

REAL ESTATE | PRIVATE PROPERTIES

Spec House on San Francisco's Gold Coast Seeks \$40 Million

In Pacific Heights, the home is near the homes of Oracle billionaire Larry Ellison, Apple Chief Design Officer Jony Ive and philanthropists Ann and Gordon Getty.



This spec house sits on a San Francisco street known as the city's Gold Coast, where nearby neighbors include Oracle billionaire Larry Ellison, Apple Chief Design Officer Jony Ive and philanthropists Ann and Gordon Getty. PHOTO: JACOB ELLIOT PHOTOGRAPHY

By **SARAH TILTON**

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A newly-built house in the ritziest section of San Francisco's Pacific Heights neighborhood is seeking \$40 million, according to listing agents Val Steele of Pacific Union International and Tom Biss of Sotheby's International Realty.

With views stretching from the Golden Gate Bridge to Marin to the Oakland Hills, the home sits on a street known as the city's Gold Coast, where nearby neighbors include **Oracle** billionaire Larry Ellison, Apple Chief Design Officer Jony Ive and philanthropists Ann and Gordon Getty.



Construction of the limestone house took almost four years, said developer Bill Campbell of Marble Management. PHOTO: JACOB ELLIOT PHOTOGRAPHY

The 11,400-square-foot limestone home has seven bedrooms, eight bathrooms and four half baths, according to developer Bill Campbell of Marble Management. The blackened steel doors in the two wine rooms were handmade in Colorado. There is an outdoor kitchen on the top-floor terrace, as well as an elevator, theater and gym. Mr. Campbell said he chose anti-reflective glass on the north side of the house. “At night you can have the lights on and still see outside,” he said.

There is a solar hot-water system, and three underground water tanks gather runoff from the roof and driveway to irrigate the terraced garden, said Mr. Campbell, adding that they are in the process of applying for LEED platinum certification.

According to public records, Mr. Campbell and his partners paid \$7.8 million for the property in 2009. They tore down the 19th century clapboard house, and construction of the new home took almost four years, he said.

While high for San Francisco, the asking price isn’t unheard of for the Gold Coast, where an older house sold in 2013 for \$35 million. “It’s been a long time since there’s been an equivalent house like this for sale. The tippy top market has not been tested recently,” said Annie Williams of Hill & Co., who is not associated with the listing.

Corrections & Amplifications

An earlier version of this story misidentified real-estate agency Sotheby’s International Realty as Sotheby’s International Real Estate. (April 4, 2017)