

Open Homes

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Once a warehouse, now an entertaining smart home

By Jordan Guinn

Destiny and design conspired to integrate a 4,000-watt amplifier and thumping subwoofers into the renovation of 735 Clementina St. After all, the revitalized two bedroom set on a bustling alley in the SoMa neighborhood of San Francisco once housed an audio-visual supply store.

"It's paradise for an audiophile," said Kevin Ho of Vanguard Properties, who is co-listing the home with fellow Vanguard agent Jonathan McNarry for \$2.95 million. "The ridiculously big master closet even doubles as a massive speaker box."

Previously a rundown warehouse circa 1927, the address now offers a fully integrated smart home with energy conscious inclusions and expansive entertainment spaces. A 35-foot long skylight perpendicular to the roofline traipses above the bright and inviting great room.

Restaurant grade appliances outfit a premium chef's kitchen with a movable island. Outside, the home presents its future owner with a drought-tolerant rooftop garden and upper sun deck with cityscape views.

"The flow of the design came easily. The post-industrial architecture of the house seemed best complemented by bold color," said J. Angel Garcia of Bramble and Vine, who designed the masterful roof garden. "The garden serves the dual purpose of form and function as it is also habitat for wild-life and provides food for pollinators."

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Photos by Olga Soboleva / Vanguard Properties

Above: Concrete flooring spans a great room with built-in speakers at 735 Clementina St., San Francisco. **Below:** The open kitchen has commercial appliances and a movable island topped with honed granite.



Details

Address: 735 Clementina St., SoMa, San Francisco.

Price: \$2.95 million.

Features: Completely overhauled former warehouse set on an emerging alley in SoMa. The two-bedroom, two-bathroom smart home enjoys energy efficient inclusions like solar panels, radiant heating and a 550-gallon greywater storage system. State-of-the-art electronic infrastructure easily accommodates the installation of a video surveillance system. Drought-tolerant plantings cover from the full-length roof terrace, and the city skyline is visible from an upper sun deck.

Open home: 1 to 3 p.m. Sunday.

HOT PROPERTY

Rooftop urban garden features solar panel shading



Olga Soboleva / Vanguard Properties

Succulents and drought-tolerant grasses sprout from a garden shaded by the home's solar panels.

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Simply put, 735 Clementina is the result of thoughtful planning and scrupulous design.

Solar panels are traditionally tacked to an exterior wall or rooftop. Cells capture plenty of energy there, but often detracts from the design aesthetic. Here, the panels are set at an angle and suspended from posts to create an awning that soaks up potential energy while shading the garden below.

The home's 550-gallon gray-water tank stores water sent through the kitchen and bathroom sinks for future irrigation.

Entertainers and couch

potatoes alike should appreciate smart home compatibility with Apple TV, Amazon Echo and a host of other mobile apps. Control the lights from a tablet, then choose which speakers to use in a specific zone.

The building's warehouse dimensions (25 feet wide, 75 feet long) inspired dramatic design. This results in a great room that thoroughly dominates the main level.

Undoubtedly, the kitchen serves as the main level's signature attraction. Chefs of all skill levels should salivate at the tools at their disposal. A Blue Star six-burner stove, 48-inch exhaust, and Northland see-through panels on

French door refrigerator and freezer are examples of the home's balance of aesthetics and usability.

Reclaimed timber is peppered throughout the interior and comes in the form of a square patch in the kitchen's concrete floor. Lift the hardwood cover and a 400-bottle naturally chilled wine cellar is revealed.

Take a video tour and read over the inclusions at www.735-Clementina.com.

Listing agent: Kevin Ho, Vanguard Properties, (415) 297-7462, kho@vanguardsf.com; Jonathan McNarry, Vanguard Properties, (415) 215-4393, jbm@vanguardsf.com.

