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## **Pretty Turtle Bay duplex with surprisingly spacious loft wants \$695,000**

*The one-bedroom co-op has a cool sleeping loft with a home office*



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.

It may be nestled on the top floor of a former monastery, but there's nothing austere about this sunny pre-war one-bedroom duplex. The open living room is the focal point here, featuring 15-foot ceilings, custom oversized windows (with what look like genuinely striking city views), and double-height, built-in oak bookshelves. Though there's mention of the actual square footage, the listing suggests the \$695,000 Turtle Bay co-op has "a tremendous flow and a superb use of space," and that appears to be true—a floating staircase leads up to the second floor, which boasts an airy king-size bedroom and a smaller-but-charming separate home office overlooking the living room.

The building was once home to the Biblical Seminary (a precursor of the New York Theological Seminary) and was built in the 1920s. Other notable conveniences: a dishwasher, a part-time doorman, tons of built-in storage space, and access to a pretty enticing shared roof deck.