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**Everything about this \$495K Yorkville co-op is done just right-
including the price**



This adorable one-bedroom co-op at [326 East 73rd Street](#) shows what designer talent can do for a small apartment. High ceilings, white oak floors, and a great Upper East Side location don't hurt matters much, while the stylish and well-appointed kitchen, elegant lighting, and reclaimed wood accents make this space seem like a find indeed. There are also quartz countertops, glass French doors, big closets, and plenty of sun to enjoy, and we're guessing a new owner will be doing just that, very soon.



This impeccably-designed home may not be large, but it's positively brimming with good fortune beneath high ceilings and pre-war bones, including being within blocks of the new Second Avenue Q. A carefully considered renovation has bestowed a new kitchen, a new bathroom, and white oak hardwood floors. Perfect for entertaining, the kitchen is open to the living room with its chic French doors.



A tranquil, sunny sleeping area has two full-height closets and charming neighborhood views; the bath mixes rustic and contemporary elements for a space that's both sleek and

comforting. The laid-back co-op allows subletting to happen immediately (with approval) as well as co-purchasing and pieds-a-terre—so there's another stroke of good luck.