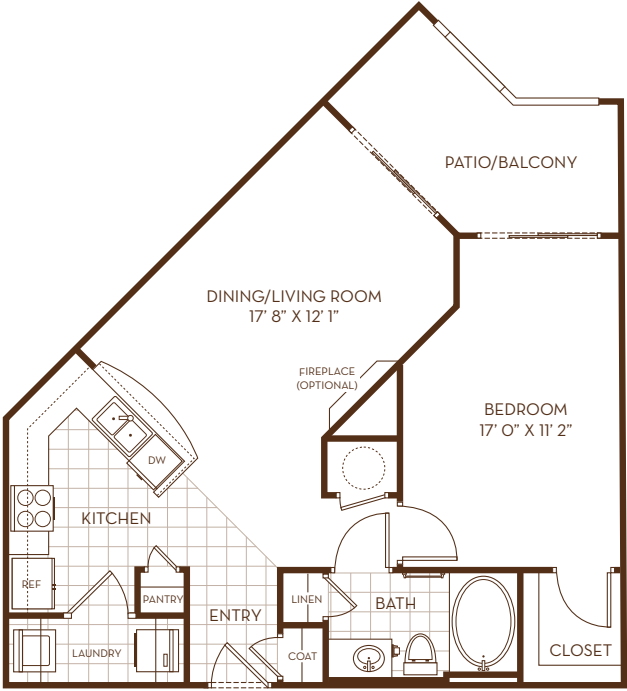
Gramercy Square at Aysley offers 11 unique, spacious, open floor plans – with so many choices, the perfect home awaits you.

- 1, 2 and 3 bedroom homes
- Controlled access buildings
- Carriage homes with garage
- Private apartment home entries\*



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

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



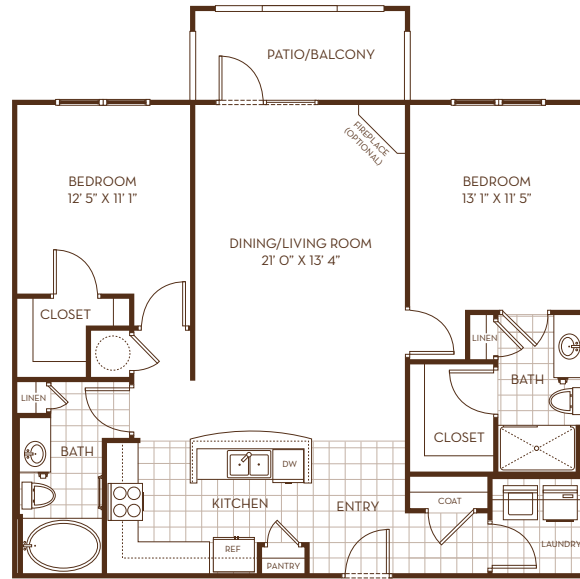
**ELDRIDGE**  
 One Bedroom / One Bath  
 759 Square Feet

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

\* In select apartments



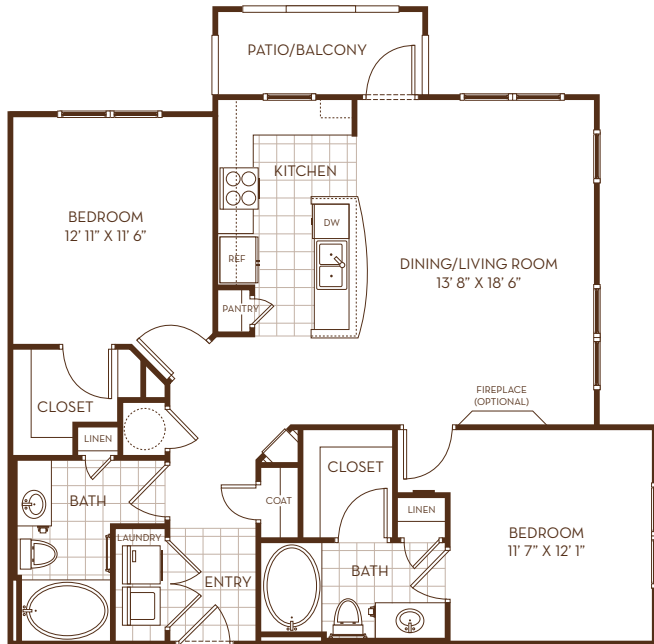
Our floor plans blend style and space, creating an open and inviting home.



