

## Property Features

### 718 W TRADE STREET #305 + GATEWAY PLAZA

#### Home Highlights:

- Private and quiet inner unit facing community pool and courtyard
- Spacious, open concept living with split bedroom floorplan
- Warm hardwood and tile floors
- Fresh neutral paint and updated décor throughout
- New light fixtures and door knobs
- New hot water heater in 2024
- New HVAC/heat pump in 2023
- New SS refrigerator in 2024, included in sale
- New built-in microwave in 2025
- Stackable washer and dryer included
- Ample storage, including 2 generous bedroom walk-in closets, 2 linen closets, hall closet, laundry closet, and kitchen pantry
- Large covered balcony overlooking pool, with natural gas hookup available for grill

#### Community Amenities:

- Outdoor pool with umbrellas and recliners
- Courtyard with built-in barbeque grills
- Top floor conference room with TV, dining area, and full kitchen – available for resident use
- Amazing Uptown skyline views on spacious rooftop terrace with firepit, grill, eating table, and lounge seating

#### HOA:

- \$405/month
- Includes all community amenities
- Includes City of Charlotte water/sewer
- Includes 2 assigned parking spaces in Gateway Village parking garage – directly connected by skyway on same floor as unit #305
- Allows short term rentals longer than 7 days with no community rental cap

#### Location:

- Prime Uptown “inner loop” address
- On the Gold Line streetcar line
- Easy access to I-277 and I-77
- Walking distance to Bank of America Stadium, Spectrum Center, and all things Uptown Charlotte
- Close to restaurants, entertainment, gyms, and shopping
- Minutes from Novant and Atrium hospitals



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