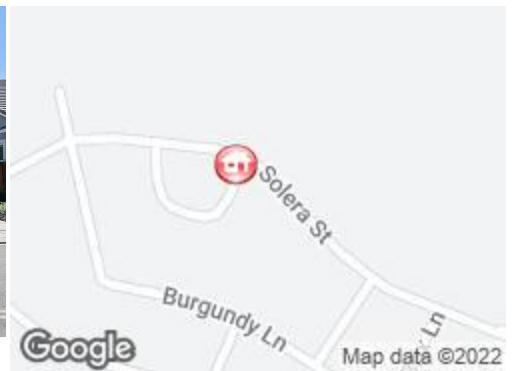


**RESIDENTIAL**  
Detached

**New** **List Price: \$1,350,000**  
**1600 Meritage Loop** **Unit:**  
**BRENTWOOD** **CA** **94513**  
**MLS# 41008942** **Storie One**  
**Orig Price: \$1,350,000** **Sold Price:**  
**List Date: 9/17/2022** **Off Mkt Date:**  
**Pend Date:** **COE:**  
**D/N/S: TRILOGY VINEYARDS**  
**DOM: 1** **CDOM: 1**  
**Model:** **Builder:**



[Print/Email:](#)

**Property Information**

**Bedrooms:** 3 **Yr Blt:** 2022 **Garage Spcs:** 2 **Total Rms:** 8 **Own Type:**  
**Baths/Par:** 2 / 1 **Age:** 0 **Total Prk** **# of Units:** **% Own Occ:**  
**SqFt:** 2054 **Acres:** 0.170000 **Fireplaces:** 2 **Pool:** Community **Units Floor:** **TIC %:**  
**Source:** Public Records **Lot SqFt:** 7,465 **ElemSchool Dist:** **High School District:**

**Showing & Listing Information**

**Occ By:** Vacant **Occ Name:** **Occ Phone:** **Supra Box?:** No **Spec Info:** None  
**Show Info:** Seller will let you in remotely **24 Hr. Notice Req?:** No **Lockbox Location:**  
**Directions:** Vineyards-Solera-Meritage Loop **Cross St:** Solera **Associated Docs:** 0  
**List Type:** Excl Right **Comp Selling Ofc:** 2.5 **% Dual/Variable:** Yes **List Service:** Full Service **LA-DRE#:** 01270605  
**List Agt:** Monica Timms - Agt: 925-6390901 **monica@monicatimms.com** **Broker DRE#:** 02014153  
**Co-List:** **List Ofc:** Artistree Real Estate - Off: 925-2080585 **Agent Hit Count:**  
**Zoning:** **APN:** 007-740-026 **Census Tract:** **Point of Sale Ord:** No **City Transfer Tax:** No **Client Hit Count:**  
**Disclosures Link:** **Showing Link:** [Schedule a Showing](#)  
**Primary Showing Contact:** Please text listing agent with 2 hr **Primary Showing Phone:** (925) 639-0901 AGENT

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

New construction. Never lived in. Exquisite single level w/designer features. Fit & finishes: GE Monogram appliances, built in fridge, undercounter beverage station, 6 burner gas range, convection micro + plus 3rd oven, gourmet cabinets, designer island & clear glass uppers w/LED lights. Full extension pot/pan drawers, cabinetry wrapped hood & soft close hinges on doors/drawers in whole house. Full slab quartz backsplash, pencil edge countertops, full slab primary bath surround w/semi glass enclosure. Pre-wiring for fans/pendant lights. Upgraded outlets/dedicated circuits. Tile floors throughout. Loggia courtyard w/fireplace & approved plans for addition. Great room w/fireplace, corner multi slide doors. Ceiling beams in great room, primary & den. Insulation package, Smart Home Theater & Music, exterior Ring & Smart Security Package w/floodlight, cameras, carbon/smoke, security devices, water leak sensors, Away Mode, Vacation Mode & Good Night Secure Mode. Kohler bath fixtures, PureFlo

