

# SF is Homes



## Palatial penthouse in SoMa

Townhome features walk-out terraces, elevator, projection screen

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**Getaway:** Townhomes in Kings Beach overlook Lake Tahoe, offer open great room  
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COVER STORY *By Jordan Guinn*

Photography by Jacob Elliott Photography

# Extravagance abounds in expansive SOMA penthouse

There's a nondescript facade in the SoMa neighborhood of San Francisco that practically fades into the scenery. Yet this boxy building houses a remodeled 7,000-square-foot penthouse that's a technological wonderland where security and serenity await.

"It's extravagant, yet understated, and expansive

but intimate," said Gregg Lynn of Sotheby's International Realty, who is listing the three-bedroom townhome for \$7.995 million.

Metallic finishes, exposed ductwork, charcoal-hued walls and a 17-foot ceilings reveal a brooding side

9 Bernice continues on page 14

Metallic pipes frame bookshelves in the living room at at 9 Bernice St. in SoMa and complement the condo's industrial chic motif.

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## ORINDA



**244 El Toyonal**  
Forever views across Orinda to Mt. Diablo. Delightful living spaces on two levels with modern remodeled kitchen; living room and dining room open to outside with extensive decking/views. Bonus offices.

**\$1,299,000**

## ORINDA



**220 Camino Sobrante**  
Special location on the lake. Classic, wood crafted four bedroom, four bath home with great use of space on two levels, ideal for comfortable living and entertaining. Bonus sports court. Alluring setting of beauty and privacy.

**\$1,695,000**

## ORINDA



**147 Camino Don Miguel**  
Set on private, lush .32 acre overlooking the 4th fairway of Orinda Country Club. 3bd/2.5ba with apx. 3223 sq. ft., hardwood floors, main floor master suite, office/ den, sun porch. Near top-rated schools, Orinda Village and commute. Views!

**\$1,850,000**

## ORINDA



**5 Oak Arbor Road**  
Prime Oak Arbor living at its best! Traditional European spectacular home with quality features inside and outside with grand-scale rooms of exceptional space, light plus access outdoors. Gorgeous setting!

**\$2,695,000**

## ORINDA



**105 Crane Terrace**  
Exceptional 4.87 acre gated estate traditional of incredible appeal on alluring knoll, private setting with panoramic views. Custom craftsmanship. Lovely grounds with lawns, gardens, mature trees.

**\$2,950,000**

## ORINDA



**160 Camino Don Miguel**  
Spectacular Spanish Mediterranean five bedroom, five and a half bath, 5851 sq. ft. home overlooking the fourth hole of Orinda Country Club. Rebuilt from ground up in 1996. Resort quality pool and spa, gardens and views.

**\$4,795,000**

## MORAGA



**820 Country Club Drive**  
Sought after single level, end unit on cul-de-sac. Nicely updated throughout. Walk to town, trails, etc. Enjoy Moraga Country Club amenities: golf, swim, tennis, club house. Top schools!

**\$725,000**

## MORAGA



**621 Augusta Drive**  
Sunny & updated 2142 sq. ft. three bedroom, two and a half bath Moraga Country Club townhome close to the club and town. New top of the line stainless appliances, gorgeous hardwoods, in a tranquil "creekside" setting.

**\$875,000**

## MORAGA



**670 Augusta Drive**  
Updated and ready to move in! Kitchen with cherry cabinets, granite and Brazilian cherry floors throughout main floor. Gardens, private patio. Rare three bedroom plus bonus room. Close to clubhouse, facilities. Walk to town!

**\$895,000**

## MORAGA



**9 Shannon Court**  
Sanders Ranch estate property over 1.5 acres, 4966 sq. ft., Chef's kitchen, hardwood, new carpet, fresh paint, pool, ideal indoor/ outdoor living spaces.

**\$3,125,000**

## LAFAYETTE



**905 Acalanes Road**  
Located in Hidden Valley, this four bedroom, two & a half bath home has it all. Close to Highway 24 and downtown Lafayette and Reservoir. Updated kitchen, dining room and high ceiling family room. Large master suite, remodeled baths.

**\$1,249,000**

## LAFAYETTE



**3 Dollis Park Road**  
Large four bedroom, three and a half bath, 4090 sq. ft. home with ideal functional floor plan. Lovely kitchen/ family room plus bonus recreational room. Luxurious master suite. Great guest bedroom with bath ideal for separation of space.

**\$1,489,000**



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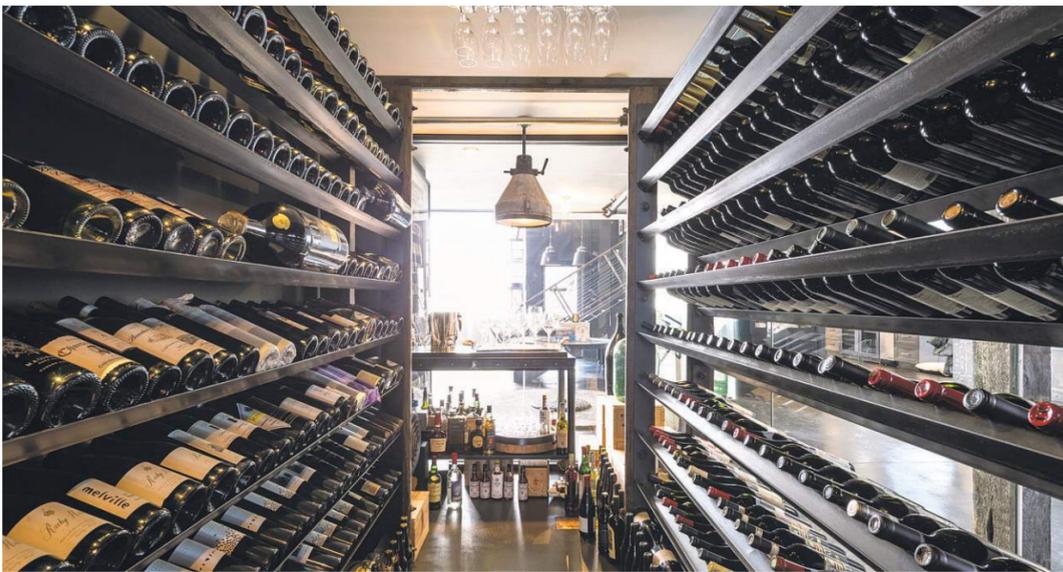
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COVER STORY *By Jordan Guinn*



