



311 GROVE

OVERVIEW

311 Grove is the fifth in DM Development's Hayes Valley Collection of neighborhood-defining collaborations with the most forward-thinking minds in architecture and design. The building was designed by Edmonds + Lee Architects—a San Francisco-based studio renowned for some of the Bay Area's most notable private residences and boutique condominiums.

Deeply rooted in the rich culture of Hayes Valley, 311 Grove embodies the essential beliefs of its creators—design ingenuity, precise engineering, artisanal craftsmanship, and unwavering dedication to the locale.

Composed of eight private residences, 311 Grove is a rare opportunity to acquire a home of enduring quality in direct proximity to the performing arts, culture, and some of the most coveted epicurean and retail experiences San Francisco has to offer.

THE BUILDING

- + 311 Grove is ideally situated between Grove and Ivy Streets near the San Francisco Ballet, War Memorial Opera House and Louise M Davies Symphony Hall.
- + The original design allows for the utmost privacy with only one residence per floor on Grove Street and Ivy Street with no shared walls, and a private, landscaped courtyard in the center.
- + A rarity for a building of this size, 311 Grove is crafted using reinforced, post-tensioned concrete—a premium structural material that is unparalleled in its strength and acoustic performance.
- + The exterior façade is clad in a combination of beautiful grey fiber cement and aluminum composite paneling.
- + The building features fluoropolymer coated decorative steel and insulated, double-paned glazing.

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THE ARRIVAL

- + 311 Grove has a bespoke, elegantly crafted lobby arrival on Grove Street, with an additional building entrance on Ivy Street. The mailroom is placed within the courtyard, providing open air access.
- + The basement level contains parking for four vehicles and six bicycles.
- + Parking is accessed from Ivy Street through a secured, overhead garage door.

GREEN SPACES

- + Thoughtfully landscaped and appointed with wood decking, intimate seating, and elegant planters, the intimate private interior courtyard evokes the experience of a secret European garden.
- + Overlooking the Hayes Valley neighborhood, the expansive common roof deck features inspiring, panoramic views of City Hall, the War Memorial Opera House, Twin Peaks, and beyond.
- + The ground-floor landscaping along both street-facing façades and in the courtyard provides a layer of tranquility and adds to the bucolic aura of the surrounding streetscape.

THE RESIDENCES

- + Residences showcase gracious ceiling heights of 8'-11 ½", with dropped ceilings in bathrooms and kitchens.
- + Residences feature European Oak flooring by WOODlife—sourced and manufactured in Europe.
- + The premium kitchen and bathroom millwork have been crafted by local artisans at Sozo Studio and feature cashmere lacquer finishes, integrated refrigerator and dishwasher door panels, and floating shelves.
- + Bathroom vanities offer ample storage space below the seamlessly integrated porcelain sink and countertop. All plumbing fixtures are by Hansgrohe.
- + Kitchens and bathrooms each receive the same recessed Halo H4 LED downlight with the adjustable gimbal.
- + Residences have luxurious in-floor, radiant heating throughout.
- + Each bedroom features a half-hot receptacle for floor lighting controlled by a wall switch.
- + Intercom system by ButterflyMX is provided at the pedestrian entrance on both Grove and Ivy Streets.

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APPLIANCES, FIXTURES, AND FAUCETS

KITCHENS

- + 24" fully integrated refrigerator with bottom freezer by Liebherr
- + 24" gas cooktop with four burners by Bosch
- + Roma wall vent with internal blower, max 390 CFM by Zephyr
- + 24" wall oven and 24" fully integrated dishwasher by Bosch
- + Badger, InSinkErator
- + 24" washing machine and 24" ventless condensation dryer by Bosch
- + Talis High-Arc Kitchen Faucet by Hansgrohe

BATHROOMS

- + Metris bathroom vanity by Hansgrohe in chrome
- + Vanity sink and countertop by Duravit, ME by Starck furniture washbasin in white porcelain
- + Bathroom vanity faucet: Metris S in chrome with pop-up drain by Hansgrohe
- + Bellwether enameled cast-iron alcove bathtub by Kohler
- + Croma 100, 3-Jet, Chrome showerhead by Hansgrohe
- + Shower control: Ecostat Pressure Balance Trim S by Hansgrohe
- + 12" x 24" Porcelain Tile by Ceramic Technics Ltd, Sassuolo Contemporary Stone, Ivory color, Natural finish

SECURITY

- + Both entries are secured with access controlled by a video intercom system by ButterflyMX, allowing residents to grant access to visitors through their mobile phones.