

**RESIDENTIAL**  
Detached

**Pending**                      **List Price: \$1,460,000**  
**1582 California Trl**                      **Unit:**  
**BRENTWOOD**                      **CA**                      **94513-43**  
**MLS# 40988346**                      **Area: 6400**                      **Storie One**  
**Orig Price: \$1,460,000**                      **Sold Price:**  
**List Date: 4/9/2022**                      **Off Mkt Date: 4/9/2022**  
**Pend Date: 4/9/2022**                      **COE: 5/4/2022**  
**D/N/S: TRILOGY VINEYARDS**  
**DOM: 0**                      **CDOM: 0**  
**Model: Rafael**                      **Builder: Shea**




**Print/Email:**

**Property Information**

**Bedrooms:** 3                      **Yr Blt:** 2013                      **Garage Spcs:** 3                      **Total Rms:** 7                      **Own Type:**  
**Baths/Par:** 3 /                      **Age:** 9                      **Total Prk**                      **# of Units:**                      **% Own Occ:**  
**SqFt:** 2651                      **Acres:** 0.210000                      **Fireplaces:** 1                      **Pool:** No                      **Units Floor:**                      **TIC %:**  
**Source:** Public Records                      **Lot SqFt:** 9,294                      **ElemSchool Dist:**                      **High School District:**

**Showing & Listing Information**

**Occ By:** Owner                      **Occ Name:**                      **Occ Phone:**                      **Supra Box?:** No                      **Spec Info:** None  
**Show Info:**                      **24 Hr. Notice Req?:** Yes                      **Lockbox Location:**  
**Directions:** Vineyards Pkwy to Zinfandel to                      **Cross St:** Zinfandel                      **Associated Docs:** 0  
**List Type:** Excl Right                      **Comp Selling Ofc:** 2                      **% Dual/Variable:** Yes                      **List Service:** Full Service                      **LA-DRE#:** 00800739  
**List Agt:** Carolyn Young - Agt: 925-9630093                      homes@carolynyoung.com                      **Broker DRE#:** 02101181  
**Co-List:**                      **List Ofc:** Sereno - Off: 925-280-8500                      **Agent Hit Count:** 1  
**Zoning:**                      **APN:** 007 540 038                      **Census Tract:**                      **Point of Sale Ord:** No                      **City Transfer Tax:** No                      **Client Hit Count:** 59  
**Disclosures Link:**                      **Showing Link:**                        
**Primary Showing Contact:** Carolyn Young                      **Primary Showing Phone:** 925 963-0093

**\*\*\*Remarks\*\*\***

55+ Living in Trilogy. Rare 3 Bedroom, 3 Bath Property with Large Yard that Backs to the Vineyard, 3 Overhangs for Year Round Enjoyment, Fireplace & Built-in Seating, Flex Gate That Opens as a Pedestrian Gate or Expands to a Double Gate with Additional Parking for Your Vehicular Toys. Extensive Tile, Wood and Wood-look Tile Floors. Crown Molding, Large Kitchen with Stainless Steel Appliances and Built-in Refrigerator. Crown Molding, Double Entries to Gorgeous Backyard and a Hearth Room with Fireplace/Mantle and View of the Back. Garage with Built-in Cabinets & Epoxy Floor. Large Master Suite and Walk-in Closet. Builder 20 Year Pre-Paid Solar Lease. Balance of Term to be Transferred to the Buyer

**\*\*\*Confidential Remarks\*\*\***

This is placed in MLS for Comparable purposes only. It is now Pending

**Property Features:**

**BATH-PRIMARY INCLUDES** Stall Shower, Tile, Double Sinks  
**BATH NON-PRMY INCLUDE** Shower Over Tub, Stall Shower, Tile  
**COOLING** Central 1 Zone A/C  
**CONSTRUCTION STATUS** Existing  
**DISABLED FEATURES** None  
**DISCLOSURES** None  
**ENERGY SAVING FEATURE** Solar Available  
**EQUIPMENT ADDITIONAL** Dryer, Fire Sprinklers, Garage Door Opener, Washer, Water Filter System, Water Softener System, Window Coverings, Tankless Water Heater, Carbon Mon Detector, Smoke Detector, All Public Utilities  
**EXTERIOR** Dual Pane Windows, Stone, Stucco  
**FIREPLACES** Den, Gas Burning  
**FLOORING** Tile, Wood  
**GARAGE/PARKING** Attached Garage  
**HEATING** Forced Air 1 Zone  
**INSPECTIONS/REPORTS** None  
**KITCHEN FEATURES** 220 Volt Outlet, Counter - Stone, Dishwasher, Double Oven, Garbage Disposal, Gas Range/Cooktop, Ice Maker Hookup, Island, Microwave  
**LAUNDRY** Dryer, In Laundry Room, Washer, Cabinets  
**LEVEL - STREET** 3 Bedrooms, 3 Baths, Primary Bedrm Suite - 1, Laundry Facility, Main Entry  
**LOT DESCRIPTION** Premium Lot  
**POOL** Community Fclty  
**POSSESSION** Negotiable  
**ROOF** Tile  
**ROOM - ADDITIONAL** Formal Dining Room, Great Room, Laundry  
**SOLAR** Solar Electrical Leased  
**STYLE** Traditional  
**TERMS** Cash, Conventional  
**WATER/SEWER** Sewer System - Public, Water - Public  
**YARD DESCRIPTION** Back Yard, Fenced, Front Yard, Patio, Patio Covered, Side Yard, Sprinklers Automatic

**HOA Information**

**HOA?:** Yes                      **HOA Name:** VINEYARDS@MARSH CREEK                      **HOA Phone:** 925 626-8150                      **Fee \$:** 366  
**Fee Freq:** Monthly                      **Litigation:** Yes                      **Transfer Fees:** Paid by Buyer  
**HOA Amenities:** Club House, Greenbelt, Gym/Exercise Facility, Security Gate, Spa, Tennis Court(s), Other, 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, Other

**Buyer Agent:** Michelle M Fanto-Chan - Agt: 925-899-1700                      Coldwell Banker - Off: 925-837-4100  
**Sale Price:**                      **Sale/Orig \$:**                      **Sale/Last \$:**                      **List \$/SqFt:** \$551                      **Sale\$/SqFt:**                      **Sale Terms:**  
**Concessions:**                      **Buyer Agent DRE#** 02049765                      **# of offers:**

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**Provided By:** Carolyn Young                      **DRE:** 00800739                      **04/20/2022**