

**RESIDENTIAL****Detached****Active - Coming Soon****List Price: \$789,500****MLS #: 41032716****1600 Frascati Way****Unit:****BRENTWOOD****CA****94513****Contra Costa****List Date: 7/11/2023 Orig Price: \$789,500****Pend Date:****Off Mkt:****Media Link:****COE Date:****Sold Price:****Media Link 2:****Print/Email:****Property Information**

<b>Bedrooms:</b> 2	<b>Total Rms:</b> 6	<b>Garage Spcs:</b> 4	<b>Year Built:</b> 2016
<b>Baths/Par:</b> 2 / 0	<b>Stories:</b> One Story	<b>Total Prk Spcs:</b>	<b>Age:</b> 7
<b>SqFt:</b> 1641	<b>Source:</b> Builder	<b>Fireplaces:</b> 0	<b>Acres:</b> 0.130000
<b>Pool:</b> Community	<b># of Units:</b>	<b>Lot SqFt:</b> 5,600	<b>Own Type:</b>
<b>D/N/S:</b> TRILOGY VINEYARDS	<b>Model:</b>	<b>Builder:</b> Shea Homes	
<b>Elementary School Dist:</b>	<b>High School Dist:</b>		

**Listing & Showing Information**

<b>Special Information:</b> None	<b>Associated Documents:</b> 0
<b>Directions:</b> Vineyards Pkwy->Zinfandel Dr->Frascati Way	<b>Cross St:</b> Zinfandel Dr

**Property Features:**

<b>BATH-PRIMARY INCLUDES</b> Solid Surface, Stall Shower, Tile, Updated Baths, Double Sinks, Walk-In Closet	<b>KITCHEN FEATURES</b> 220 Volt Outlet, Counter - Stone, Dishwasher, Eat In Kitchen, Garbage Disposal, Gas Range/Cooktop, Island, Microwave, Oven Built-in, Range/Oven Built-in, Refrigerator, Self-Cleaning Oven, Updated Kitchen, Wet Bar
<b>BATH NON-PRMY INCLUDE</b> Shower Over Tub, Tile, Updated Baths	<b>LAUNDRY</b> 220 Volt Outlet, Dryer, In Laundry Room, Washer
<b>COOLING</b> Central 1 Zone A/C	<b>LEVEL - STREET</b> 2 Bedrooms, 2 Baths, Laundry Facility, No Steps to Entry, Main Entry
<b>CONSTRUCTION STATUS</b> Existing	<b>LOT DESCRIPTION</b> Corner, Level, Premium Lot
<b>DISCLOSURES</b> Other - Call/See Agent	<b>PETS</b> Allowed - Yes
<b>ENERGY SAVING FEATURE</b> Solar Available, Appliances, Water Heater, Windows	<b>POOL</b> Hot Tub, In Ground, Lap Only, Spa, Pool House
<b>EQUIPMENT ADDITIONAL</b> Garage Door Opener, Intercom, Water Heater Electric, Water Softener System, Tankless Water Heater, Carbon Mon Detector, Security Gate, Smoke Detector, Solar	<b>POSSESSION</b> COE
<b>EXTERIOR</b> Dual Pane Windows, Stone, Stucco, Siding - Stucco	<b>ROOF</b> Tile
<b>FIREPLACES</b> None	<b>ROOM - ADDITIONAL</b> Den, Dining Area, Family Room, Kitchen/Family Combo, Office, Kitchen, Laundry, Primary Bathroom, Primary Bedroom
<b>FLOORING</b> Tile, Carpet	<b>SOLAR</b> Solar Electrical Owned
<b>GARAGE/PARKING</b> Attached Garage, Off Street Parking	<b>STYLE</b> Contemporary, Custom
<b>HEATING</b> Forced Air 1 Zone	<b>TERMS</b> Cash, Conventional, 1031 Exchange, FHA, VA

**Public Remarks**

Welcome to this beautiful 2 bedroom 2 bathroom single story home in the highly desirable Trilogy at the Vineyards in Brentwood. This home features high end quartz counter tops, custom kitchen cabinetry, farm house sink, coffee bar, dual pane windows, and tile flooring. This home features solar, tankless water heater, water softener system, and is wired for EV charger. The corner unit layout provides privacy and has been nicely landscaped including artificial turf. This is a 55 + and over gated community where the resort style amenities keeps you from leaving with their state of the art club house, restaurant, lounge, pool, spa, sports courts and so much more. You don't want to miss this one. Welcome home!

**HOA Information**

<b>HOA?:</b> Yes	<b>HOA Name:</b> CALL LISTING AGENT	<b>HOA Phone:</b> 925-809-7180	<b>Fee \$:</b> 395
<b>Fee Freq:</b> Monthly	<b>Litigation:</b> No <b>Transfer Fees:</b>		
<b>HOA Amenities:</b> Club House, Golf Course, Greenbelt, Gym/Exercise Facility, Pool, Sauna, Security Gate, Spa, Tennis Court(s), BBQ Area			
<b>HOA Documents:</b> Budget, Bylaws, CC&R'S, Financial Statement			
<b>HOA Fees Include:</b> Common Area Maint, Management Fee, Reserves			

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**Provided By:** Carolyn Young - Agt: 925-963-0093**DRE:** 800739

07/13/2023