



*This spec house in the Russian Hill neighborhood of San Francisco is asking \$45 million.*  
JACOB ELLIOTT

SAN FRANCISCO

## San Francisco Home with Soaring Bay Views Asks \$45 Million

Located in the city's Russian Hill neighborhood, the property has a cantilevered infinity pool and a subterranean library

| ORIGINALLY PUBLISHED ON OCTOBER 22, 2018 | [THE WALL STREET JOURNAL](#)

A spec house on San Francisco's Russian Hill that has an infinity pool cantilevered over the hillside and a subterranean art gallery is asking \$45 million.

If the home sells for its asking price it will set a record for a single family home in the city, said listing agent Val Steele of Pacific Union International. The current record holder is a house that sold for \$38 million in 2017, she said.

With views from downtown to the Bay Bridge to the East Bay to Alcatraz, the home sits on two hillside lots, said Gregory Malin, chief executive of developer Troon Pacific. The gated entrance leads to a garden with 100-year-old olive trees, an outdoor kitchen, a dining table that seats 24, a fireplace and a lawn big enough for a game of croquet.

Mr. Malin said they spent two years excavating the hillside under the 1908 shingled house and garden to increase its living area to 9,500 square feet. While there are three bedrooms and baths upstairs, a glass elevator goes to the new lower level that contains an entertainment room that opens to a terrace and another two bedrooms and baths. There is also a two-story subterranean art gallery that could serve as a sport court or private nightclub.

A separate, 850-square-foot guesthouse is now a wellness center with a massage room, Jacuzzi and an outdoor shower. The sauna and steam rooms have glass walls. Unusual for chilly San Francisco, the developer added 40-foot long infinity pool. Mr. Malin called it an "unexpected amenity," and said that side of Russian Hill is protected from wind and fog. He added that the pool "also doubles as a reflecting pool."

The four-car garage, which Mr. Malin calls the "bat cave" because of the tunnel-like entrance, has a Tesla charging station, a granite floor, sound system and space for a catering kitchen.

Troon Pacific paid \$4.5 million in 2012 for the property, Mr. Malin said. He added that they have applied for LEED Platinum certification, and the home includes features such as an approximately 12,500-gallon tank to gather and reuse rainwater.