

Media Contact:
 David Cumpston
 Landis Communications Inc.
 415-561-0888
 troon@landispr.com
 www.landispr.com

Troon Pacific Brings San Francisco’s Latest Ultra-Luxury Home to Market

Located in San Francisco’s Pacific Heights Neighborhood, 2680 Green St. is a LEED Platinum, Passive Home (Pending Final Certification), Representing Highest Standard in Healthy Living

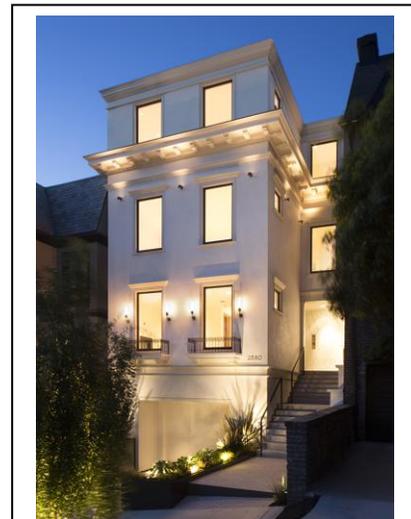
SAN FRANCISCO (June 3, 2014) – [Troon Pacific, Inc.](#), developer of some of the most environmentally sustainable luxury residences in the United States, today announced the completion of its latest ultra-luxury home in San Francisco. Located at 2680 Green St. and referred to as [Residence 2680](#), this 4 bedroom, 6½ bath single-family home is pending final certification as both a LEED® Platinum and passive home. The development represents today’s highest energy standard with the promise of reducing heating energy consumption by 90 percent.

On the market for \$13 million, Residence 2680 underscores the brand’s continued commitment to providing healthy living environments to the residents of the San Francisco Bay Area. It will also be Troon Pacific’s fifth [LEED Platinum](#) home in California. Similar to its other developments, Residence 2680 incorporates “healthy living” into the details and systems of the home, impacting both the architectural design and health-related features including air quality, sound attenuation, amenities, lighting design, life-safety and finishes.

“We’ve taken our focus on what we’re calling ‘Urbane Wellness™’ to the next level with Residence 2680,” said Greg Malin, CEO of Troon Pacific. “Thoughtful components such as maximized use of natural light, organic gardens, aromatherapy in the steam room and light and heat control sensors allow for enhanced natural living patterns and personal wellness sensibilities.”

Upon final certification, Residence 2680 will be a [Passive House Institute](#) (or PHIUS+) certified “passive home,” a term that refers to a rigorous and voluntary standard for energy efficiency by constructing a sensible building envelope that reduces thermal bridging, controls air movement, and is vapor permeable. Passive homes reduce their ecological footprint because they use ultra-low energy requirements for space heating or cooling.

In addition to high-end amenities such as a floating glass cantilevered staircase, four-floor hydraulic elevator and climate-controlled wine cellar, what makes this property stand out is its ability to use little energy; it essentially maintains ideal room temperatures regardless of outside



Troon Pacific, Inc.’s latest development, Residence 2680, San Francisco, Calif.



Troon Pacific, Inc. infograph: What makes a healthy home and planet?

(more)

weather conditions. Residence 2680 also has high indoor air quality due to fresh air being consistently circulated through the home and additionally being filtered through MERV 13 filters.

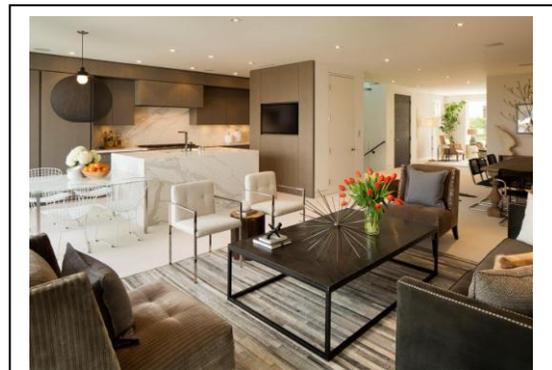
Residence 2680 not only incorporates water conservation measures inside the home, but also implements effective and efficient use of water through features such as rain water harvesting for irrigation, a high efficiency drip irrigation system, a smart controller with an on-site weather station and drought-tolerant landscaping throughout the garden, roof and decks.