Photography by Jacob Elliott Photography

Pendant lights illuminate the kitchen's marble-topped counter and breakfast bar and garage doors bordering the great room roll up to reveal one of two terraces.



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softened by marble counters and sunlight pouring into the penthouse. Garage-style retractable doors connect the open floor plan to walk-out terraces looking east and west.

Security is serious at 9 Bernice St. The home's elevator hides behind a vault facade. The keyless entry is but one of many smart home elements in a place equipped with a Nest thermostat, Sonos audio and a movie projector.

A temperature-controlled wine display is off a corner of the great room. Bottles waiting to be uncorked lie in full view via the room's floor-to-ceiling window. Nearby, a bonus area is behind a vertical roll-up door similar to those in the great room. For years this hangout served as the seller's private gym. An incoming owner may share a similar mindset, or they may view the space flanked by windows as an artist's studio or workshop.

Double-height ceilings tower above a great room home with a welcoming family area and lavish chef's kitchen. Such volume allows for loft spaces containing a jaw-dropping master suite and a guest bedroom. An 18-seat dining table anchors its own segment of the great room, while a breakfast nook

**Above:** The penthouse's glass-walled wine display offers an arresting space to store a collection. **Below:** Double-height ceilings tower above the great room.

*9 Bernice continues on page 16*



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**COVER STORY** *By Jordan Guinn*



Photography by Jacob Elliott Photography

**9 Bernice from page 14**

fashioned from reclaimed timber provides a spot for casual meals and conversation. Honed marble and polished hardware gleam from industrial-style spotlights above the kitchen island. A wine chiller and trash compactor provide additional functionality to the island with a bar counter.

The farmhouse sink and subway tile backsplash contrast with the kitchen's steel finishes — like the Wolf range and commercial refrigerator. The kitchen's pristine lines and crisp style don't value edginess over substance. Storage isn't hard to come by, thanks to sprawling counters and an ample supply of custom cabinetry. Store cookbooks and go-to ingredients on the kitchen's display shelves, then turn to task lighting to skim the pages.

A family area opening to one of the unit's two walk-out terraces accompanies the open kitchen. This eastern orientation has views of the Bay Bridge, Mission Bay and its SoMa neighbors.

Stamped concrete floors wrap around the centrally located elevator, leading to a semi-formal dining area and media center featuring

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**Above: Marble tiles cover a sumptuous spa bathroom in the master suite. Right: The master suite's landing area doubles as a social hub brightened an adjacent light well. Below: The SoMa penthouse includes two projection screens, including this one in the great room.**



# COVER STORY By Jordan Guinn



Photography by Jacob Elliott Photography

Above: Reclaimed timber fashions an accent wall and banquette near the kitchen. Below left: An elevator requiring a passcode accesses the three-bedroom penthouse. Below right: The kitchen and living room open to a terrace.



## 9 Bernice from page 16

a projection screen. Like its other half, this side of the great room also connects with the wraparound terrace.

The ultra-luxe master suite in one of the penthouse's multiple mezzanines comes decked out with an office, spa bathroom and large closets. The suite's landing area includes a sitting space beneath a skylight over the great room.

Pass through a glass door set on floating hinges to reach the sleeping quarters serviced by walk-in closets with frosted glass doors.

Marble tiles line the master bathroom's frameless glass shower set beneath an automated skylight. A rain head fixture and body sprayers wait within the walk-in shower set beside a deep soaking tub.

A long hallway pulls dual duty on the mezzanine level. Not only does the hallway afford the master suite some privacy from a guest bedroom and its attached nursery, the extension allows for the inclusion of a wet bar in the owner's quarters.

## Details

**Address:** 9 Bernice St., San Francisco.

**Price:** \$7.95 million.

**Features:** Palatial penthouse boasting roughly 7,000 square feet of living space features double-height ceilings, sliding walls, a projection screen and an 18-person dining table. East- and west-facing views await from the walk-out terraces surrounded by landmarks and the cityscape. The townhome includes a three-car garage, and an elevator accesses a residence bursting with smart-home amenities like a Sonos audio system and Nest thermostat. A gym and a temperature-controlled wine display also accompany the three-bedroom loft.

Visit [www.thebernicepenthouse.com](http://www.thebernicepenthouse.com) for more details.

**Listing agent:** Gregg Lynn, Sotheby's International Realty, (415) 595-4734, [gregg.lynn@sothebyshomes.com](mailto:gregg.lynn@sothebyshomes.com).



This guest bedroom overlooks a family room through its floor-to-ceiling window.