OPEN HOMES GUIDE

 sfgate.com/realestate

SAN MATEO COUNTY

Daly City \$799,500 307 Frankfort St, Open Saturday 2-4 Remodeled three bedroom, two newly tiled bath, two levels, new Pergo flooring throughout, new interior/exterior paint, main level: Open floor plan, Dramatic views of Hills, Ocean, neighborhood; kitchen: Cesar stone countertop, Honey-Maple cabinets, S/S appliances; separate DR, LR w/ wood-burning fireplace. Ray Grinsell - Founders Realty 415-682-2660

Foster City \$1,329,800 332 Pompano Cir., Open Sun 2-4 Fabulous 2 Story 4BD/3BA w/open flr plan, new carpets & paint. Wonderful Foster City location. SC Properties 650-342-3030

Foster City \$1,650,000 501 Coos Court, Sat & Sun 2-4. 3 Bed + Den, ranch style home, on large lot with pool. Spacious and light filled. Desirable cul-de-sac. Sue Walsh APR 650-619-6796

Half Moon Bay \$1,388,000. 412 Lee Ave. Sun 1-4, **Brand New Constructed Home**, 1st Time on Market, 2321 sq ft. 3BR/2.5BA/2 Car Garage, Hwd Floors, Stainless Steel Appliances, Granite Counter tops, Redwood Deck, Fully Landscaped, Close to Beach- Cross street Miramar Dr. Agent 650-394-8615

Half Moon Bay \$2,225,000 115 Carnoustie Sat/Sun 11-5 New home Philip Watson CB650-345-9702

Hillsborough \$2,550,000 575 Darrell Rd. Sun 1:30-4:30pm 1ST OPEN! Remodeled state of the art Kitchen, opens to a spacious & light filled family room. Four generously sized bedrooms & two bathrooms. Hardwood floors, Designer paint. Yard and Patio. Close to West School Elementary. Leah Noher & Victor Aenlle CB 650.558.6891

SAN MATEO COUNTY

HILLSBOROUGH \$5,195,000 20 LEMON COURT



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- *Tremendous Chef's Kitchen with Large Breakfast Nook
- *Incredible Family Room with Wet Bar & Rear Yard Access
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- *Spectacular Grounds with Sweeping Patios & Level Lawn
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- *Near Top-Rated Schools, Shopping & Commute Routes

Jim Arbeed CB 650.558.4248

Menlo Park \$1,598,000 2131 Avy Ave Sun 1:30-4:30 3 BR 2.5 BA www.2131Avy.com Jan Strohecker, CB650.325.6161

SAN MATEO COUNTY

Millbrae \$1,228,000 530 Park Blvd. Sat/Sun 1:30-4 Desirable 3br/2ba ranch style home on large level lot. Formal LR & Separate dining room, updated eat-in kitchen. Master bedroom suite. A must see. Photos at www.503Parkblvd.com Lou Carlos - CB 650-403-6246

Millbrae \$1,388,000 8 Cozzolino Dr Sun 2-4 Wonderful opportunity to customize this original 50's three bedroom rancher. A large unfinished basement. Huge potential. Margaret Duffy Direct 650-676-0294

Millbrae \$1,655,000 63 La Prenda Ave Sat/Sun 1-4 4 BR 3 BA 2,020 SF, 6,000 SF lot. John Marshall, CB650.520.5122

Millbrae \$2,249,000 1242 Millbrae Ave Sat/Sun 2-4 4bd/2ba remodeled home on a flat 1 acre lot, spectacular setting, private... For More information call: Denise Laugesen, CB - 650-465-5742

Millbrae \$2,788,000 835 Murchison Sun 2-4:30 4bd/3ba Ranch, not to be missed in Mills Estates rebuilt in 2005. BHHS California Realty 650-589-1000

Millbrae \$2,858,888 1376 Millbrae Ave Sat/Sun 1:30-4:30 4 BR 4.5 BA New construct w/views Geraldine Asmus, CB650.325.6161

Pacifica \$1,388,000 623 Viewridge Dr. Sun 1-4 17 year old home, 4BR 2.5BA - 2,820 sq.ft. - open floor Plan. Off Skyline Blvd. in the Skyridge neighborhood, on the border of San Bruno & SSF. Amazing Views! Chris Molnar CB 650.558.6858

SAN MATEO COUNTY

Redwood City \$959,000 223 Park Street Sun 1-3 Darling 2 bedroom, 1 bath home in Horgan Ranch. Eat-in kitchen, fireplace in living room, updated in 2003. Sizeable detached 1 bedroom, 1 bath in-law unit in the rear. In-law unit has separate meters and an attached 2-car garage. Two homes for the price of one. Barbara Carey, Better Homes and Gardens, 650-438-2454.

Redwood City \$1,648,000 602 Glennan Dr. Sun 1-4 Smashing 3bd/2.5ba w/chef's kit. Garden man cave. CB - Ines 650-291-0012

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