

SF is Homes



Smart, green and stylish

Home created by innovators who consider the human element in each design. Page 9

COVER STORY *By Jordan Quinn*



Photography by Paul Dyer



Top and above: The great room includes a built-in television, marble center island in the kitchen and looks out at the Golden Gate Bridge. Below: A floating glass cantilevered staircase is one of the home's many high-end designs.



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energy-efficient features to make it certified platinum by LEED.

It's the fifth such home in the state the company has earned platinum designation with.

"We've taken what we call 'Urbane Wellness' to the next level with 2680," Greg Malin said. "We maximized the use of natural light, offer aroma-

therapy in the steam room and light control sensors that support natural body rhythms."

The lights follow a circadian pattern, so someone getting up to use the bathroom in the middle of the night could easily drift back to sleep afterwards, because the guiding lights along the way would already be dimmed as part of

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COVER STORY *By Jordan Guinn*



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the cycle.

Further consideration was given to a sleeping household by wrapping all the plumbing pipes in the home with acoustic clay, muffling the sound of toilets flushing or sinks draining.

"We invested so much inside the walls of this home in things no one thinks about," Greg Malin said.

There are dozens of such thoughtful amenities throughout the \$13 million home.

Rainwater is harvested and used for irrigating the drought-tolerant landscape, and specialized filters enable fresh air to enter the home throughout the day without affecting the ambient temperature.

"This home raises the bar for ways in which ultra-luxury homes can be built to save energy and use natural resources

in the most efficient ways possible," he said. "We've taken conservation to the highest level and haven't compromised."

San Francisco is a bustling metropolis, though not everyone finds the soundtrack of the city to be soothing. Triple-pane German windows and Quietrock drywall greatly reduce the intrusion of unwanted noise into the home.

Inclusions aside, the Malins wanted their home to be architecturally significant as well. As a result, the four-bedroom, 6 1/2-bathroom contemporary includes a glass cantilevered staircase, marble master bathroom and a roof deck with an herb garden curated by a Michelin star-rated restaurant garden specialist.

The roof deck, which includes a fire pit and glass railing for un-



Top: The great room looks out at the Golden Gate Bridge and San Francisco Bay. **Above:** The master bathroom is surrounded by marble accents and includes dual vanities, a soaking tub and shower. **Below:** The master bedroom offers bay views and leads to a deck adorned with herb gardens.



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obstructed views, is one of the couple's favorite places.

"The views are incredible at night," she said.

Another favored spot is the kitchen early in the morning, she said. It looks out at the Golden Gate Bridge and the Palace of Fine Arts, as well as a mosaic of colorful rooftops all the way to San Francisco Bay. A marble center island and backsplash complements the natural light pouring into the room.

Sunlight also floods in above the glass staircase. Illumination through the skylights and adjacent windows continues through the clear steps, enabling even more of the home to avoid artificial light.

The use of outdoor spaces is a pillar of California living, and Troon Pacific gave special consideration in that area to 2680 Green St. The Malins evened out the backyard for a more open layout and installed a

Details:

Address: 2680 Green St., Pacific Heights

Price: \$13 million

Features: LEED Platinum four-level features filtered air exchange, water filtration, rain water harvesting, key-free entry, triple-pane windows and solar panels. The roof deck includes a fire pit and unobstructed views of the Palace of Fine Arts and the Golden Gate Bridge.

Listing agent: Val Steele, Pacific Union, (415) 345-3134, val.steele@pacunion.com.

gas fireplace along the back fence.

"We wanted a sense of serenity to the design," Charlot Malin said.

"There has to be a connection between the interior and exterior."

Sustainability and wellness were the guiding principles for the Malins in the development of the home and the couple is confident in their execution.

"We want people to feel their best when they're in here," Greg Malin said.



Top: The home includes a whole-house ventilation and heat recovery system. **Right:** The backyard features a gas fireplace. **Below:** A glass railing, fire pit and unobstructed views of the Palace of Fine Arts and the Golden Gate Bridge are elements of the roof deck.

