

# RESIDENCE — 950 —



SAN FRANCISCO'S  
NEWEST MASTERPIECE

950 Lombard Street  
[www.RESIDENCE950SANFRANCISCO.com](http://www.RESIDENCE950SANFRANCISCO.com)

Offered At  
\$40,500,000



GLOBAL  
LUXURY™

A UNIQUE URBAN ESTATE RE-IMAGINED FOR THE FUTURE



DAZZLING VIEWS OF THE CITY'S MOST ICONIC LANDMARKS



AN ENCHANTING PARK-LIKE SETTING IN THE HEART OF SAN FRANCISCO



CANTILEVERED INFINITY POOL REFLECTING THE  
GLITTERING SKYLINE AND SHIMMERING BAY



OUTDOOR LIVING, DINING & ENTERTAINMENT CENTER



SUPER-ADVANCED TECHNOLOGY-ENABLED  
HEALTH & WELLNESS ENVIRONMENT



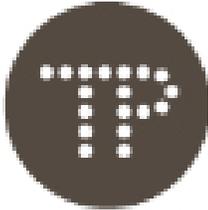


Experience The Magic...

Of One Of California's Most  
Extraordinary Private Residences



**A CREATION BY:**



TROONPACIFIC

## PROPERTY PROFILE:

Nestled atop a magical park-like setting on one of the City's largest residential lots, this world-class urban estate, six years in the making, has been brilliantly re-imagined for the future. A dramatic 40-foot cantilevered infinity pool reflects the shimmering Bay and glittering lights of the City's famed Skyline, while dazzling views of iconic landmarks provide a stunning panorama surrounding the fabulous resort-like indoor/ outdoor flow of living, dining and entertainment spaces- easily accommodating 300+ guests.

Designed to enhance residents' health and wellness, the compound features a spa-like guest cottage with a glass steam room, sauna, massage room, outdoor shower and a Diamond Spa hot tub overlooking the picturesque Capri-like slopes of world-famous Telegraph Hill. And a stunning two-story sky-lit subterranean art gallery/ sports court/ event space is the ultimate venue for collectors, athletes and entertainers--- amenities suited for the most discerning of owners.

This is a wonderfully serene retreat in the heart of San Francisco, yet close to the booming technology and financial centers of Jackson Square, the Financial District and SoMa.

- MAIN RESIDENCE OF 5 BEDROOMS, 6.5 BATHS PLUS ART GALLERY/ SPORTS COURT, WINE CELLAR AND ENTERTAINMENT GREAT-ROOM
- 1 BEDROOM, 1 BATH GUESTHOUSE
- WELLNESS SPA WITH MASSAGE ROOM, SAUNA, STEAM ROOM AND HOT-TUB
- 40 FT CANTILEVERED INFINITY POOL
- ~9,500 SQUARE FEET OF LIVING SPACE
- 15,691 SQUARE FOOT LOT SIZE
- 4 CAR GARAGE PARKING WITH TURNSTILE AND COVERED DRIVEWAY ENTRANCE WITH ADDITIONAL PARKING
- LEED PLATINUM CERTIFIED HOME
- OUTDOOR ENTERTAINMENT CENTER WITH MOVIE SCREEN
- OUTDOOR DINING AREA PLUS KITCHEN WITH BBQ & PIZZA OVEN
- GLASS ELEVATOR TO ALL LEVELS OF THE MAIN RESIDENCE
- THE 2,000 BOTTLE TEMPERATE CONTROLLED WINE STORAGE & DISPLAY
- STATE OF THE ART AIR & WATER FILTRATION SYSTEMS
- SUPER-ADVANCED TECHNOLOGY-ENABLED HEALTH & WELLNESS ENVIRONMENT

## ELEGANT DESIGN, RAREFIED LOCATION

Beautifully situated on the Riviera-like Eastern slope of Russian Hill, one of San Francisco's most desirable residential neighborhoods, Residence 950 seamlessly integrates stunning sophisticated interior spaces into beautifully sunlit verdant gardens - with the dazzling panorama of the magical City-By-The-Bay as a spectacular backdrop.

This one-of-a-kind, 275-foot long site is profoundly integrated into its serene natural environment and the vibrant community that surrounds it.

Created for the most discerning owner, it is a masterpiece of global design, fully committed to healthy living with innovative technology that delivers the cleanest air and water available today.

### **Main Residence**

The main residence consists of three levels connected by a glass-enclosed elevator surrounded by steel and wood cantilevered stairs.

