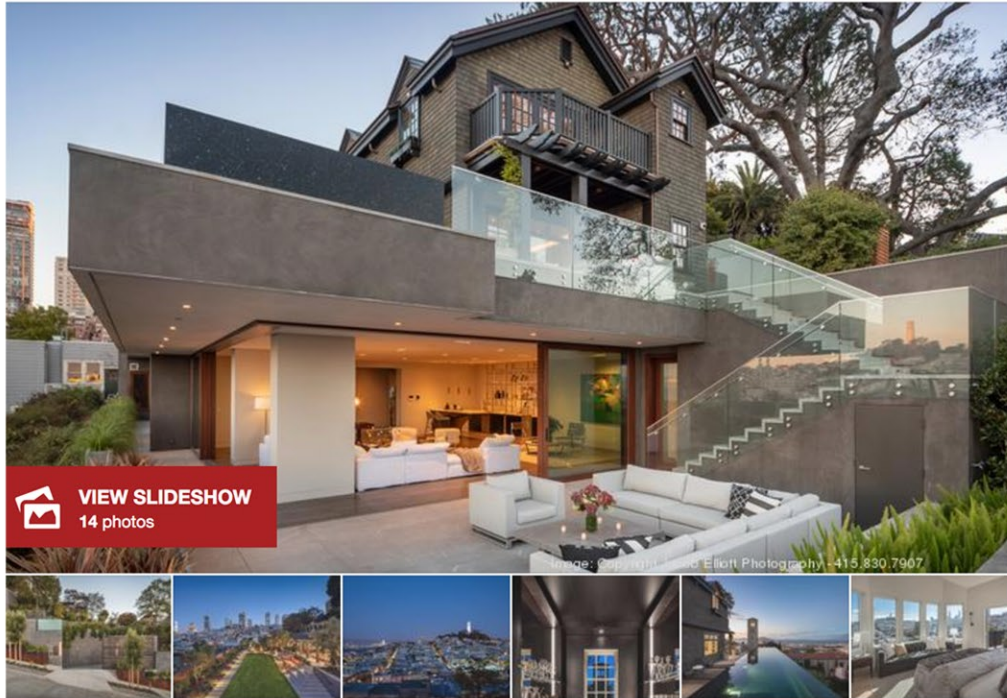


RESIDENTIAL REAL ESTATE

Check out this \$45 million Russian Hill compound that just hit the market



Digital Producer, San Francisco Business Times
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Perched up on San Francisco's Russian Hill, the sweeping views from 950 Lombard St. reach from Alcatraz to Salesforce Tower. But the roughly 9,500-square-foot gated compound at that address is a sight to behold itself.

If purchased for its \$45 million asking price, the three bedroom, three bathroom estate will set a record for a single family home in San Francisco, listing agent [Val Steele](#) of Pacific Union International [told the Wall Street Journal](#). That would soar past the city's current closing-price high of [\\$38 million last year](#) for a 12,000-square-foot mansion in Pacific Heights.

Amenities doubling as art installations and architectural feats adorn the eco-friendly, LEED certified mansion: a cantilevered swimming pool with UV filtration, humidity-controlled art gallery, glass elevator to all levels, and garden irrigated by rainwater collected from the rooftops and decks coupled with smart drip irrigation.

An in-house wellness center offers a massage room, hot tub and sauna – all with a view.

A Zehnder air filtration system fights off allergens and pollutants, while vents underneath the sink cabinet purify the air where cleaning supplies are housed, according to Steele. The four-car, granite-floor garage resembles a "bat cave," as developer Troon Pacific's Chief Executive [Gregory Malin](#) described in the Wall Street Journal. It also features a charging station for an electric car and space for a catering kitchen.

San Francisco-based Troon Pacific's portfolio of healthy-living homes pairs "modern elegance" and "environmental integrity," according to the company's website.