

MANSION GLOBAL

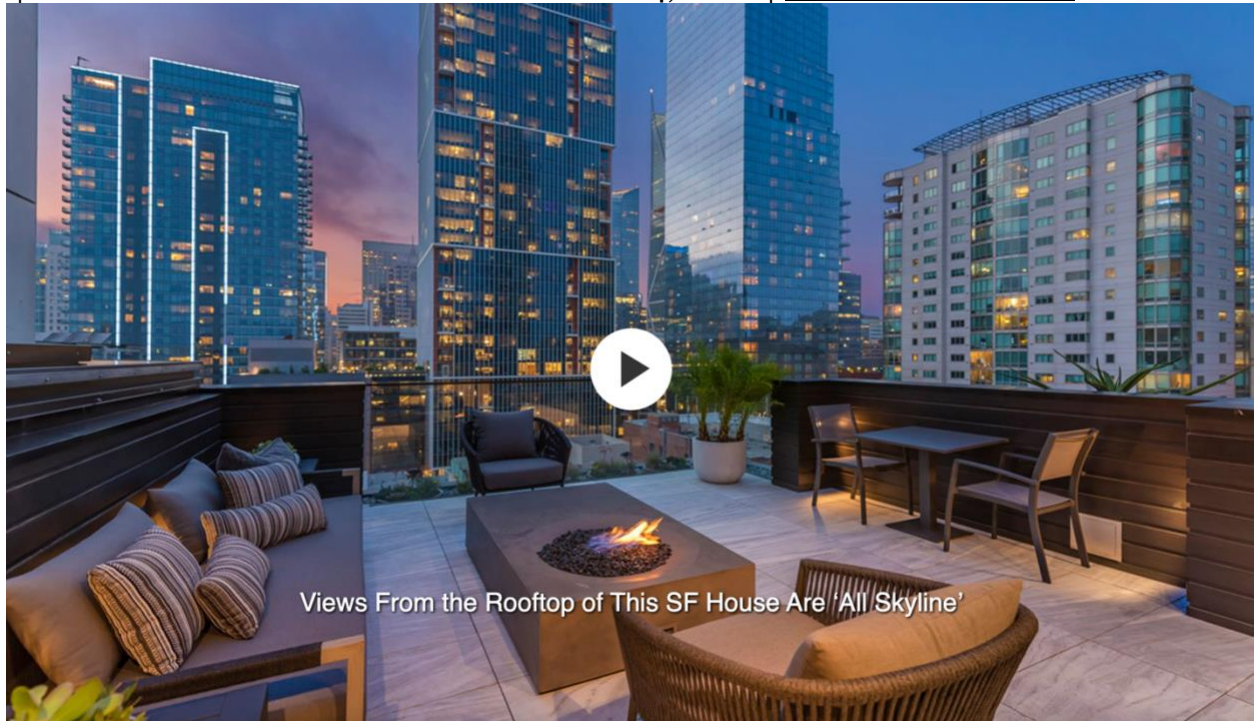
LISTING OF THE DAY

Check out the Rooftop From This Seven-Floor San Francisco House—‘It’s All Skyline’

Now set up as two units, the eight-bedroom, modern new-build in historic Rincon Hill has a dramatic spiral staircase and easy access to downtown and the waterfront

BY BILL CARY

| ORIGINALLY PUBLISHED ON OCTOBER 4, 2022 | [MANSION GLOBAL](#)



Views From the Rooftop of This SF House Are ‘All Skyline’

Listing of the Day

Location: San Francisco, California

Price: \$13.888 million

This new-build seven-level home in the heart of San Francisco's 150-year-old Rincon Hill neighborhood features an elevator that services every floor, three fireplaces and a rooftop terrace with a built-in fire pit and dramatic city views.

“It is now set up as two separate units, but most people who are looking at it are interested in it as a single residence, either as a live/work space or for extended family,” said Frank Nolan, the president of Vanguard Properties/Luxury Portfolio International.



The new-build seven-level home is in the heart of San Francisco's 150-year-old Rincon Hill neighborhood.

Olga Soboleva

“Its best benefit is that it's on a really, really quiet street that's just a block long and across the street from a new mini-park and just blocks from downtown and the waterfront,” he said.

“It’s very, very unusual to have new construction like this down here,” Mr. Nolan said. “It’s like a New York brownstone.”

The centerpiece of the home at 17 Guy Pl. is a spiral wood staircase that was built by hand on site over 14 months, he said. “It’s like craftsmanship from the turn of the last century.”

Other architectural details include a dramatic bronze, stone and glass entry, rift-cut white oak floors with under-floor heating, retractable skylights and floor-to-ceiling windows.

The two kitchens feature Calacatta Italian marble, Dornbracht fixtures, custom cabinetry and Miele appliances.

The ground floor, which is the first level of the main residence, holds a two-car garage, a wine room, a terrace and a large air-conditioned space that could be a studio, a gym or a media room, according to the listing.

The second floor and half of the third hold the secondary residence or guest suite, Mr. Nolan said. “It could be a separate apartment or an Airbnb unit.”

The open-plan second floor is the main level of the guest suite, with living and dining areas and the kitchen along with an en-suite bedroom. Half of the third floor is the primary bedroom suite of the smaller unit, with an office/den and a covered walk-out terrace.

The other half of the third floor is the entry point for the main residence, with a foyer, an en-suite bedroom and a south-facing terrace.

“The fourth floor is great,” Mr. Nolan said. “To live downtown and have three en-suite bedrooms and a den on one level is rare. It’s like what you would find in a Pacific Heights mansion.”

The fifth floor, which features a great room with front and rear terraces, “is where the spiral staircase really pops,” he said. “You see all of the best high-rises. It’s very New York City.”

The dining area has a built-in bench that’s “ideal for a table that seats 10 to 12 people,” and the living area features doors that pocket into the wall, he said. “It almost doubles the living area when you can keep the doors open, which is two-thirds of the year here.”

The entire sixth floor is the primary bedroom suite, which features another terrace, a walk-in closet, a fireplace, and a bathroom with Waterworks fixtures and Calacatta marble.

The seventh level is a full-footprint roof terrace with a barbecue area, a fire pit and “spectacular views,” Mr. Nolan said. “It’s all skyline.”

Stats

The 7,680-square-foot house has eight bedrooms, eight full bathrooms and one partial bathroom. There is almost 2,000 square feet of outdoor space.

Amenities

Amenities include multiple terraces, an elevator that services all levels, three fireplaces, a Crestron home automation system, a wine room and a built-in rooftop fire pit.



Amenities include multiple terraces with open views.

Olga Soboleva

Neighborhood Notes

Rincon Hill is a “pretty compact neighborhood and it’s diverse,” Mr. Nolan. “Because of all the new construction it has a lot of foreign buyers as well as second- and third-home owners.”

There are also a “lot of tech workers here because it’s so close to the Bay Bridge,” he said.

Agents: Frank Nolan and James Nunemacher, Vanguard Properties/Luxury Portfolio International



K R E P S
PR & MARKETING

A BRANDSTAR COMPANY

Mansion Global is the award-winning, premier digital destination for compelling content about the global real estate market
UVPM: 680,520

<https://www.mansionglobal.com/articles/check-out-the-rooftop-from-this-seven-floor-san-francisco-houseits-all-skyline-01664882220>