

# SF is Homes





COVER STORY *By Jordan Guinn*



Photography by Jacob Elliott Photography

# Edwardian offers refined luxury, stunning views

A truly captivating renovation stands near the corner of Dolores and Jersey streets. It is a place appointed with sumptuous finishes, world-class vistas, lavish spa bathrooms and a multilevel roof deck.

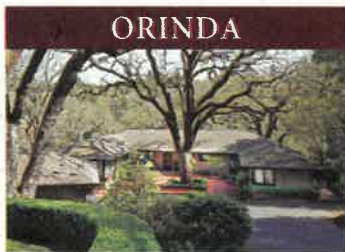
Winter Gibson Architects, Eco+Historical Inc. and Eastwood Development collaborated on reimagining the residence originally built in 1912.

“The team created magic,” said Julie Weber of Sotheby’s International

**An outdoor fireplace warms part of the roof deck at 1156 Dolores St. in San Francisco.**

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## Lamorinda’s Leading Independent Real Estate Firm



ORINDA

**176 Camino Don Miguel**  
Magnificent custom built classic traditional home viewing the 5th fairway of Orinda Country Club. Beautiful lawns, gardens, terraces.

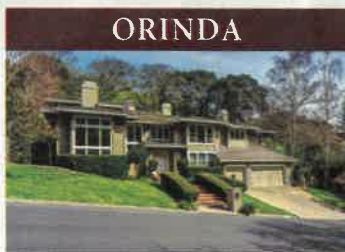
**\$1,990,000**



ORINDA

**2 Scenic Drive**  
Fabulous 3281 square foot, 5 bedroom, 4 bath two story French country home in wonderful close-in neighborhood. Exquisitely renovated throughout. Private level 1/3 acre lot with expansive lawn and gardens.

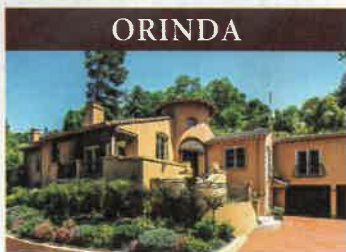
**\$2,089,000**



ORINDA

**572 Dalewood Drive**  
Stunning executive 5 bedroom, 4.5 bath, apx. 5211 square foot home in Orinda Downs. High ceilings, hardwood floors, spacious kitchen, large family room and rec/game room opens to deck. Outdoor kitchen, gazebo, views.

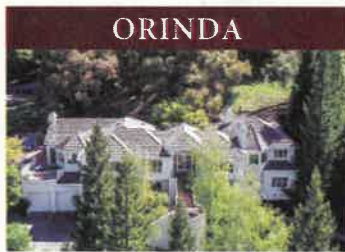
**\$2,295,000**



ORINDA

**22 Van Tassel Lane**  
Quality crafted 5 bedroom, 4.5 bath Mediterranean style with ideal inside/outside living spaces. Over-sized rooms offer great light and elegant spaces to entertain. Atrium, guest cottage, sauna, wine cellar, pool and spa.

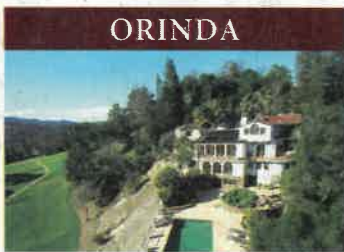
**\$2,650,000**



ORINDA

**3 Gardiner Court**  
Stunning family home combining breathtaking views, shimmering pool, beautiful gardens and 5100+ square feet of graciously proportioned, sun flooded living space. High ceilings, gourmet kitchen, fabulous master suite.

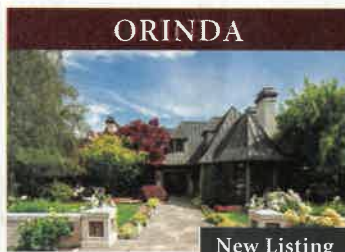
**\$2,695,000**



ORINDA

**160 Camino Don Miguel**  
One of a kind estate overlooking Orinda Country Club. Rebuilt from the ground up in 1996 by the finest craftsmen to preserve the original elements of the home. Resort quality pool & spa, gardens, views & guest house.

