



November 7, 2017

For \$399K, a surprisingly spacious studio in Kips Bay

It's small, but has a lot going for it



Welcome back to The Six-Digit Club, in which we take a look at a newish-to-market listing priced under \$1 million, because nice things sometimes come in small packages. Send nominations to the tipline.

This Kips Bay studio, asking \$399,000, may not be a micro apartment in the HGTV sense of the word—it's not a gut-renovated, highly designed space with custom everything and multi-functional furniture—but it's still plenty small. But it's also quite livable, given its size.

The co-op is situated on the top floor of its building, and while it only has two windows, they let some light into the place. Space-saving features include built-in bookshelves, and there's enough room for a Murphy bed (it's unclear if the one pictured actually comes with the apartment).



And unlike many units of its size, this place has a separate, if small, kitchen, along with a walk-in closet and other nooks and crannies that offer storage space. Maintenance is set at \$763/month, and it's just a couple of blocks away from the 6 train at 28th Street.

Sure, it's not *huge*, but as starter apartments go, you could do a lot worse.





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