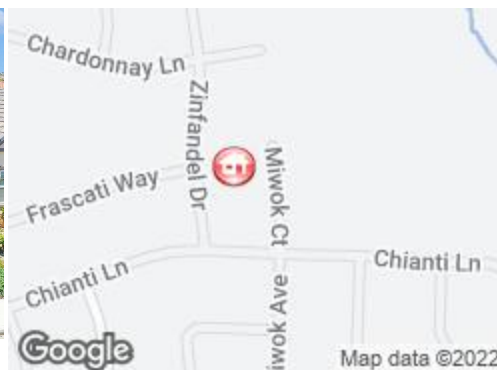


RESIDENTIAL
Detached

Active **List Price: \$769,999**
1507 Miwok Court **Unit:**
BRENTWOOD **CA** **94513-43**
MLS# 40998275 **Area: 6400** **Storie One**
Orig Price: \$769,999 **Sold Price:**
List Date: 6/17/2022 **Off Mkt Date:**
Pend Date: **COE:**
D/N/S: TRILOGY VINEYARDS
DOM: 7 **CDOM: 7**
Model: **Builder:**



Print/Email:

Property Information

Bedrooms: 2 **Yr Blt:** 2015 **Garage Spcs:** 2 **Total Rms:** 6 **Own Type:**
Baths/Par: 2 / **Age:** 7 **Total Prk** **# of Units:** **% Own Occ:**
SqFt: 1468 **Acres:** 0.120000 **Fireplaces:** 0 **Pool:** Community **Units Floor:** **TIC %:**
Source: Public Records **Lot SqFt:** 5,386 **ElemSchool Dist:** **High School District:**

Showing & Listing Information

Occ By: Owner **Occ Name:** **Occ Phone:** **Supra Box?:** Yes **Spec Info:** None
Show Info: **24 Hr. Notice Req?:** No **Lockbox Location:**
Directions: Marsh Creek Rd to Vineyard Pkwy to Miwok Ave **Cross St:** Vineyard Pkwy **Associated Docs:** 0
List Type: Excl Right **Comp Selling Ofc:** 2.5 **% Dual/Variable:** No **List Service:** Full Service **LA-DRE#:** 01922824
List Agt: Lani Rygg - Agt: 925-525-2963 lani@newwayservices.com **Broker DRE#:** 02056990
Co-List: Jessica Schoenthaler - 925-522-9294 **List Ofc:** New Way Management Svcs. - Off: 925-522-5410 **Agent Hit Count:**
Zoning: **APN:** **Census Tract:** **Point of Sale Ord:** No **City Transfer Tax:** No **Client Hit Count:**
Disclosures Link: **Showing Link:** **Schedule a Showing**
Primary Showing Contact: Jess **Primary Showing Phone:** 925-522-9294

*****Remarks*****

Trilogy at the Vineyards is a gated 55+ resort style community with incredible amenities including pool, pickle ball, bocce, tennis, spa, fitness center, clubhouse and more. This gorgeous home is located in a quiet court just a short walk from the Wine Barn. The open floor plan features 2 Bedrooms, 2 Bathrooms and a large office/craft/bar room with built in cabinets/desk/bar and beverage fridge. Low maintenance landscape with a stunning backyard includes a covered patio, BBQ island, firepit with seating and beautiful rock waterfall. New smart garage door opener and tons of garage storage including cabinets, 2 work benches and overhead storage. Prepaid leased solar with 18 NEW Tesla panels, new tankless water heater, and water purifier system. Welcome Home!

*****Confidential Remarks*****

Owner occupied, they have small dogs and need approx. 30 minute notice to show. Please call or text Jess 925-522-9294. Cameras onsite. Living room fireplace cabinet, TV and fridge stay with property.

Property Features:

<p>BATH-PRIMARY INCLUDES Solid Surface, Stall Shower, Tile, Closet, Double Sinks, Walk-In Closet BATH NON-PRMY INCLUDE Shower Over Tub, Solid Surface, Tile COOLING Ceiling Fan(s), Central 1 Zone A/C CONSTRUCTION STATUS Existing DISABLED FEATURES Accessible Approach/Ramp DISCLOSURES Agt Related To Principal, Senior Living EQUIPMENT ADDITIONAL Garage Door Opener, Stereo Speakers Built-In, Water Filter System, Window Coverings, Tankless Water Heater, Carbon Mon Detector, Double Strapped Water Htr, Security Gate, Smoke Detector, Natural Gas Connected, Solar, Individual Gas Meter EXTERIOR Stucco FIREPLACES None FLOORING Hardwood Floors, Tile, Carpet FOUNDATION Slab GARAGE/PARKING Attached Garage</p>	<p>KITCHEN FEATURES Breakfast Bar, Counter - Stone, Dishwasher, Eat In Kitchen, Garbage Disposal, Gas Range/Cooktop, Island, Microwave, Refrigerator LAUNDRY In Garage LEVEL - LOWER 2 Bedrooms, 2 Baths, No Steps to Entry, Main Entry LEVEL - STREET 2 Bedrooms, 2 Baths, Main Entry LOT DESCRIPTION Court, Landscape Back, Landscape Front POOL In Ground, Spa POSSESSION COE ROOF Tile ROOM - ADDITIONAL Office SOLAR Solar Electrical Leased STYLE Traditional TERMS Cash, Conventional, FHA, VA WATER/SEWER Sewer System - Public, Water - Public YARD DESCRIPTION Fenced, Front Yard, Patio Covered, Sprinklers Automatic, Low Maintenance</p>
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HOA Information

HOA?: Yes **HOA Name:** VINEYARDS@MARSH CREEK **HOA Phone:** 925-686-8150 **Fee \$:** 366
Fee Freq: Monthly **Litigation:** No **Transfer Fees:** Paid by Seller
HOA Amenities: Club House, Gym/Exercise Facility, Pool, Security Gate, Spa, Activities Available
HOA Documents: Budget, Bylaws, CC&R'S, Financial Statement, Reserve Study, Rules and Regulations, Other HOA Docs
HOA Fees Include: Common Area Maint, Management Fee, Reserves, Security/Gate Fee

Buyer Agent:
Sale Price: **Sale/Orig \$:** **Sale/Last \$:** **List \$/SqFt:** \$525 **Sale\$/SqFt:** **Sale Terms:**
Concessions: **Buyer Agent DRE#** **# of offers:**

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Provided By: Carolyn Young **DRE:** 00800739 **06/24/2022**