

## ***Belvedere Mansion Sells For 65 Million***

Jennifer Upshaw - Marin Independent Journal Article: 12/20/2007



*The Blanding mansion at 440 Golden Gate Ave was built in the late 1800s by pioneer Belvedere official C.O. Parry. (IJ archive/Frankie Frost)*

A mining magnate has signed a tentative deal to sell his historic Belvedere home for \$65 million, an apparent record for Northern California.

The 12,000-square-foot Blanding mansion at 440 Golden Gate Ave., which has 360-degree views of San Francisco, the Golden Gate Bridge and Angel Island, sits on more than an acre.

The mansion was built in 1895 and is listed on the National Register of Historic Places. It has bronze gates designed by Hearst Castle architect Julia Morgan, 15-foot-high ceilings in the foyer, a wraparound veranda with Corinthian columns, bronze sconces and teak decking on the southern, eastern and western exposures.

A home down the street sold for \$11 million in 1999 - a Marin County record at the time.

Owner Robert Friedland, who was in Asia on Thursday, could not be reached for comment immediately, according to a spokesman.

The estate was built in the late 1800s by C.O. Parry, a pioneer Belvedere official, and was purchased by Gordon Blanding, a San Francisco attorney, around 1900. After the 1906 earthquake, the Blandings lived there full time because their San Francisco home was destroyed.

The record for a Northern California home is believed to be a \$52.5 million sale in Woodside in 2000, according to published reports.

A real-estate investor controls the legal entity buying the property, Decker told the Wall Street Journal. The deal, which includes the home's furniture, is set to close escrow next month, subject to contingencies, she was quoted as saying.

Following a report this week in the Wall Street Journal's online edition, listing broker Olivia Hsu Decker, co-owner of Decker Bullock Sotheby's International Realty, refused to discuss the deal when contacted by the Marin Independent Journal, insisting repeatedly that she couldn't talk about it at all.

The new owners won't have to worry about a tax bill. Property taxes are waived because of the historic designation.

Friedland, 57, founded Vancouver-based Ivanhoe Mines, which has spent more than \$400 million to develop a southern Mongolian discovery that could become one of the world's largest copper and gold mines, according to the Journal.

Friedland and his wife, Darlene, spent nine years and more than \$32 million renovating the house, which was bought for \$5.5 million in 1995.

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