

Real Estate

Sound Off:
Boosting the
reputation of
the NAR. **J2**

SAN FRANCISCO CHRONICLE AND SFCHRONICLE.COM | Sunday, January 14, 2024

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Stunning views in Buena Vista Heights

99 Park Hill Ave. features timeless design, superlative finishes **J6**



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The five-bedroom, four-and-a-half-bathroom contemporary view home has graced the cover of Dwell Magazine.



Perpetual Homes

Hot Property

Perpetual Homes offers stylish and innovative solutions to California's housing shortage. **J19**



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Home Trends

Industry pros share the hottest bathroom interior design trends for 2024. **J18**



Shea quality:

WHAT A PLEASANT HILL SURPRISE

Sales: Shea Homes Marketing Company (CalDRE #01378646), Construction: SHNC GC, Inc. (CSLB #1060327)

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COVER STORY

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OPEN HOMES PHOTOGRAPHY

Endless bay and Mt. Diablo views are ideally framed in the formal living room.

Spectacular, dramatic views in Buena Vista Heights

Perched atop Buena Vista Heights with dramatic, endless views, this newly built residence was meticulously crafted by an architect-owner and built by Design Line Con-

struction in 2014.

With the natural setting in mind, the home is wrapped in reclaimed redwood siding from Moffett Field's Hangar One and molded into the hillside. Legally

a two unit building, the main house features four bedrooms and three-and-half bathrooms, spread over three levels with an expansive main level with floor to ceiling windows, capturing

the scenic vistas.

The lower second unit includes a bedroom, bathroom, and spacious living/dining/kitchen area with an attached patio. Upon entering the home from

the floating exterior staircase, you are greeted with a double height formal foyer which anchors the main level of the

99 Park Hill Ave. *continues on J8*

COVER STORY

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Details

Address: 99 Park Hill Ave., Buena Vista Heights, San Francisco.

Price: \$5.35 million.

Features: City vistas, superlative finishes and timeless design awaits at this showstopping home built in 2014. The five-bedroom, four-and-a-half-bathroom residence includes a separate studio unit, as well as a pair of garages and three outdoor spaces. The home has graced the cover of Dwell Magazine and won the American Institute of Architects' California Design Award for Architecture and Design in 2015. There are floor-to-ceiling windows on every level, while the living room looks east and frames views of the sunrise. The residence boasts five separate zones of radiant heating and is wired for Sonos surround sound.

Open home: Sunday, 1 to 3 p.m.



PHOTOS BY OPEN HOMES PHOTOGRAPHY

Above: The home includes stylish elements like an accent wall and custom built-ins. **Below left:** The open kitchen connects to the family room. **Below right:** The professional kitchen features integrated Miele appliances and an island wrapped in marble, along with a Heath Ceramics tile backsplash.

From page J6

home.

The professional kitchen features integrated Miele appliances and an island wrapped in marble, along with a Heath Ceramics tile backsplash.

Adjacent to the kitchen is a relaxing family room with custom built-in cabinetry. The luxurious living room and formal dining room are situated on the other wing of the main level, displaying incredible views to the bay and beyond.

A half bathroom and spacious laundry room complete the main level. The top level of the home is encompassed by the primary suite with a large patio, evoking



COVER STORY

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a sense of levitating over the city. The primary suite includes a truly expansive custom closet customized by Poliform, along with a luxurious spa-like bathroom with a walk-in shower and soaking tub.

Three spacious bedrooms, two full bathrooms, a patio, and a library area comprise the lower level of the main home, with interior access to the garage.

Stepping outside the home and down the lush pathway leads you to the second unit, completely separated and private from the main home, making it a great option for an au-pair or guest suite, or home office or gym. Below the second unit is an additional garage.

This iconic property has won an AIA award for outstanding architecture and landscape design, has graced the cover of Dwell Magazine, and has been in a number of publications. Additional home features include radiant in-floor heat, integrated sound system, white oak hardwood floors, and three terraces. Nestled at the crossroads of Duboce Triangle, Cole Valley, NOPA, and Castro/Eureka Valley, this hidden gem in the Buena Vista neighborhood offers a serene retreat amidst the bustling cityscape.

Residents take full advantage of the charming, verdant parks, meandering trails, and hidden gardens and pathways while being just steps from area restaurants, shops, nightlife, and everyday conveniences. Popular Buena Vista Park is one block away and displays dazzling views of the city and endless walking trails.

Learn more at www.ParkHillViews.com.

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PHOTOS BY OPEN HOMES PHOTOGRAPHY

Above: Sutro Tower is visible from the five-bedroom home. **Below left:** This bedroom frames neighborhood views through floor-to-ceiling windows. **Below right:** The primary suite includes a spa-caliber bathroom with a soaking tub and walk-in shower.

