

Inside San Francisco's most expensive home ever with an infinity pool cantilevered over a hillside

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Photo: Jacob Elliott



San Francisco's real estate market reached a new pinnacle in outrageousness.

Perched on the crest of Russian Hill, a stunning estate spread across two lots with soaring bay views is asking a cool \$45 million.

If 950 Lombard sells for even several million below the asking price, it will go down as the city's most expensive single-family home sale ever.

The current record-holder is a newly built Pacific Heights mansion at 2712 Broadway listed for \$40 million and **sold for \$38 million** in 2017, according to **public record**. Just two blocks away, 2950 Broadway went for \$35 million in 2013.

ALSO, Pacific Heights modern masterpiece sells for \$38 million

The six-bedroom, eight-bathroom home was built "on spec" without commitment from a client by Troon Pacific, an S.F.-based developer. Troon purchased the property with a 1908 cottage in 2012 for \$4.5 million, according to public record, and excavated the hillside to expand the building area.

Now, the residence spreads across 9,500 square feet with a stunning modern addition growing from the original shingled home and a glass elevator connecting four levels. A top floor suite of bedrooms includes a spacious master with views of the surrounding gardens, the city skyline, the Salesforce Tower art installation, Coit Tower and beyond.

Another level is devoted to entertaining with two ensuite guest bedrooms, a two-story art gallery, sport court, concert hall and a wine wall.

The four-car garage with a granite floor is reached through a tunnel from the street.

The architectural wonder sits amid a vast park-like setting that only seems possible at a country estate. A spacious lawn and garden of roses, lavender and 100-year-old olive trees are all irrigated with rainwater collected from the rooftops and decks and stored in a 12,000 gallon tank. A 40-foot-long infinity pool is cantilevered over the hillside and its water seems to pour into the bay. An outdoor kitchen and dining area with a fireplace and glass chandelier can accommodate up to 24 people. There's a separate "wellness center" with massage, steam and sauna rooms.

"950 Lombard is that rare opportunity for a person own their own 'park' in San Francisco, and one that presents unrivaled views of the City and the Bay," says listing agent **Val Steele** of Pacific Union. "There has never been an offering of this kind in the City and there may never be one of this caliber again."

The home is currently a pocket listing. This means it's being sold privately off-market and not listed with the Multiple Listing Service. Steele also listed and sold 2712 Broadway.