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

Please allow 2 hours notice for showings. Text Monica at (925) 639-0901 for confirmation. Seller will allow access via Ring system (remotely). Seller purchased property in 2021 with intention to move in and decided not to, due to health reasons. Seller had intentions to turn loggia into additional living space. Plans were approved by HOA but cannot transfer so buyer will need to apply again if addition is desired. Contractor is still available and willing to complete addition. Agent can put buyers in touch with contractor for more information if serious. Front is fully landscape. Back landscaping is incomplete. 3rd bedroom is setup as a den per builder option. Buyer shall have 6 months by HOA to complete rear landscaping.

**Property Features:**

**BATH-PRIMARY INCLUDES** Solid Surface, Updated Baths, Double Sinks, Walk-In Closet  
**BATH NON-PRMY INCLUDE** Updated Baths  
**COOLING** Central 1 Zone A/C  
**CONSTRUCTION STATUS** New Construct - Completed  
**DISABLED FEATURES** Accessible Hallway(s), Accessible Full Bath, Accessible Kitchen, Accessible Doors  
**DISCLOSURES** Building Restrictions, Senior Living, Disclosure Package Avail  
**ENERGY SAVING FEATURE** Caulked/Sealed, Energy Star Appliances, Energy Star Lighting, Insulation - Other, Low Flow Toilet, Smart Home System, Solar Power, Thermostat Controller, Walls Insulated, Weather Stripping  
**EQUIPMENT ADDITIONAL** Security Alarm - Owned, Water Filter System, Carbon Mon Detector, Secured Access, Security System Owned, Smoke Detector, Video System, Solar  
**EXTERIOR** Stucco  
**FIREPLACES** Family Room, Other  
**KITCHEN FEATURES** Breakfast Nook, Counter - Solid Surface, Dishwasher, Double Oven, Eat In Kitchen, Garbage Disposal, Gas Range/Cooktop, Island, Microwave, Oven Built-in, Self-Cleaning Oven, Updated Kitchen  
**LAUNDRY** Hookups Only, In Laundry Room, Cabinets  
**LEVEL - STREET** 2 Bedrooms, 2.5 Baths, Primary Bedrm Suite - 1, Laundry Facility, No Steps to Entry, Main Entry  
**LOT DESCRIPTION** Close To Clubhouse, Front Yard, Landscape Front, Private  
**POOL** See Remarks  
**POSSESSION** Immediate  
**ROOF** Tile  
**ROOM - ADDITIONAL** Dining Area, Kitchen/Family Combo, Other, Laundry  
**SOLAR** Solar Electrical Leased  
**STYLE** Mediterranean  
**TERMS** Cash, Conventional  
**VIEWS** Hills  
**WATER/SEWER** Sewer System - Public, Water - Public

**HOA Information**

**HOA?:** Yes **HOA Name:** VINEYARDS@MARSH CREEK **HOA Phone:** 925-679-4855 **Fee \$:** 366  
**Fee Freq:** Monthly **Litigation:** No **Transfer Fees:** Paid by Buyer  
**HOA Amenities:** Club House, Pool, Security Gate, Spa, Tennis Court(s), Other, Activities Available, Game Court Exterior, Recreation Facilities, See  
**HOA Documents:** Budget, Bylaws, CC&R'S, Financial Statement, Reserve Study, Rules and Regulations  
**HOA Fees Include:** Common Area Maint, Management Fee, Reserves, Security/Gate Fee, Maintenance Grounds, Organized Activities

**Buyer Agent:**  
**Sale Price:** **Sale/Orig \$:** **Sale/Last \$:** **List \$/SqFt:** \$657 **Sale\$/SqFt:** **Sale Terms:**  
**Concessions:** **Buyer Agent DRE#** **# of offers:**

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**Provided By:** Carolyn Young **DRE:** 00800739 **09/18/2022**