

This Glen Park home last sold for under \$2M. See why it's now listed for \$22M

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21 Everson St. in Glen Park just listed on Oct. 5 listed for \$22 million. The home has a vast 60-foot wide main level that captures stunning San Francisco and bay views.



By [Ted Andersen](#) – Digital Editor, San Francisco Business Times

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Luxury estates routinely list for more than \$15 million in San Francisco's northern parts, but in the south side of the city, it's almost unheard of to see an asking price rival a Pacific Heights mansion.

That is, until now.

A former Googler turned serial tech investor has just listed an extensively remodeled Hollywood Hills-themed architectural gem at Glen Park's Fairmount Plaza for an eye-popping price. Frank Nolan of Vanguard Properties has the exclusive listing at [21 Everson St.](#), which just hit the MLS Thursday.

Secluded on a hill and shrouded by pine and eucalyptus trees, 21 Everson St. has an unassuming entrance that opens up into an incomparable 60-foot wide main level with sweeping views of the city. The home features nearly every tech-forward convenience from its security system, automatic windows and lighting to its custom home theater.



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The main level at 21 Everson St. in Glen Park.

OLGA SOBOLEVA

“What distinguishes 21 Everson as a truly exceptional property lies in the talent and dedication that went into crafting every detail,” Nolan said. “The vision of renowned architects at Studio Graf, the creativity of designer Parisa O’Connell, and the meticulous craftsmanship of the Design Line builder team have converged to create a masterpiece that took years to perfect.”



Image: CREATIVE SHOT PHOTOGRAPHY

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Frank Nolan, co-owner of Vanguard Properties
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Nolan was not able to disclose information about the seller, but said the owners intended to live in the house after a renovation, but as life happens, fell in love with South Florida and moved there instead.

Public records reveal that the owner is Ben Ling, an angel investor and a former Google senior director of product management. Ling is the founder of VC firm Bling Capital and was a seed investor for a host of tech startups,

including Udemy, HoneyBook and Zenefits, where he was the largest noninstitutional investor, according to his LinkedIn page.

Ling and his partner, Chris Coudron, [bought a Miami Beach mansion](#) in September 2021 for \$29.5 million. Ling [announced](#) the following month that he was relocating his San Francisco-based firm to Miami.

Ling bought the house in 2013 for the pedestrian price of \$1,825,000. After an extensive multimillion-dollar, years-long renovation that saw the addition of new levels and amenities, it's now on the San Francisco housing market for an upgraded price. And that's no small upgrade at a \$22 million ask, an amount that dwarfs any home ever sold on that side of town.



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The back of the house at 21 Everson St. in Glen Park. The Hollywood Hills-inspired home is now listed for \$22 million.

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Nolan told me the most expensive luxury home sale he's aware of in the Glen Park area was somewhere in the ballpark of \$10 million. One reason for the limited supply of ultra-luxury homes is because construction costs are so high for a modern remodel of this magnitude.

"It's worth noting that homes of this caliber typically command a construction cost ranging between \$2,000 and \$3,000 per square foot," Nolan told me.

The remade property now features four levels, six bedrooms, nine bathrooms across 9,850 square feet of living space. There is ubiquitous balcony access, a roof deck with barbecue seating area, a two-car garage and a professional-grade custom home theater with space for two dozen people.



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The custom movie theater has seating for about two dozen people.

OLGA SOBOLEVA

Nolan told me that the home is right off Interstate 280, which is convenient for a buyer who needs to spend time in Silicon Valley. He also said as the luxury market in the Peninsula heats up, he's looking to attract potential buyers to San Francisco who may be looking for more value in a luxury listing.

"This residence is a rare finding on San Francisco's south side, nestled within a private, serene cul-de-sac with easy access to the Peninsula, airport and tech campuses," Nolan said.