### SOHO

Two Bedrooms / Two Baths  
1,129 Square Feet

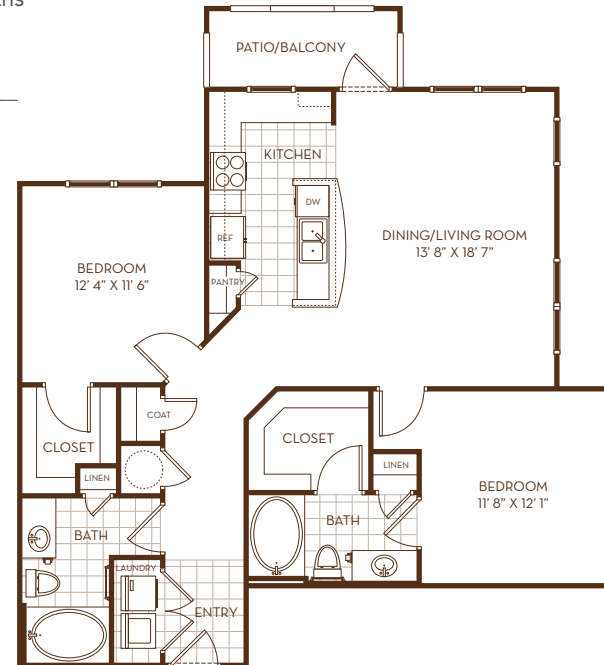
\$ \_\_\_\_\_



### GREENWICH

Two Bedrooms / Two Baths  
1,101 Square Feet

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



### HUDSON

Two Bedrooms / Two Baths  
1,117 Square Feet

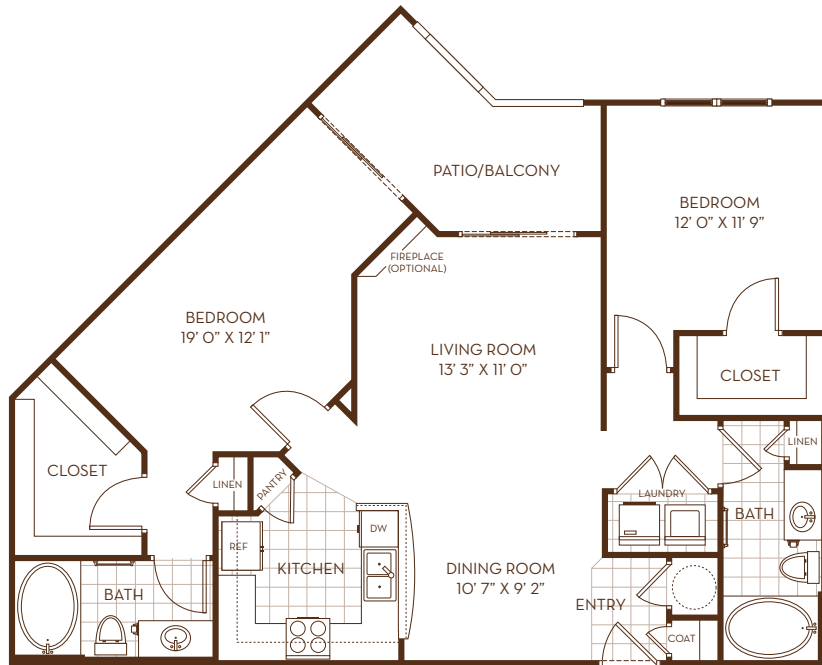
\$ \_\_\_\_\_

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

# FLOOR PLANS

## TWO BEDROOMS

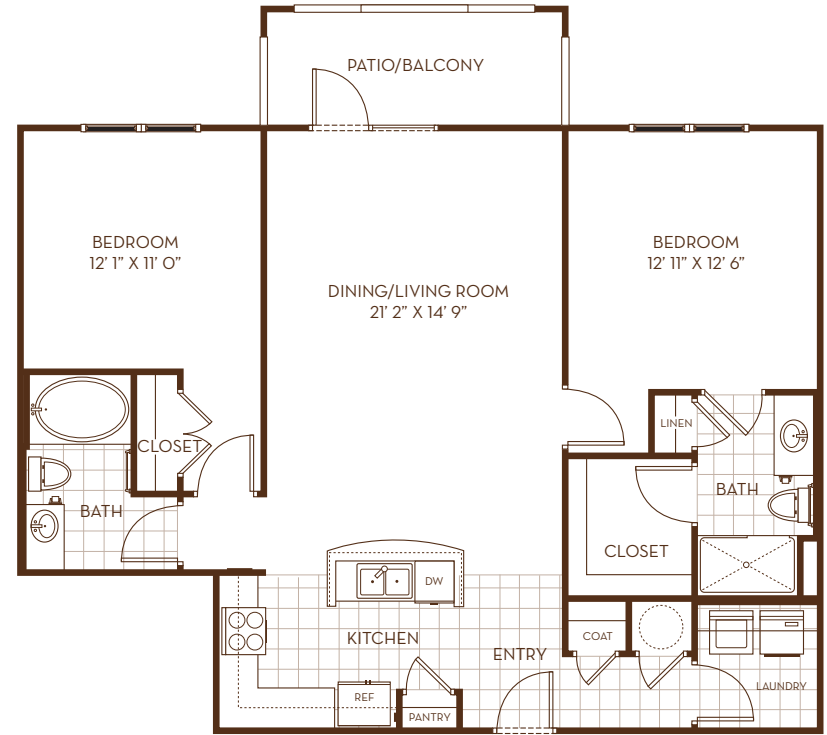
At Gramercy Square, you'll enjoy big space filled with small touches, including 42" tall espresso cabinets, granite style countertops, contemporary lighting fixtures and full-size washer/dryer included.