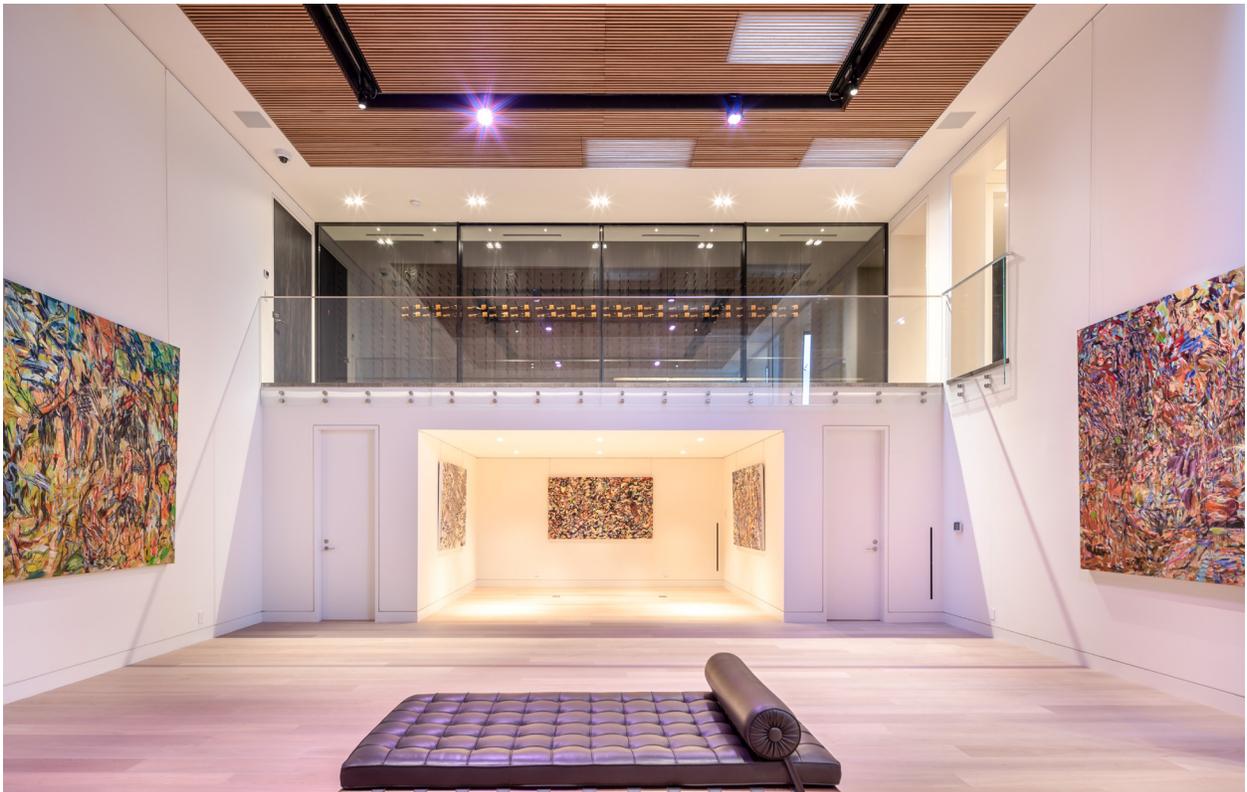
### **Bedroom Level**

- Master bed features vaulted ceilings, French doors to a terrace overlooking the garden, with San Francisco city and bay views
- Boffi walk-in closet
- Master bath with Calacatta oro marble slab walls and floor, soaking tub, and in-shower television, French doors from bathroom to balcony
- Two additional en suite bedrooms with views

### **Living Level**

- Boffi kitchen island and cabinetry with walk-in pantry
- Calacatta oro countertops and Vistosi light pendants
- Living and dining rooms fluidly connect to an elegant custom bar, and open to a wrap around terrace with city and bay views





## **Entertainment Level**

- Sensational entertainment room with sliding glass walls open to large terrace with sweeping bay views
- Custom Jonathan Browning–designed bar
- Two en-suite guest bedrooms with views
- Art gallery with soaring ceilings
- Wine wall and wine room

## **Garage Tunnel Entry Level**

- Garage with 4+ car parking
- Auto turn-table
- Tesla charging station
- Catering prep sink
- Washing station for dog + surfboard, etc.
- Mud room
- Bike storage
- AV Room

## **Wellness Cottage**

- Sauna and Steam room with custom stone benches and Dornbracht cold splash hose
- Spa bath clad in Mystery white stone slabs
- Massage room with DuChateau wood floors
- Hot tub with city view
- Outdoor Boffi pipe shower
- Falper pedestal sink, Fantini floor mounted faucet, Terzani Mizu pendant
- Falper dual functioning showerhead with rain and waterfall capabilities
- Great room with vaulted ceilings and hospitality center

## **Outdoor Living**

- Outdoor theatre with projector and retractable screen
- Outdoor trellis dining area with chandelier lighting and fireplace
- Heated outdoor couch
- Heated infinity edge pool with underwater speakers
- Expansive lawn with integrated lighting and sound system
- Outdoor kitchen with Mangiafuoco pizza oven, Hestan high-performance grill, rotisserie, and refrigerator

## A RESORT-LIKE ENTERTAINMENT PARADISE

Scenic overlooks, a majestic entertainment level, and the finest finishes make hosting an elegant evening luxuriously simple. This urban hillside estate is incredibly versatile and perfectly suited to an intimate dinner party or to a larger, more formal event, easily accommodating 300+ guests.

