

Brown & Co. and Lorax Development present the Greenest Home in San Francisco. Brand new Solar powered 4BR/4BA view home near 24th St. shops. Gourmet kitchen opens to living room w/massive view from huge patio.

Light filled upper level has Master suite w/pano views plus 2 more Bdrms w/shared bath. Hdwd, slate & limestone slab throughout. Family Room on lower level has 14' ceilings, walk out to landscaped yard w/large Trex deck. Wine cellar. 2+ car garage. Cat5 wiring and radiant floor heating.



SMART, GREEN, LUXE

520 Clipper  
in Noe Valley

\$1,899,000.



**BROWN & CO.**  
REAL ESTATE

[www.timbrowncandco.com](http://www.timbrowncandco.com)

**Listing Agents:**

Tim Brown 415.334.0100  
John Farnham 415.515.9211  
Soraya May 415.317.2982

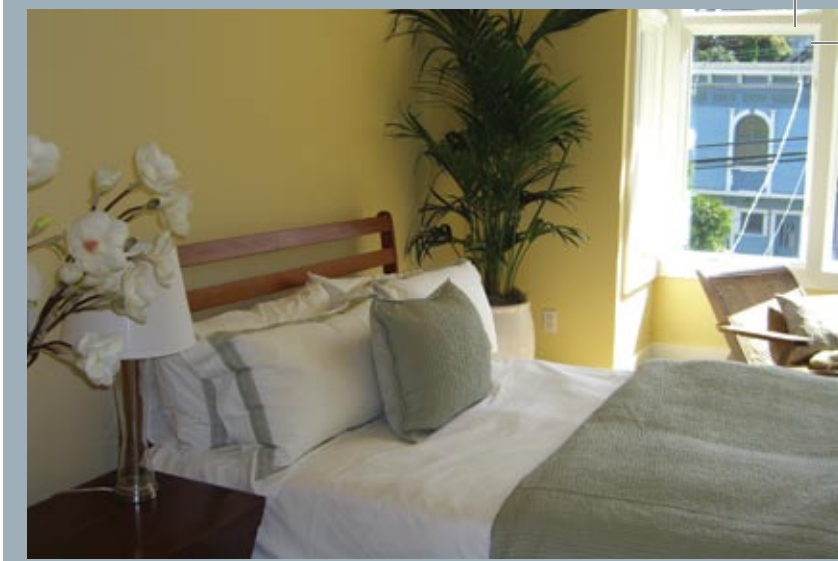
775 Monterey Blvd., San Francisco, CA / 415.334.0100 / fax 415.334.7596

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective buyer should carefully verify the above items of income and expense and all other information contained herein. **Design:** William Salit Design, San Francisco / [wmsalitdesign.com](http://wmsalitdesign.com)

**BROWN & CO.**  
REAL ESTATE

## Green features

- Rainwater catchment and reclamation system
- Photovoltaic (solar) system
- Radiant floor heating - hydronic heating
- Solar heated water (25% - 40% more efficient)
- Reclaimed Southeast Asian hardwood flooring
- High efficiency back-up water heater
- Hardie® Fiber Cement siding
- Richlite® Composite counter tops
- Engineered structural lumber
- Ultra-touch recycled blue jean denim insulation
- TREX® Composite wood fencing & decking
- AZEK® cellular PVC exterior trim
- High volume fly ash concrete (40%)
- Low VOC paints & caulks



**In addition to smart and green**, this brand new 3-story, 4BR/4BA modern home is designed and built for the discriminating buyer – with a wine cellar, gourmet kitchen with top of the line appliances, and sweeping North and East Bay views. High ceilings and skylights provide an open, light-filled living space.

- Large great room with 14' ceilings, living area with 10' ceilings
- Custom wine cellar
- Gourmet kitchen with top of the line Viking appliances; 6-burner gas cook top, double built-in oven, built-in refrigerator
- Custom cherry cabinetry with stainless steel accents
- Large kitchen peninsula bar
- Master bedroom with separate laundry closet
- Double sink glass counters in master bath
- Hardwood floors throughout
- Slate and limestone slab and tile throughout
- 6 skylights and high cupola windows on top floor
- Large Marvin windows, transoms, and doors
- West, North and East Bay views from deck and balcony
- Landscaped garden
- Huge side-by-side 2-car garage
- Cat 5 wiring throughout and a security system



# Green in Noe

This luxury single family home built by Lorax Development is located in desirable Noe Valley. The Clipper House incorporates the very latest in green building methods and materials, including the first approved rainwater catchment system in the city and hardwood flooring reclaimed from 100-year-old railroad ties. Solar panels power the entire house and the hydronic radiant heating system, keeping the home cozy in the winter months.

