

RESIDENTIAL
Detached

New **List Price: \$829,000**
1606 Frascati Way **Unit:**
BRENTWOOD **CA** **94513-52**
MLS# 41009746 **Storie One**
Orig Price: \$829,000 **Sold Price:**
List Date: 9/26/2022 **Off Mkt Date:**
Pend Date: **COE:**
D/N/S: TRILOGY VINEYARDS
DOM: 5 **CDOM: 5**
Model: Costa Del Sol **Builder: Shea**



Print/Email:

Property Information

Bedrooms: 2	Yr Blt: 2015	Garage Spcs: 2	Total Rms: 7	Own Type:
Baths/Par: 2 /	Age: 7	Total Prk	# of Units:	% Own Occ:
SqFt: 1737	Acres: 0.120000	Fireplaces: 1	Pool: Community	TIC %:
Source: Public Records	Lot SqFt: 5,411	ElemSchool Dist:	High School District:	

Showing & Listing Information

Occ By: Vacant	Occ Name:	Occ Phone:	Supra Box?: Yes	Spec Info: None
Show Info: call Agent		24 Hr. Notice Req?: No	Lockbox Location: gas meter	
Directions: Vineyard Pkwy to Zinfandel to Frascati	Cross St: Zinfandel	Associated Docs: 0		
List Type: Excl Right	Comp Selling Ofc: 2.5	% Dual/Variable: Yes	List Service: Full Service	LA-DRE#: 01369881
List Agt: Janice Kutner - 925-963-3567		janicekutner@yahoo.com		Broker DRE#: 01499008
Co-List:	List Ofc: Bhhs Drysdale Properties - Off: 925-634-3200	Point of Sale Ord: No	City Transfer Tax: No	Agent Hit Count:
Zoning: APN: 007650018	Census Tract:			Client Hit Count:
Disclosures Link:	Showing Link:			
Primary Showing Contact:	Primary Showing Phone: 925 9633567			

*****Remarks*****

Stunning home in the Trilogy at the Vineyards 55+ Active Adult Resort Community. This Light and Bright Home features gorgeous Natural Wood Floors throughout the Living Area, Kitchen and the Office/Den. The Living Room has a Gas Fireplace with a Beautiful Surround and Mantel and a Built-in Entertainment Center. Quartz Counters, Decorative Full Backsplash, Upgraded Cabinets, and Stainless Steel Appliances, including Refrigerator, in the Kitchen. Lovely, Upgraded Lighting Fixture in the Formal Dining Room and Pendant Lights over the Breakfast Bar. Low Maintenance Backyard with Extended Covered Patio and Stamped Concrete. Enjoy the wonderful Resort Amenities, including Indoor and Outdoor Pools, Exercise Facilities and Classes, Tennis and Pickleball Courts, a Bocce Park, and the Gorgeous Clubhouse with Game Room, Restaurant, Library, Spa and so much more!

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

Easy to show! Call Janice (925) 963-3567 before showing for gate code. Please do not use Showing Time. TV in living room can stay. This home has Builder Pre-Paid Solar Lease. Please be sure to show the Clubhouse and all the wonderful amenities!

Property Features:

COOLING Central 1 Zone A/C	KITCHEN FEATURES Breakfast Bar, Counter - Solid Surface, Dishwasher, Eat In Kitchen, Garbage Disposal, Ice Maker Hookup, Island, Microwave, Oven Built-in
CONSTRUCTION STATUS Existing	LAUNDRY 220 Volt Outlet
DISCLOSURES Architectural Apprl Req, Building Restrictions	LEVEL - STREET 2 Bedrooms, 2 Baths, Primary Bedrm Suite - 1, Laundry Facility, Main Entry
EQUIPMENT ADDITIONAL Window Coverings, Tankless Water Heater, Carbon Mon Detector	LOT DESCRIPTION Level, Regular
EXTERIOR Stucco	POOL None
FIREPLACES Gas Burning, Living Room	POSSESSION COE
FLOORING Tile, Carpet, Wood	ROOF Tile
GARAGE/PARKING Attached Garage	ROOM - ADDITIONAL Dining Area, Family Room, Office
HEATING Forced Air 1 Zone	SOLAR Solar Electrical Leased
	STYLE Other
	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: 925 676-8150	Fee \$: 366
Fee Freq: Monthly	Litigation: Yes	Transfer Fees:	
HOA Amenities: Club House, Greenbelt, Gym/Exercise Facility, Pool, Spa, Tennis Court(s), Other, Activities Available, Barbeque, BBQ Area			
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:	Sale/Orig \$:	Sale/Last \$:	List \$/SqFt: \$477	Sale\$/SqFt:	Sale Terms:
Sale Price:	Buyer Agent DRE#	# of offers:			
Concessions:					

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Provided By: Carolyn Young **DRE:** 00800739 **10/01/2022**