“Residence 2680 truly raises the bar for the ways in which ultra-luxury homes can be built to save energy and uses natural resources in the most efficient and eco-friendly ways possible,” said Malin. “The integration of these measures not only adds to the home’s architectural integrity, but also seamlessly combines design and wellness.”

Among the special features of Residence 2680:

Home

- Fully renovated – including new structure, plumbing, electrical, roof, doors and windows
- Beautiful San Francisco Bay and Golden Gate Bridge views seamlessly integrating the exterior with the interior of the home
- Conduit ready for future electric car-charging station
- Dornbracht, Cea, Blue and Boffi plumbing fixtures and/or cabinetry



*Living area and kitchen inside Residence 2680
by Troon Pacific, Inc.*

Air Quality

- Controlled ventilation for a continuous, consistent supply of fresh air, and healthy and consistent internal temperature regardless of outside conditions
- Excellent air quality with MERV 13 filtration and whole-house ventilation with a Heat Recovery system that use warm internal air to heat the cool exterior air
- Under-slab air barriers to mitigate the risk of potential harmful gas infiltration
- Low VOC paints and adhesives
- No added urea-formaldehyde engineered wood products



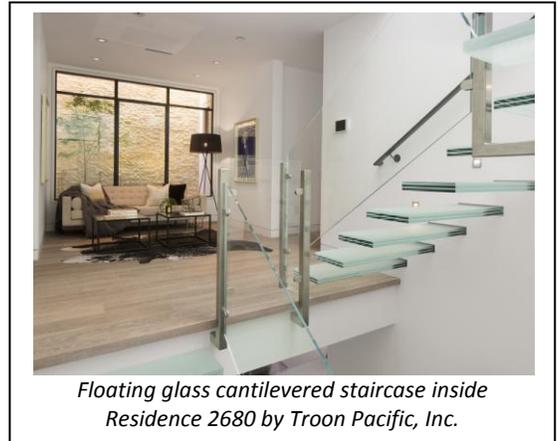
*Roof deck and fire pit of Residence 2680
by Troon Pacific, Inc.*

Sound

- Sound attenuation using acoustic clay around select drain lines
- Strategically installed Quietrock drywall
- Engineered window and wall insulation

Light

- Abundant natural light utilizing interior light wells, windows, skylights, pocketing door systems and thoughtful use of glass
- Pre-wiring for shades to control sunlight
- programmable interior lighting to support natural body rhythms



Technology

- Biometric entry system
- 46" MOSAIQQ multi-touch display screen for accessing TV, images and the Internet (first of its kind installed in a single-family home in San Francisco)
- Fully integrated Savant home automation system controlling thermostats, lighting, security, cameras, audio and televisions with wall-mounted iPad or iPhone from almost anywhere in the world
- Hidden mirror television
- Conduits for future expansion capability

Energy Efficiency

- Exceptional energy performance, rated to be 67 percent above California's already stringent energy codes
- Solar panels projected to provide 20 percent or more of the energy needs based on Passive House underwriting standards (expandable to double energy production)

Water

- Permeable or managed exterior runoff so rain water is harvested, permeates into ground water or is directed to landscaping
- Drought-tolerant landscaping
- Whole-house water purification system
- Use of very high efficient fixtures

Healthy Living and Design

- Rooftop herb garden curated by a Michelin star-rated restaurant garden specialist
- Roof deck and fire pit with nearly 100 percent clear glazing on all sides for unparalleled view
- Glass cantilevered staircase
- Aromatherapy steam room
- Whole-house vacuum system
- Marble and limestone floors
- Onyx back lit powder room wall
- Ventilated shoe cabinet



About Troon Pacific, Inc.

Founded in 2000 by Gregory and Charlot Malin, Troon Pacific specializes in luxury residential development and is one of the only developers that incorporate healthy living and wellness into every detail. A Troon Pacific home combines forward design, sustainability and extraordinary quality with utmost integrity, while maintaining minimal impact on the environment. For more information, visit www.troonpacific.com.

MEDIA PLEASE NOTE:

Interviews with Greg Malin or hi-res photos of Residence 2680 are available by contacting David Cumpston at Landis Communications; (415) 561-0888 or troon@landispr.com.

###

(more)