

SAN FRANCISCO BUSINESS TIMES

Residential Real Estate

Penthouse condo sale at Bristol sets new high mark on Yerba Buena Island



Image: WILL EDWARDS PHOTOGRAPHY

Yerba Buena Island's The Bristol's first sale of the year — Penthouse 602 — sold for \$3,230,000, a price record in San Francisco's Yerba Buena Island neighborhood.

WILL EDWARDS PHOTOGRAPHY



By **Ted Andersen** – Digital Editor, San Francisco Business Times
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The most expensive luxury condo sold on Yerba Buena Island to date just closed this month, a sign of fresh homebuyer interest ticking up at one of the region's newest housing developments.

The Bristol's first big sale of the year – Penthouse 602 – sold for \$3,230,000, a record price for San Francisco's Yerba Buena Island. It was not listed on the MLS and it closed the first week of January, a representative for the building told the Business Times.

Penthouse 602 is a three-bedroom, two-and-a-half-bathroom residence with 1,971 square feet of interior space and a 421-square-foot outdoor wraparound terrace. Its living room, dining room and kitchen feature floor-to-ceiling glass walls with views in every direction, and its contemporary interiors were designed by Edmonds & Lee Architects and include Arclinea Italian cabinetry, Miele appliances, Dornbrach faucets and white oak flooring. The primary bathroom finishes include a slab Carrara marble countertop, a soaking tub and a walk-in shower.



Yerba Buena Island's The Bristol.

The Bristol is a 124-unit condominium building atop Yerba Buena Island that opened in June 2022. It provides residents with access to about 72 acres of natural habitat along with panoramic views of the San Francisco skyline, the bay and East Bay hills.



A view of the San Francisco skyline from the Bristol.

YERBA BUENA ISLAND

The news of the off-market sale via a Compass agent comes on the heels of the Bristol hitting the 40% sold mark, making it one of the top-selling new residential developments in San Francisco. So far this January, three units have closed, according to city records, and a total of just under 60 units have closed in all since the development first opened.



Image: Will EDWARDS Photography

The Bristol's lobby.

WILL EDWARDS PHOTOGRAPHY

The six-story building includes amenities like a fitness studio with a monthly calendar of fitness classes and wellness programming, a communal lounge with fireplace, a rooftop lounge with grill, staffed front desks and 24/7 security. A free shuttle service also connects residents to the new Treasure Island ferry dock with daily service to San Francisco's Ferry Building via a monthly transportation pass provided to each household.



View from the Bristol's rooftop terrace.

YERBA BUENA ISLAND

The Bristol also has a rate buy-down program that offers mortgage interest rates as low as 5% on its condo sales.

The housing development in 2022 became the first building finished as part of the master plan for redevelopment of Yerba Buena Island and Treasure Island, a process that took more than two decades of planning between the city of San Francisco and developer Wilson Meany.

Meanwhile across the water in San Francisco at 181 Fremont, January has also brought a \$4 million sale of 56A, a new luxury residence that's fully-furnished with interiors by interior design firm Odada.



A view from unit 56A in 181 Fremont in San Francisco, which sold this month for \$4 million.

BRIAN KITTS

“We are encouraged by a notable increase in sales and tour activity dating back to early Q4 of last year,” said Matt Lituchy, chief investment officer for Jay Paul Company, which developed 181 Fremont. “This is attributable to several factors including interest rates declining from their previous highs, the rally in equity markets and the perception that San Francisco is beginning to turn the corner and restore its luster as one of the world’s leading cities.”

Both the residences at Yerba Buena Island and the 181 Fremont Residences are projects of Compass Development Marketing Group, which provides sales and marketing for these properties.

"Today’s market in S.F. condos is red hot," said Krysen Heathwood, senior managing director for the western region for Compass Development Marketing Group. "Buyers are out and making offers and sellers are finally being realistic. Educated buyers on the high

end know that now is the time and we are seeing quite a few buyers coming in from outside of the city to buy homes.”

THE LIST

Residential Real Estate Agents in the Bay Area

Bay Area sales closed by agent in 2022

Rank	Prior Rank	Person
1	1	Rohde-Lynch, Shana
2	2	McLaughlin, Tracy
3	3	Chawla, Joujou
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