



All measurements are approximate and subject to normal construction variances and tolerances and may vary from floor to floor. Sponsor reserves the right to make changes in accordance with the terms of the offering plan.
The complete offering terms are in an offering plan available from Sponsor. File No. CD16-0368 Sponsors: 1404 Grand Villa LLC. Located at 100 Merrick Road, Suite 400E, Rockville Centre, NY 11570.

**GRAND
MANOR**
404 GRAND STREET

UNIT 1 DUPLEX
2 BEDROOMS + REC ROOM
1.5 BATHROOMS
1515 SF (~141 SM)
739 SF (~69 SM) BACKYARD

Nest Seekers
INTERNATIONAL
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