

Real Estate

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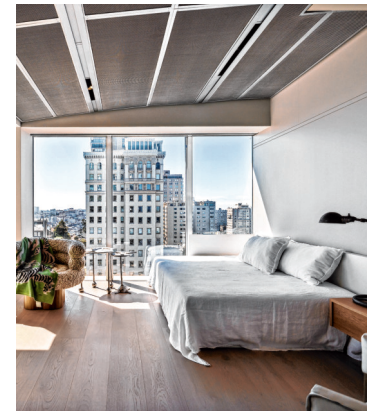
Private architectural masterpiece Modern, architecturally significant fortress J6



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The rear facade showcases the Glen Park home's multitude of outdoor spaces.

Sound Off:
How rising interest rates are affecting the market. **J2**



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Hot Property

Russian Hill residence offers unparalleled luxury and incredible views. **J19**



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Market Insight

Buying a home? Make sure to ask these essential questions before making an offer. **J18**



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Incomparable view home molded into the Glen Park hillside

Secluded in gently rolling hills and molded into the terrain, 21 Everson St. is a modern, architecturally significant fortress with an incomparable 60-foot wide main level that captures stunning San Francisco and bay views.

The home boasts six bedrooms, nine bathrooms, 9,704 square feet of living space and a large one bedroom/one bathroom guest suite complete with a kitchen and living space.

A remarkable, 1,000-square-foot professional-grade theater sits at the bottom of the home, boasting Dolby Atmos surround sound, dual Sony 4k projectors and seating for more than 22 people. Fully detached and immediately adjacent to a public forest, 21 Everson St is a private residence rising in San Francisco's Glen Park neighborhood.

Upon entering the home through the double-height formal foyer, you are greeted with a 2,300-square-foot main level with six panels of 10-foot-by-10-foot floor-to-ceiling sliding glass doors that all open, creating an immersive indoor-outdoor living experience.

Professional appliances are plentiful in the expansive kitchen, along with two sinks and two dishwashers which allow for endless entertaining. A large formal living room sits on the opposite wing of the main level and includes a three-sided natural gas-burning fireplace and built-in cabinetry.

Levitating over the city with sweeping views, the top level primary suite combines the beauty of the adjacent forest by incorporating natural design elements into the room including a wood-paneled ceiling above the built-in bed and flawlessly manicured exterior planter beds.

The spa-like bathroom is adorned with Ann Sacks stone and features a two-person



PHOTOS BY OLGA SOBOLEVA

Above: The dining area enjoys sweeping views through floor-to-ceiling windows. **Below left:** The kitchen comes equipped with Dacor appliances, a wine refrigerator and reverse osmosis drinking water tap. **Below right:** The Glen Park home features a landscaped yard and includes five terraces.



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Details

Address: 21 Everson St., Glen Park, San Francisco.

Features: Conceptualized by the architectural firm STUDIO GRAF and built by Design Line Construction, this light-filled contemporary features six bedrooms, six bathrooms and three powder rooms spread across 9,704 square feet of living space. The main level stretches 60 feet wide with floor-to-ceiling Blomberg windows and a Vitrocsa retractable wall system. The home built in 2019 boasts four zones of air conditioning and 18 zones of radiant heating. A Rollomatic operable skylight opens to the roof terrace with an outdoor kitchen. There's a total of five terraces with glass railings and the home includes a temperature-controlled wine room, as well as an expansive home theater equipped with a wet bar, 19-foot wide Stewart film screen projection screen and dual Sony VPL-VW5000ES 4K theater laser projectors.



PHOTOS BY OLGA SOBOLEVA

Above: The Glen Park home was built in 2019 and features six bedrooms and nine bathrooms. **Below left:** The Glen Park home hosts a welcoming reception area with a voluminous ceiling and skylight. **Below right:** The primary suite includes a spa-caliber bathroom with a soaking tub and access to a terrace.

steam shower along with a separate soaking tub, all with access to the attached terrace. The primary suite is flanked by two additional en-suite bedrooms. The roof terrace sits above this level, accessed via the retractable glass skylight, and entices its guests with an outdoor kitchen and 270-degree views of San Francisco and beyond.

A spacious family room with wet bar and dining area is situated one floor above the garden level, and includes a terrace with views. The adjacent guest bed-



21 Everson St. continues on J8

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rooms have access to an additional terrace with a gas-burning fire pit and heated outdoor seating. Ensclosed at the lower level of the home is the professional-grade theater and guest suite, which has floor-to-ceiling sliding glass doors providing access to the lush landscaped garden.

Additional home features include: Savant home automation (lights, shades, HVAC, AV, etc.), Lutron Homeworks lighting, Surround sound throughout, temperature-controlled audio/visual room, radiant in-floor heat, air conditioning, and a two-car garage with an electric vehicle charger.

Built with the utmost care and skilled craftsmanship of Design Line Construction and designed by STUDIO GRAF Architects, this one-of-a-kind home presents an opportunity to own a piece of San Francisco that is impossible to replicate.

Learn more at www.21everson.com.

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PHOTOS BY OLGA SOBOLEVA

Above: The home theater can seat more than 22 people and includes a wet bar. Below left: A wood-paneled ceiling shelters a primary suite that enjoys sweeping views of San Francisco. Below right: A roof terrace with an outdoor kitchen crowns the Glen Park home.

