

# Real Estate

SAN FRANCISCO CHRONICLE AND SFCHRONICLE.COM | Sunday, November 6, 2016 WB/PN

Sound Off:  
Do security  
measures add  
value? **H4**

## A Potrero Hill paradise

Rebuilt trilevel has stunning views, high-end finishes **H6**



Olga Soboleva / Vanguard Properties



Open Homes Photography

### Hot Property

Ten newly built, energy-efficient homes in Oakland follow First Bay Tradition.


**J1**

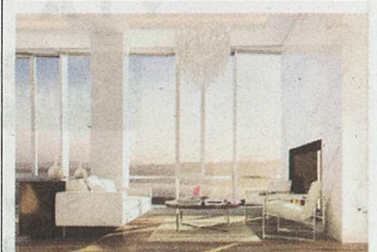


### PROPERTY POST

The intersection of Polk and Pine will spring to life with the arrival of The Austin, a 12-story building starring 88 luxury condominiums.

**3**


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### PROPERTY POST

The dream awaits at 181 Fremont, deemed by Forbes to be "the most luxurious new residential high rise building on the west coast."

**5**

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Clerestory windows and sliding glass walls welcome natural light into the great room of the Potrero Hill home.

## COVER STORY

# Rebuild brings Potrero Hill trilevel into the 21st century

By Jordan Guinn

Located in the picturesque Potrero Hill neighborhood, a trilevel erected in the early 20th century returns to the market after a wholesale renovation.

While the understated facade looks much the way it always has, the exterior serves as a subtle disguise for the modern masterpiece

“If you are looking for a view home, this is it,” said Suzy Reily of Vanguard Properties, who is listing 825 Rhode Island St. for \$3.795 million.

Originally built in 1910, the four-bedroom offers three levels of luxury living, high-end finishes, deft craftsmanship and striking vistas. A reverse floor plan situates the public rooms on the top floor, allowing guests and residents to bask in the sun and bay views.

The deep, level backyard includes two decks separated by a lawn. The fact that a staircase off each floor descends to the landscape only increases the property’s functionality and appeal.

“The flat lot and generously sized garden are ideal for entertaining,” Reily said.

Park in the one-car garage and immediately enter the light-filled home replete with designer details. The front door is located on the ground level, a relatively rare design feature in San Francisco.

Once inside, the entry stretches past a turned staircase with floating hardwood treads to a family room with a stylish wet bar. Completing the level is a fourth bedroom that can serve as a home office. Both rooms connect to the level backyard and rear deck.

The second level contains the remaining bedrooms, two at the front of the home over-



Photos by Olga Soboleva / Vanguard Properties

**Above:** Pendant lights illuminate a designer kitchen anchored by a stone island with bar seating at 825 Rhode Island St. in Potrero Hill. **Below:** The trilevel home features outdoor spaces on all levels, as well as a wooden deck and level yard.

### Details

**Address:** 825 Rhode Island St., Potrero Hill, San Francisco.

**Price:** \$3.795 million.

**Features:** Fully rebuilt from the inside out, this four-bedroom trilevel offers a modern floor plan, energy efficient infrastructure, a level backyard, stylish bathrooms and generous bedrooms. The top floor’s great room overlooks San Francisco Bay and the city skyline and all three levels open the exterior spaces.

**Open home:** 2 to 4 p.m. Sunday.

looking Rhode Island Street and the third — a lavish master suite — anchors the rear portion of the level. Home to a walk-in closet and a spa-caliber bathroom with a wall-mounted toilet, dual vanities and a walk-in marble shower

with two rain head fixtures, the suite also opens to a private deck overlooking the surrounding cityscape.

A laundry area and full bathroom round out this level.

But the home’s apex — both literally and aesthetically — exists on the upper level.

Here, an open floor plan results in a voluminous space with oversized picture windows, city views and a sprawling kitchen with bookmatched walnut cabinetry.

“This is where dreams come true, as you sit on the outside deck by the fire pit taking in how wonderful it is to be here and not fighting traffic in the city streets below,” Reily said.

Visit [www.rhodeisland-views.com](http://www.rhodeisland-views.com) for more details.

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