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REAL ESTATE // ON THE BLOCK

Former SoMa tire warehouse turned Dwell-featured modern masterpiece asks \$7M

Emily Landes
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Not many people would have walked into the former tire warehouse at 955 Natoma St. in SoMa and seen the beginnings of a singular single-family home. But the owners of what would eventually become a Dwell-featured, Interior Design magazine Building of the Year finalist, are pretty singular themselves and they fell in love with the home immediately, regardless of its dilapidated condition.

"Their hearts skipped a beat as they thought about all the possibilities on that first day," said their agent, Frank Nolan. "They were inspired, thinking about creating something unique and original that reflected their tastes, their passions, and with a flexibility not often recognized in a family residence."

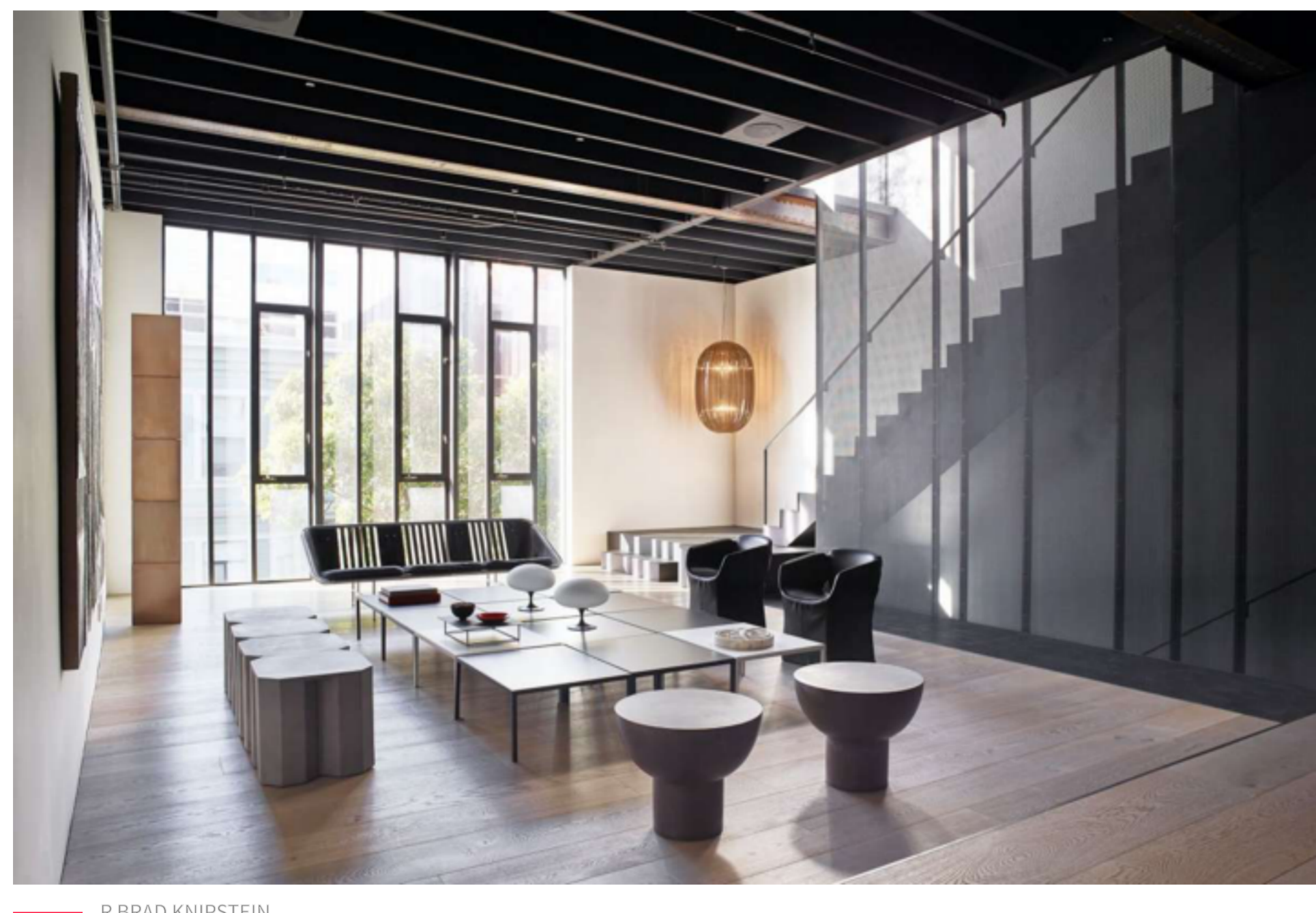
They lived in the home for what sounds like a pretty uncomfortable year before construction began. "During those 12 months, buckets were positioned throughout to catch water dripping down from a leaky roof into the living and sleeping spaces," said Nolan. "The insulation was sparse and the heater didn't work, so most of the time, the owners were draped in down coats and beanies, with the young son donning fingerless SF Giants gloves to plow through homework and practice guitar. Meals were made using a two-burner hotplate and a microwave. And an Airstream was rolled into the garage so the husband could hold up alone and watch 'Breaking Bad' without bothering the rest of his family."

After four years of going through the designing, rezoning, planning and actual construction process, the family finally had the home of their dreams. And now, Nolan suspects, it just might be calling to a creative-minded buyer, albeit one with the resources to afford the **nearby \$7 million asking price**. "What's great about the home is that, while it is somewhat specific, it also appeals to a wide range of people: families, couples, and single people, all who have an artist edge," he said. "It's also a great transition for people who no longer want to live in the adjacent towers and instead prefer to live in a single-family home in the same vibrant area."



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The owners worked in conjunction with local architecture firm MAK Studio to transform the former tire warehouse into a sleek and modern art-focused single-family home.



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In the main entertaining space, some of the original steel beams can still be seen, as well as new additions such as the custom perforated-metal staircase. "Many industrial design cues were taken from the building's original industrial heritage and Western SoMa neighborhood," said Nolan.



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The multipurpose space is utilized as both a living and dining room, and is open to the kitchen. There is also a separate "breakfast room" behind the kitchen. "The wife will miss the way light, energy and air travel and move throughout the home as the day passes, as well as cooking in the large, open kitchen while cranking music and having fun with her family," Nolan said.

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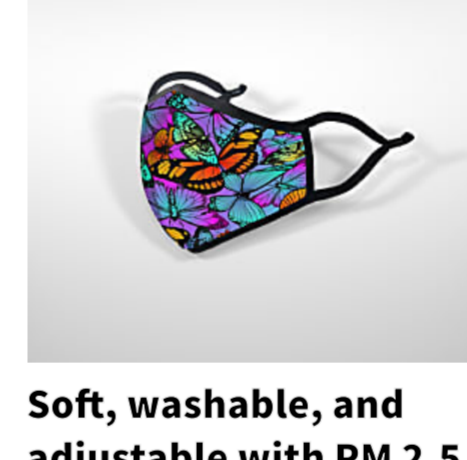
The family room is also on the main floor, but the space could also be used as a third bedroom. The family of three only needs two bedrooms, both on the floor above the main living space.

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The dramatic master bath has a rainfall shower and soaking tub.

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