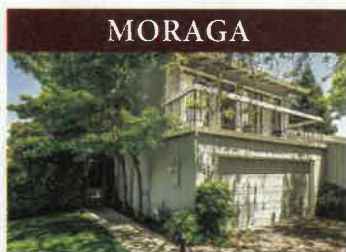
**\$4,950,000**



ORINDA

**10 Winding Lane**  
A setting like no other. A tasteful estate situated up a winding lane of 8.6 acres. Three main structures of apx. 23,422 sq. ft. with Main Residence, Carriage House and Sports Complex. Handcrafted features well beyond the norm.

**\$16,500,000**



MORAGA

**891 Augusta Drive**  
Moraga Country Club expanded Plan three. Remodeled kitchen, updated baths, two bedrooms, two and a half baths, office and spacious bonus may be used as third bedroom.

**\$1,050,000**



**THE VILLAGE ASSOCIATES:**

- Ashley Battersby
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- Shannon Conner
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- Joan Eggers
- Linda Ehrich
- Joan Evans
- Linda S. Friedman
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- Dexter Honens II
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- Sue Olsen
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- Jaime Roder
- Altie Schmitt
- Judy Schoenrock
- Ann Sharf
- Amy Rose Smith

MORAGA

LAFAYETTE

LAFAYETTE

DANVILLE



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Jacob Elliott Photography

## 1156 Dolores St. from page 20

high-definition with a 70-inch home theater that's supported by 5.2 Sonos surround sound and Stealth acoustic speakers. Serve up a drink from the walk-in pantry and its 130-bottle Danby wine refrigerator that rounds out the level.

An enclosed penthouse awaits a floor above the kitchen and family room. Here, a two-level roof deck is accessed by the rounded staircase or the aforementioned elevator. The deck features a total of 1,500 square feet of space, a 7-foot-square hot tub, and a kitchenette with a gas barbecue. Olive trees offer drought-tolerant greenery as the cityscape unfolds in the background.

"It's a true 'Wow' moment," Reber said. "You experience the magic of being at the highest point on Dolores Street."

Learn more at [www.pivohouse.com](http://www.pivohouse.com).

**Listing agent:** Julie Reber, Sotheby's International Realty, (415) 609-3677, [julie@juliereber.com](mailto:julie@juliereber.com).

**Above:** Floor-to-ceiling windows in the living room frame views of Dolores Street.  
**Right:** An Ethos luxury soaking tub anchors the master suites spa bathroom.  
**Below:** The lower level features an open floor plan that leads to a landscaped patio.





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Jacob Elliott Photography

Above: The roof deck's lower level includes a hot tub and dining area. Right: The dining area includes built-ins and contemporary lighting. Below: The kitchen boasts a 10-foot island, Liebherr refrigerator and a Dacor cooktop.



**Details**

**Address:** 1156 Dolores St., San Francisco.

**Price:** \$6.995 million.

**Features:** Five levels of refined luxury and jaw-dropping views await at this reimagined Edwardian nicknamed the PivotHouse. A two-level roof deck with a spa, built-in grill and outdoor fireplace awaits atop the home, while the garage includes a car elevator that stores a vehicle 10 feet underground. An elevator services all floors and the reverse floor plan puts the great room and public rooms on the top level. The master suite opens to the rear garden and includes a walk-in closet and sumptuous spa bathroom.

**1156 Dolores St. from page 18**

and ultra low-flow fixtures speak to water conservation. Twice the amount of roof insulation as typical demonstrates sincerity in responsible energy consumption.