### YORK

Two Bedrooms / Two Baths  
1,138 Square Feet

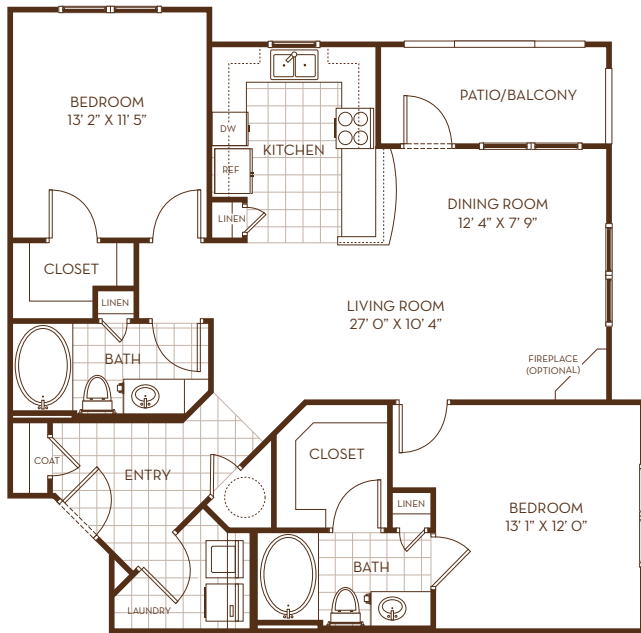
\$ \_\_\_\_\_



### CHELSEA

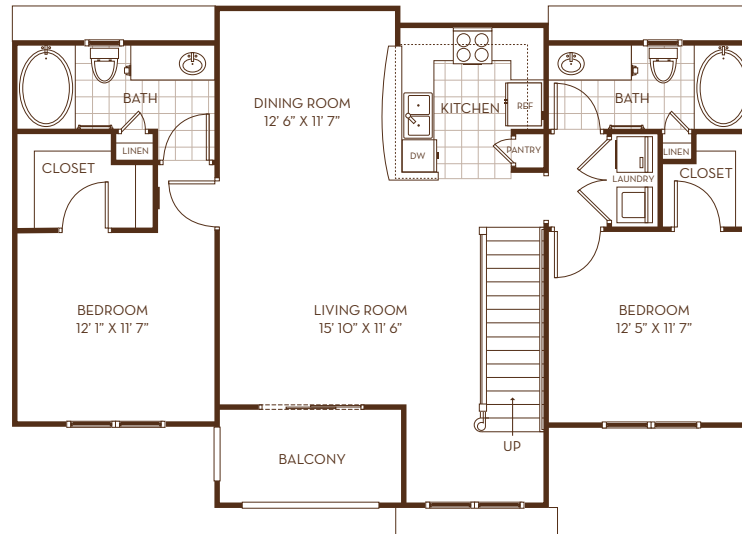
Two Bedrooms / Two Baths  
1,158 Square Feet