- Expansive lawn linking the main house and the wellness cottage
- Heated cantilevered pool with underwater lighting and speakers
- Custom stainless-steel hot tub
- Outdoor theatre with retractable screen
- Chandelier lit outdoor dining area for 20+
- Outdoor kitchen with pizza oven, refrigerator, rotisserie and grill
- Two outdoor fireplaces
- Catering prep area
- Complete programmable sound and lighting system throughout house, cottage and garden
- Spectacular entertainment room with custom Jonathan Browning bar
- Gallery with art and DMX theatrical lighting

## SPA-LIKE HEALTH AND WELLNESS RETREAT

Beneath the surface, Residence 950 is an elegantly designed, comprehensive, ultra-performance system for total wellness.

Striving to strengthen residents' health and wellbeing in ways that are both intuitive and innovative, it includes details as spectacular as a cantilevered, 4-sided Norwegian stone pool and as discreet as total air filtration.

The detached cottage, full of wellness features, is a private spa. A complete guesthouse with a kitchen and bedroom, the structure is also a luxurious and sophisticated space for self-care: a refuge within a refuge. Replete with vaulted ceilings, a sauna, and a steam room, its exterior features a hot tub deck and an outdoor shower.

- Biophilic design throughout connects with nature – bringing the indoors outdoors and the outdoors indoors
- Zender ventilation system providing 12 complete air changes per day with MERV 13 filtering out allergens and pollutants
- Air conditioning on bedroom level with Merv 16 filter
- Electro-Magnetic Frequency shielded cabling in sleeping areas
- Tensui whole-house water filtration and purification system
- Sub-slab barrier helps mitigate risk of moisture and pollutants
- Declare and GreenGuard products (free from harmful additives) used wherever possible
- QuietRock used in select locations to dampen sounds
- Isolation clips and clay wrapping on drain pipes to reduce ambient noise





# A SUPER-ADVANCED TECHNOLOGY ENABLED ENVIRONMENT

Residence 950 is a LEED Platinum Certified home packed with cutting-edge technology while existing in harmony with the world around it.

## Construction Features:

- LEED Platinum Certified
- Concrete podium construction
- New construction of main residence
- 600-amp electric service with new transformer and vault
- Approximately 2,000 cubic yards of concrete
- Minimum 30% fly ash or slag in concrete mix
- Water resistant membranes installed on all floors
- Pre-Proof air and water barrier membrane installed under-slab foundation with active ventilation
- Electronic field vector testing on concrete roofs
- BIB'S blown-in fiberglass, spray foam, and/or Greenguard certified insulation for all exterior walls and select interior walls
- FSC Certified Wood for framing and sheathing
- USG EcoSmart sheetrock
- Foam, rubber, or felt insulation of all interior water and drain lines for sound and vibration mitigation
- Leak Defense System for smart whole house water shutoff
- Negative pressure test at select window locations for water-pan integrity
- Environmentally responsible and healthy materials used to mitigate Red-list chemicals and other toxins
- Lutron shade pre-wire for windows and doors
- Floor drains installed under laundry and mechanical rooms
- Gyp-Crete®/concrete/mortar installed between all finished floors for sound mitigation and hydronic heating
- 95% + LED lighting throughout the house
- Glass-enclosed battery operated elevator

## Smart Control

- Savant Whole Home Audio Distribution and Pro controls
- Lutron Homeworks lighting controls
- Siedle Steel system with biometric and keypad entry controls
- Security system

## **AV**

- Enterprise grade firewall gigabit router by SonicWall
- Dedicated AV room with NAS drive video recording
- Conduits to select areas for infrastructure expansion
- EMF shielded cables in sleeping areas
- Outdoor theatre with projector and surround sound
- Sonance landscape series speakers and below ground subwoofers
- Savant iPad and Siedle Steel access controls on every floor
- Waterproof Séura TV in Master Shower
- Entertainment room pre-wired for surround sound + projector
- DJ wiring + DMX expandable lighting system installed in gallery for events and parties