Three bedrooms — including the master suite — occupy the entry level. The master suite opens to the rear garden and includes a massive walk-in closet. An Ethos Luxury Modern soaking tub stands beside a two-person shower with dual shower heads in the superlative spa bathroom. Clara walnut cabinetry and modern vanities complete the striking oasis.

A spacious and richly appointed kitchen features a custom island and a suite of high-end appliances. The mix of traditional and open cabinetry deftly blends modern and classical designs. A welcoming breakfast nook rests beside the kitchen, hosting a custom LED wood chandelier.

Watch sports and movies in sparkling

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**Above:** Winter Gibson Architects, Eco-Historical Inc. and Eastwood Development collaborated on reimagining the home originally built in 1912.  
**Below:** The Noe Valley home enjoys views of the San Francisco skyline.

### *1156 Dolores St. from page 16*

shades black out the floor-to-ceiling windows. There's a custom sideboard in the dining room, as well as a handmade liquor cabinet.

Liebherr, Bertazzoni and Dacor appliances outfit a chef's kitchen anchored by a 10-foot center island. A built-in banquette awaits in the breakfast nook and a

butler's pantry awaits nearby.

The home is designed to achieve LEED certification by the U.S. Green Building Council, meaning every system prioritizes efficiency and sustainability.

Automated controls and energy-efficient features exist throughout the home. Drought-tolerant plantings

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**Above:** Walnut flooring graces the main level as a fireplace warms the living area. **Below left:** Floor-to-ceiling bay windows overlook the backyard from this bedroom. **Below right:** The fifth story hosts a penthouse that opens to a roof deck with views of Sutro Tower.



**1156 Dolores St. from page 14**

sound system that make this an ideal space for entertaining.

Both the living and dining rooms on the lower level open to a rear patio with Japanese maples and bamboo plantings. This guest level offers a private entrance off Dolores Street and includes bike storage, the garage and a laundry closet with high-efficiency hookups.

Parking is always a concern in San Francisco, especially in older homes. The PivotHouse's design solves this by simply boring into the bedrock to build a larger garage. Installing a Phantom Park car elevator allows residents to stash one vehicle 10 feet underground.

Vehicles aren't the only ones with elevator access. A residential elevator accesses all floors as well.

The main level overlooks Dolores Street, the city skyline and the bay. An Ortal fireplace warms the living room as motorized



**Left:** Marble-topped walnut vanities and a two-person shower highlight the master suite's spa bathroom. **Below:** The kitchen offers a 10-foot island and a breakfast nook with a built-in banquette.

*1156 Dolores St. continues on page 18*





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An enclosed penthouse is a floor above the kitchen and family room and it includes a bar counter with a built-in wine refrigerator.



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Realty, who is listing 1156 Dolores St. for \$6.995 million.

Named for its eight-foot pivoting front door, the skillfully presented residence is known as the PivotHouse. The PivotHouse employs a reverse floor plan that sees its public rooms on higher levels and bedrooms on lower floors. This design ensures guests see the home in its best light.

Standing five stories tall, the home can live as either one single-family home or a home with a separate living unit on its lower level.

Stand at the built-in rotisserie grill on the roof deck and look left for an unbroken view at Sutro Tower. Succulents and drought-tolerant flowers accent the sunny space that hosts both a dining area and a hot tub.

Another set of steps leads to the highest point of the home, where glass railings border an outdoor fireplace as the cityscape unfolds in the distance.

East-west orientation lets the front frame see sunrises as the back of the home enjoys the sunsets.

The lower level offers plenty of grandeur of its own. A pair of bedrooms and a high-end kitchen make this a refined living space that must be experienced. There's a 65-inch television, a built-in home theater and a Sonos

1156 Dolores St. continues on page 16

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Close to San Francisco, there's a gem awaiting your discovery at Moraga Country Club



102 Brookline, Moraga features 3 bedrooms/2 baths in 2098 sq. ft. and is a single family home with attached garage and additional golf cart parking. Eloquently updated with



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