

HOMES FOR SALE RUSSIAN HILL FOR SALE IN SAN FRANCISCO

San Francisco has a new most-expensive home for sale

Gated Russian Hill compound seeks \$45 million

By [Brock Keeling](#) | [@BrockKeeling](#) | Updated Oct 25, 2018, 10:46am PDT



Photos by [Jacob Elliott](#), courtesy of [Pacific Union International](#)

Dethroning the reigning champion, [181 Fremont's grand penthouse](#), Baghdad by the Bay has a new most-expensive home for sale. Among its opulent and excessive features? A Japanese water-filtration system that allegedly improves your skin and hair, a cantilevered infinity pool, and a shower and sauna with glass walls overlooking the city.

Brace.

Located one block away from the famed curved part of Lombard, this Russian Hill abode, located at 950 Lombard, takes up two hillside lots. The home is an amalgamation of two *lewks*—a [circa-1907 shingled Willis Polk](#) house fused with a contemporary construction. The gated entrance opens to a garden with olive trees and an outdoor kitchen. There's also a dining table and fireplace, and that's before you even step foot indoors.

Inside you'll find all of its interior past erased in favor of a modern look (think concrete, open, airy, *bright*) making up the roughly 9,500-square-foot estate.

Highlights include a two-story subterranean art galley (humidity controlled, of course); glass elevator to all levels; marble-encased master bathrooms; 850-square-foot wellness center with massage room; and a concrete tunnel-like drive that leads to a four-car garage, which Greg Malin, developer of [Troon Pacific](#), likens to "the bat cave."

"We ended up rebuilding the house as it was and added this contemporary podium level using over 6,000 yards of concrete," says Malin.

Also of note, the home has a bent toward keeping the future owner(s) healthy. The entire house goes through 12 air changes a day (meaning that all of its air is literally replaced every other hour), shield cables are used to help mitigate electromagnetic frequency, and exhaust vents underneath the kitchen sink and in every closet remove foul and dangerous air.

"We want to minimize as much industrial air as possible," says Malin.

The principal architect behind the tony home is Babac Doane of [Ken Linstead Architects](#). Listed by Pacific Union agent [Val Steele](#), asking price is a whopping \$45 million.

If it does indeed for sell at such a point point, it will nab the title of most-expensive home sold in San Francisco, breaking the \$38 million record holder.

Fun-fact update: Troon purchased the home, which was designated a historic resource due to its [Willis Polk pedigree](#), in 2014 for \$4.5 million and proceeded to build. Going beyond the permit's limits, the city hit Troon with a notice of violation for "work exceeding the scope of the permit" as well as a record fine.

According to the [San Francisco Chronicle](#), "Troon Pacific agreed to pay a \$400,000 settlement to the city without admitting having done anything illegal. It was the biggest settlement ever paid by a developer for the illegal demolition of a single-family home in San Francisco."