## **Air System**

- Zender ventilation system, 12 complete air changes per day with MERV 13 filtering out allergens and pollutants
- Air conditioning on bedroom level with Merv 16 filter
- Humidity control in art gallery
- Ventilation exhausting air out sink, closets and shoe cabinets

## **Water System**

- Tensui whole-house water filtration and purification system
- 100% on-site water runoff management
- 12,500 gallon rainwater harvesting cistern with .3 Micron and UV Filtration
- Rainwater cistern water may be used for emergency water supply per Watersprout
- Rainwater management for landscape irrigation and toilets
- Smart landscape controller with on-site weather station and drip irrigation
- Clay wrapped drainage pipes to mitigate noise transference
- Capacity to act as emergency water supply

## **Energy System**

- Kohler 20 kW back-up generator to keep major systems running through blackouts and brownouts
- 10.440 kW (DC) Solar Array panels
- Hydronic radiant heating with separate zones for every major room
- Energy Star appliances
- Tesla fast charging wall connector
- Energy performance over 54% above California Title 24 requirements



## ABOUT



**Joel Goodrich**  
**OVER \$1 Billion Sold**  
*Representing Buyers and Sellers of  
Luxury Properties in the Finest  
Residential Neighborhoods*



**GLOBAL  
LUXURY™**

One of the San Francisco Bay Area's most prominent luxury real estate agents over the past 25 years with over \$1,000,000,000 in sales, Joel Goodrich works closely with clients in the sale and purchase of prominent estates, penthouses and investment properties. He has listed some of the most expensive homes in America, including the historic 35,000 square foot Tobin Clark Estate in Hillsborough and represented the sale of some of the San Francisco Bay Area's most exceptional properties, many of which have been featured in Architectural Digest and many other design and lifestyle publications. He has also sold celebrity estates such as Sharon Stone's oceanfront Sea Cliff mansion, the Kim Kardashian/ Kanye West estate in Bel Air Crest and others.

Joel's listings have also been prominently featured in major media outlets, including television appearances on CBS Evening News, CNBC television, BRAVO Fox Television, as well as interviews and editorials in Forbes.com, Wall Street Journal, Mansion Global, Market Watch, SFLuxe.com, the San Francisco Chronicle, the Nob Hill Gazette, Bloomberg News, Town & Country, SFIS, Haute Living and Gentry Magazine, amongst others. He has been the #1 agent for the Coldwell Banker Global Luxury Pacific Heights office in San Francisco for the past 5 of the past 7 years and has appeared on the Wall Street Journal/ RealTrends list of the Top Agents in the United States.

In addition to his high-profile real estate career, Joel was Executive Producer for 2 movies, 2004's Latter Days with Jacqueline Bisset, which premiered at the Toronto Film Festival and 2006's "Adam and Steve" with Parker Pose, which premiered at the Tribeca Film Festival. He has also appeared on 3 Best-Dressed Lists, the Red Carpet at the Grammys, and been a guest at the Chanel Show during Paris Fashion Week. His own personal residence, a penthouse in a classic pre-war Park Avenue-style high-rise on San Francisco's historic Nob Hill, has also been featured in 2 publications.

He has been involved in many philanthropic efforts, from Co-Chairing the AmFar Gala, to supporting causes ranging from Raphael House (homeless), SHANTI (a hospice for AIDS and Breast Cancer victims) and cultural institutions such as the Asian Art Museum, the San Francisco Opera and others.

Growing up in the San Francisco Bay Area and Paris, Joel was a competitive figure skater on the national and international level, skated professionally, and was a professional pianist during his college years at the University of California at Berkeley, where he majored in Bio-Medical Science.

### **Significant Sales Include:**

Gold Coast \$32,000,000 | The Tobin Clark Estate \$23,888,000 | Bel Air Crest Estate \$17,800,000 | The Shoreinstein Estate \$13,650,000 | 2660 Scott Street \$13,075,000 | 1 25th Avenue \$13,000,000 | Confidential Sale, San Francisco \$11,500,000 | 2510 Jackson Street \$11,500,000 | 2296-2298 Vallejo Street \$10,550,000 | 2505 Divisadero Street \$10,100,000 | Pacific Heights Cooperative \$10,000,000 | 16 Spruce Street \$9,500,000 | 2698 Pacific Avenue \$8,500,000 | 925 Addison Avenue \$8,400,000 | 2430 Broadway \$8,000,000 | 3701 Washington Street \$8,000,000 | 2000 Washington Street, Penthouse (2004) \$8,000,000 | 2000 Washington Penthouse (2003) \$7,900,000 | 210 Beach Road, Belvedere \$7,800,000 | 120 Sea Cliff Avenue \$7,500,000

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