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

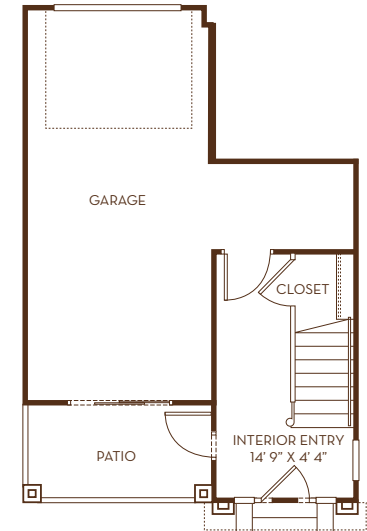


**MADISON**  
Two Bedrooms / Two Baths  
1,177 Square Feet

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



MAIN FLOOR



GARAGE LEVEL

**LAFAYETTE**  
Two Bedrooms / Two Baths  
1,203 Square Feet

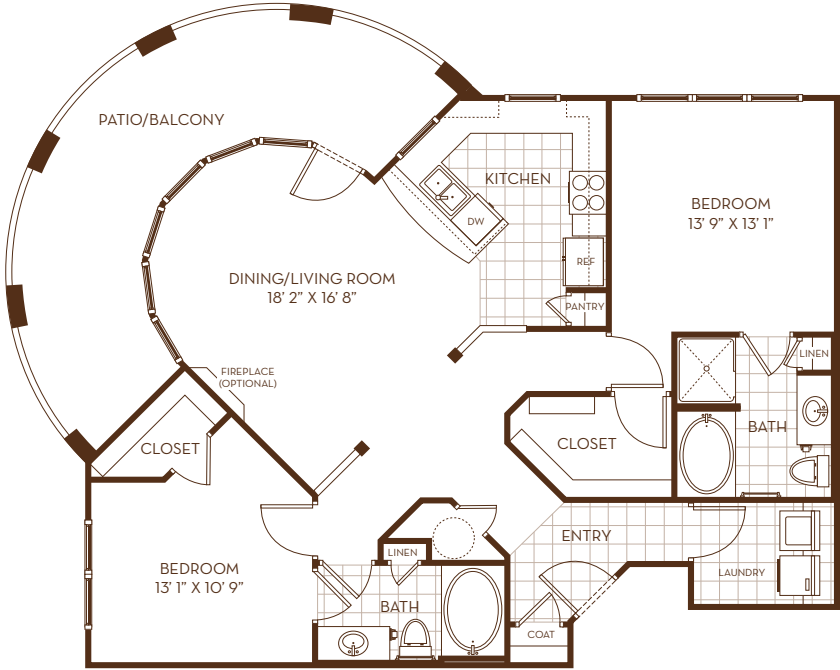
\$ \_\_\_\_\_

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

# FLOOR PLANS

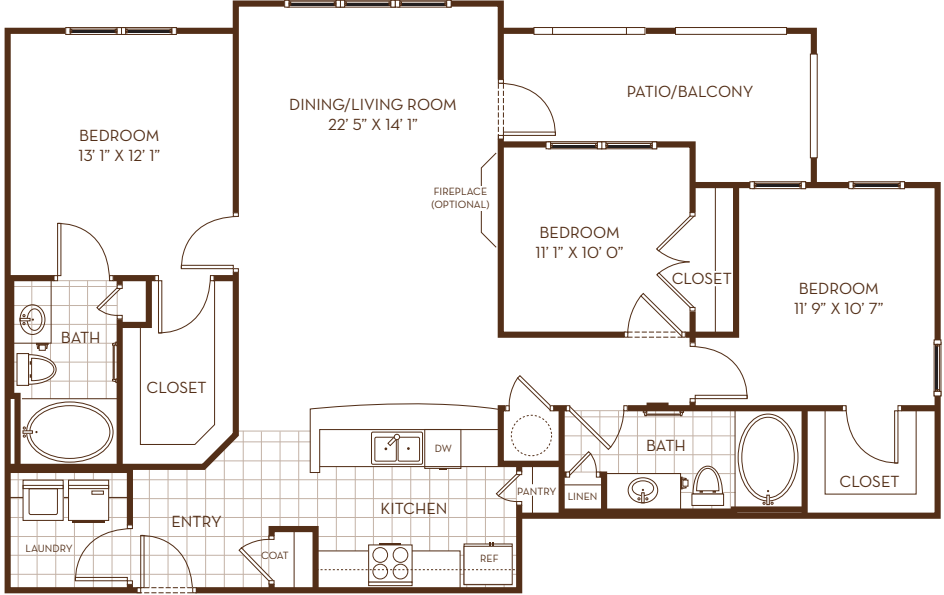
## TWO AND THREE BEDROOMS

Convenience mixed with personal space is a must. Buildings include elevator access between floors, smoke-free buildings and private patio or balcony.



**MULBERRY**  
Two Bedrooms / Two Baths  
1,322 Square Feet

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



**GRAMERCY**  
Three Bedrooms / Two Baths  
1,302 Square Feet

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

# 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 Ayrley 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 in Charlotte.





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

# CLOSE TO EVERYTHING – OR NOTHING AT ALL

Life at Gramercy Square at Ayrley happens at your pace – whether you want the energy of Charlotte, the convenient shopping and dining within the Town of Ayrley, the relaxation of Lake Wylie, or the quiet time poolside at home.

Visit today to learn more about our stylish floor plans and gracious amenities. We'd love to welcome you home as a resident at Gramercy Square.

DATE \_\_\_\_\_

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

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

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

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

OTHER \_\_\_\_\_

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



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Information subject to change, error or deletion.