

RESIDENTIAL**Detached****New****List Price: \$899,000****MLS #: 41088019****1577 Chianti LN****Unit:****BRENTWOOD****CA****94513****Contra Costa****List Date: 3/4/2025****Orig Price: \$899,000****Pend Date:****Off Mkt:****Media Link: Unbranded Media Link****COE Date:****Sold Price:****Media Link 2:****Print/Email:****Property Information**

Bedrooms: 2	Total Rms: 8	Garage Spcs: 2	Year Built: 2018
Baths/Par: 2 / 0	Stories: One Story	Total Prk Spcs:	Age: 7
SqFt: 1842	Source: Assessor Auto-Fill	Fireplaces: 0	Acres: 0.110000
Pool: Community	# of Units:	Lot SqFt: 4,656	Own Type:
		Units Floor:	Property Faces:
D/N/S: TRILOGY VINEYARDS		Model: Vin Santo	Builder: Shea Homes
Elementary School Dist:		High School Dist:	

Listing & Showing Information**Special Information:** None**Associated Documents:** 0**Directions:** Miwok to Barbaresco to Chianti**Cross St:** Barbaresco**Property Features:**

BATH-PRIMARY INCLUDES Stall Shower, Double Sinks, Walk-In Closet
BATH NON-PRMY INCLUDE Stall Shower
COOLING Central 1 Zone A/C
CONSTRUCTION STATUS Existing
DISCLOSURES Nat Hazard Disclosure, Senior Living
EQUIPMENT ADDITIONAL Garage Door Opener, Carbon Mon Detector, Fire Suppression System, Smoke Detector, Solar
EXTERIOR Stucco
FIREPLACES None
FLOORING Tile
FOUNDATION Slab
GARAGE/PARKING Attached Garage
HEATING Forced Air 1 Zone
INSPECTIONS/REPORTS Preliminary Title Report, Whole House Inspect Avail

KITCHEN FEATURES Breakfast Bar, Counter - Stone, Dishwasher, Garbage Disposal, Ice Maker Hookup, Island, Microwave, Oven Built-in, Pantry
LAUNDRY Dryer, Washer, Cabinets, Inside Area
LEVEL - STREET 2 Bedrooms, 2 Baths, Main Entry
LOT DESCRIPTION Level, Dead End, Private
PETS Allowed - Yes, Number Restrictions
POOL See Remarks
POSSESSION Negotiable
ROOF Tile, Cement
ROOM - ADDITIONAL Den
SOLAR Solar Electrical Leased
STYLE Cottage
TERMS Cash, Conventional, FHA, VA
WATER/SEWER Sewer System - Public, Water - Public
YARD DESCRIPTION Fenced, Patio Covered, Sprinklers Back, Sprinklers Front, Landscape Back, Landscape Front, Low Maintenance

Public Remarks

Welcome to this stunning home in Trilogy at The Vineyards, Brentwood's premier 55+ active adult resort community. This beautifully upgraded Vin Santo with Vineyard Cottage exterior offers 1,842 sq. ft. of open-concept living with 2 bedrooms, 2 bathrooms, and a spacious den. A perfect orientation for sunny morning exposure, it drenches the great room with a light and bright ambiance. The chef's kitchen boasts granite countertops, upgraded wood shaker-style cabinets, an oversized island, premium GE stainless steel appliances, a fabulous pantry, and a coffee nook. The utility room offers additional storage and a smart, functional space. The primary suite features a spa-like bath, dual vanities, and a very large walk-in closet. Enjoy seamless indoor-outdoor living with a covered patio, lush landscaping, and no rear neighbors for added privacy. You will love the many fruit trees in this backyard oasis. Energy-efficient upgrades include a pre-paid solar lease that will transfer and a whole-house fan. Trilogy's world-class amenities include Club Los Meganos with concierge service, gourmet restaurant, indoor and outdoor pool, full-service spa, fitness center, and vibrant social activities. Experience luxury living at its best—schedule a tour today!

HOA Information**HOA?:** Yes **HOA Name:** TRILOGY**HOA Phone:** 925-626-8150**Fee \$:** 445**Fee Freq:** Monthly**Litigation:** Yes **Transfer Fees:** Paid by Buyer**HOA Amenities:** Club House, Greenbelt, Gym/Exercise Facility, Pool, Security Gate, Spa, Activities Available, Barbeque, BBQ Area, Game**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, Organized Activities, Street

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03/08/2025

