



Cow Hollow home listing price jumps from \$3M to \$13M after flip

By Emily Landes



Back in 2010, 2680 Green Street was just another \$3.1-million “fixer” in ever-popular Cow Hollow. But now, four years and a complete gut job later, the 1912 home is **back on the market** touting green amenities, modern design, killer views of the Golden Gate Bridge, and a \$13-million price tag.

As [Socketsite reported](#), “In addition to being LEED for Home Platinum certified, the project which was designed by Ken Linsteadt Architects and Integral Impact for Troon Pacific is aiming to be the largest single family home renovation to be certified as a hyper-efficient ‘Passive Home’ without skimping on design.” Those green features consider the environment both inside and outside the four-floor home, including a rainwater harvesting system, solar panels, water conserving fixtures and appliances, a weather-sensitive drip irrigation system, a whole house water filtration system, integrated non-toxic pest control measures, under-slab barrier and active venting to mitigate harmful gas infiltration, low-VOC paints and adhesives, finished wood products free of added urea-formaldehyde, and a whole house heat recovery air filtration system.

The 4-bedroom, 6.5-bath home also has an elevator that goes from the two-car garage and stops on all four floors. You’ll need to hoof it up to the fifth-floor roof deck, though it will be worth the hike to see the home’s unobstructed views of the Golden Gate Bridge, the Palace of Fine Arts and Alcatraz. Afraid of heights? No worries, there’s also a ground-floor garden and patio with a built-in outdoor fireplace, perfect for al fresco entertaining on those cold San Francisco nights.

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