

Iconic Legacy Bayfront Villa with Private Pier and Yacht on California's Belvedere Island to Sell Via Concierge Auctions

Iconic Andrew Skurman-designed waterfront estate with private dock, boathouse, private pier slip and more to sell in cooperation with Compass

NEW YORK, NY, UNITED STATES, August 7, 2026 /EINPresswire.com/ -- A meticulously crafted Venetian-style bayfront villa on the southwestern shores of Belvedere Island, designed by architect Andrew Skurman to offer unobstructed views of the San Francisco skyline, Golden Gate Bridge, Sausalito, and Mount Tamalpais, will sell at auction via [Concierge Auctions](#).

Held in cooperation with Steven Mavromihalis and John Fitzgerald of Compass, bidding for [125 Belvedere Avenue](#) is scheduled to open 25 August and culminate on 31 August via the firm's online marketplace, [conciergeauctions.com](#). Currently listed for \$19.8 million, starting bids are expected between \$8 million and \$12 million.



Includes Fifty-One-Foot Motor Yacht with Pier 39 Slip

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Chad Roffers, CEO and Co-Founder of Concierge Auctions

“Our platform is designed to accelerate the sale of exceptional homes by bringing together qualified buyers from around the world through a transparent, time-certain process,” said Chad Roffers, CEO and Co-Founder of Concierge Auctions. “Our approach creates meaningful competition among discerning buyers, maximizing market exposure while providing sellers with confidence in both the timeline and outcome. For a legacy waterfront estate of this caliber, it's about finding not just any buyer, but the right buyer who recognizes its rarity.”

“125 Belvedere Avenue represents one of the most irreplaceable waterfront offerings in

Northern California,” said Mavromihalis. “Properties like this simply cannot be recreated. Between its Andrew Skurman architecture, protected bayfront setting, private pier and boathouse, sweeping views of the iconic Golden Gate Bridge, San Francisco skyline and Mount Tamalpais, this is the kind of legacy estate that may only come available once in a generation. We’re excited to partner with Concierge Auctions to introduce this extraordinary opportunity to qualified buyers around the world.”

“Luxury buyers today are looking for experiences and assets that hold enduring value, and 125 Belvedere Avenue delivers both,” said Mavromihalis. “Its combination of architectural significance, irreplaceable waterfront frontage, and private marine amenities creates an offering that is exceptionally difficult to match—not just in the Bay Area, but anywhere on the West Coast. We expect it to resonate with buyers who understand just how uncommon opportunities like this have become, and what a treasure it would be to own it.”

Designed by acclaimed architect Andrew Skurman, the residence evokes the timeless elegance of Italy’s Portofino coastline while embracing one of Northern California’s most coveted waterfront settings. Situated on the southwestern shores of Belvedere Island, the estate pairs refined architecture with extraordinary bayfront amenities rarely found in the region, including a private pier, boat dock with lift, boathouse, and direct beach access.

Crafted with centuries-old patterned oak floors, hand-hewn cobblestone, terra cotta finishes, and exceptional artisanal detailing throughout, the residence seamlessly blends Old World craftsmanship with modern luxury. A Swiss-engineered inclined elevator carries guests from the gated street entrance to the home’s front door, while the full-floor primary suite enjoys sweeping



Swiss-Engineered Inclined Elevator to Gated Street Entry



Unobstructed Views of the Golden Gate Bridge and the San Francisco City Skyline

bay views, dual bathrooms, and an adjoining flexible space suitable for a nursery, office, or private fitness studio. Additional highlights include two ensuite guest bedrooms, an entertainment room with a dry bar, a detached guest casita, and an adjacent office and business center.

Outdoor living is equally exceptional. A waterfront boathouse, private pier, boat lift, seaside deck, tidal beach, and outdoor entertaining spaces create a seamless connection to San Francisco Bay. The offering also includes a 51-foot Sea Ray 510 Fly motor yacht with a dedicated slip at San Francisco's Pier 39, providing immediate access to the Bay from one of the region's most exclusive residential enclaves.

Located just across the Golden Gate Bridge from San Francisco, Belvedere offers an unmatched blend of privacy, coastal beauty, and convenience. Residents enjoy easy access to the Golden Gate Ferry, Corinthian Yacht Club, the boutiques and cafes of Ark Row, acclaimed waterfront dining and scenic shoreline trails, and world-renowned Wine Country just an hour away.

Images of the property may be viewed [HERE](#) with credit to Zach Bruce and Lunghi Studio.

As part of Concierge Auctions' Key For Key® giving program in partnership with Giveback Homes, the closing will result in funding toward new homes built for families in need.

Agents will be compensated according to the terms and conditions of the Listing Agreement. See Auction Terms and Conditions for full details.

For more information, including property details, diligence documents, and more, visit ConciergeAuctions.com or call +1.212.202.2940.



Private Pier, Boat Dock, and Boathouse on the San Francisco Bay



Designed by Andrew Skurman, Built by Red Horse Constructors

About Concierge Auctions

Concierge Auctions is the world's largest luxury real estate auction house, with a state-of-the-art digital marketing, property preview, and bidding platform. The firm matches sellers of one-of-a-kind homes with some of the most capable property connoisseurs on the planet. Sellers gain unmatched reach, speed, and certainty. Buyers receive curated opportunities. Agents earn their commission in 30 days. Majority owned by Sotheby's, the world's premier destination for fine art and luxury goods, and Compass (NYSE: COMP), Concierge Auctions continues to operate independently, partnering with agents affiliated with many of the industry's leading brokerages to host luxury real estate auctions for clients. Still run by our co-founder, our platform is enhanced with deep auction expertise, heritage, innovation, and access to an unmatched database of high-net-worth buyers. Since inception in 2008, the firm has generated billions of dollars in sales, broken world records for the highest-priced homes ever sold at auction and sold properties in 46 U.S. states and 35 countries. The firm owns one of the most comprehensive and intelligent databases of high-net-worth real estate buyers and sellers in the industry, and it has committed to build more than 300 homes through its Key For Key® giving program in partnership with Giveback Homes™, which funds new homes for families in need from every property the company sells.

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