



B · S Q U A R E
盛 世 地 產

\$988,000

MLS# 3107927

Level Penthouse

Tax \$2208

CC. \$648.27



GRAND 2

131-03 40th Road, PH2Y

796 SF

1 BD / 1 BA / DEN

B Square Realty is pleased to present this luxury one bedroom condo with den at Penthouse level in Downtown Flushing. Enjoying with the south/east/west view, this unit features spacious rooms with ceiling heights up to 9', floor-to-ceiling window wall, Contemporary balcony, versatile engineered hardwood floor, open concept kitchen with breakfast counter, State-of-the-art Bosch stainless steel appliances package and in-suite laundry closet with stacked washer and dryer. Keyless apartment entry, Bluetooth enabled with smartphone e-keys.



Li (Barbie), Li

Licensed Real Estate Broker

barbieli@bsquarerealty.com

646-889-9988



All Information Including But Not Limited To Taxes, Lot Size, Age Of Property Are Not Guaranteed Nor Verified And Should Be Independently Verified. Submit All Offers In Writing Accompanied By Pre-Approval Letter And/Or Proof Of Funds. No Offer Considered Accepted Till Formal Contract Of Sale Is Fully Executed And Delivered.

B²B · SQUARE
盛世地產

\$988,000



This unit will offer residents refined accommodations with dramatic skyline views — all in a location that is second to none.

*Image credit: The Grand, via www.thegrandsvp.com



Li (Barbie), Li

Licensed Real Estate Broker

barbieli@bsquarerealty.com

646-889-9988



B²**B · SQUARE**
盛世地產**\$988,000**

THIS IS A LOCATION LIKE NO OTHER

Nestled in the heart of Flushing, one of the fastest growing neighborhoods in Queens, **THE GRAND** is conveniently located 5 minutes from the MTA 7 train, Long Island Rail Road and four major highways. Penn Station is just 17 minutes away on the LIRR and Grand Central Station is only a 22-minute ride on the 7 train. Plus, JFK and LaGuardia airports are less than 20 minutes away.

**Li (Barbie), Li**

Licensed Real Estate Broker

barbieli@bsquarerealty.com

646-889-9988

All Information Including But Not Limited To Taxes, Lot Size, Age Of Property Are Not Guaranteed Nor Verified And Should Be Independently Verified. Submit All Offers In Writing Accompanied By Pre-Approval Letter And/Or Proof Of Funds. No Offer Considered Accepted Till Formal Contract Of Sale Is Fully Executed And Delivered.