

Real Estate

SAN FRANCISCO CHRONICLE AND SFCHRONICLE.COM | Sunday, October 2, 2022

Albion penthouse steeped in history

Mission Dolores property features striking facade, indoor-outdoor living **K4**



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The Mission Dolores penthouse features a two-story great room with a soaring ceiling.

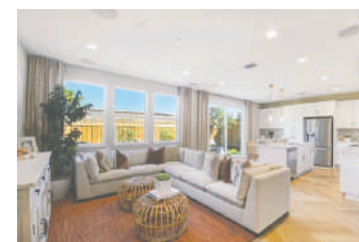


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COVER STORY

Architecturally refined penthouse in Mission Dolores

Behind a striking facade with large windows and custom, water-cut steel entry gate stands a striking penthouse in Mission Dolores. Located at 149 Albion St., the property known as the Albion Penthouse boasts three bedrooms, two-and-a-half-bathrooms and more than 1,800 square feet of living space.

Designed by award-winning architect Owen Kennerly, the condominium residence enjoys modern finishes, a walnut entry and two-story great room and landscaped sky garden that was featured in the architectural magazine Dwell. Located at the top and rear of the multilevel building, the unit enjoys privacy and seclusion in its discreet setting.

The building, which occupies 145 to 149 Albion St. is steeped in history. It served as the first home of the Socialist Party in California, and the birthplace of the Gay Games.

Built new in 2015, the structure features a vertical garden and landscaping by the firm Reynolds-Sebastiani. The bustling locale is steps from a theater and many amazing restaurants, and the 16th Street Mission BART station resides nearby as well.

A chef's kitchen comes equipped with a Bluestar professional six-burner gas range, Bosch refrigerator and dumbwaiter with direct access to the garage's parking spot. There's ample pantry space, as well as a built-in water filter, instant hot water tap and Caesarstone counters with waterfall edge.

In addition to the entry, walnut woodworking is found throughout the penthouse, like in the millwork in a concealed office. The primary suite hosts a spa bathroom highlighted by a marble walk-in steam shower



The facade features clean lines and large windows.

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COVER STORY

Details

Address: 149 Albion St., Mission Dolores, San Francisco.

Price: \$2.995 million.

Features: Three-bedroom, two-and-half-bathroom top-floor penthouse with more than 1,800 square feet of living space. Professional appliances and conveniences outfit the chef's kitchen, while the primary suite hosts a spa bathroom highlighted by a marble walk-in steam shower with five shower heads. The penthouse includes a two-story great room that opens to a 300-square-foot roof terrace with an outdoor shower. The listing includes smarthome and energy efficient features.

with five shower heads.

A 300-square-foot private deck with an outdoor shower crowns the penthouse, which includes wide-plank white oak flooring, artisan-crafted steel-work, a video intercom and a smartphone-enabled security system that monitors the property. There's also a large-screen home theater that's complemented by a Sonos sound system.

The penthouse was designed with an eye toward sustainability and environmental stewardship. It offers heat-reflective windows and roofing, recycled decking, LED lighting, drip irrigation and high-efficiency fixtures and appliances.

See more at www.albionpenthouse.com.

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Above: The penthouse is an Owen-Kennerly-designed masterpiece in San Francisco. Below left: The listing includes a massive walk-out deck with outdoor shower and heaters. Below right: A walnut-clad entry introduces the Mission Dolores penthouse.

