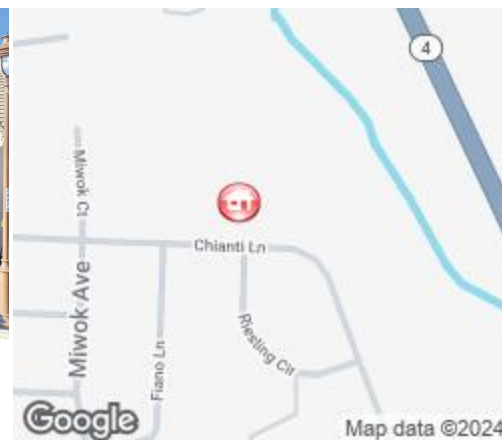


RESIDENTIAL**Detached****Active****List Price: \$819,900****MLS #: 41072395****1617 Chianti Ln****Unit:****BRENTWOOD****CA****94513****Contra Costa****List Date: 9/6/2024****Orig Price: \$819,900****Pend Date:****Off Mkt:****Media Link:****COE Date:****Sold Price:****Media Link 2:****Print/Email:****Property Information**

Bedrooms: 2	Total Rms: 6	Garage Spcs: 2	Year Built: 2016
Baths/Par: 2 / 0	Stories: One Story	Total Prk Spcs:	Age: 8
SqFt: 1531	Source: Public Records	Fireplaces: 0	Acres: 0.110000
Pool: Community	# of Units:	Lot SqFt: 4,656	Own Type:
D/N/S: TRILOGY VINEYARDS	Model:	Builder:	
Elementary School Dist:	High School Dist:		

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

COOLING Central 1 Zone A/C	KITCHEN FEATURES 220 Volt Outlet, Counter - Stone, Dishwasher, Garbage Disposal, Gas Range/Cooktop, Ice Maker Hookup, Island, Microwave
CONSTRUCTION STATUS Existing	LAUNDRY 220 Volt Outlet, In Laundry Room
DISCLOSURES Architectural Apprl Req, Building Restrictions	LEVEL - STREET 1 Bedroom, 2 Baths, Primary Bedrm Suite - 1, Laundry Facility, Main Entry
EQUIPMENT ADDITIONAL Garage Door Opener, Window Coverings, Tankless Water Heater, Smoke Detector, Solar	LOT DESCRIPTION Level
EXTERIOR Stucco	POOL None
FIREPLACES None	POSSESSION COE
FLOORING Laminate, Tile, Carpet	ROOF Tile
FOUNDATION Slab	ROOM - ADDITIONAL Library, Other, Great Room
GARAGE/PARKING Attached Garage	SOLAR Other
HEATING Forced Air 1 Zone	STYLE Traditional
	TERMS Cash, Conventional
	WATER/SEWER Water - Public
	YARD DESCRIPTION Back Yard, Fenced, Patio, Side Yard, Sprinklers Automatic

Public Remarks

Come Join the Finest 55+ Resort Living the Bay Area has to offer at Trilogy Vineyards! Exclusive Clubhouse with indoor & outdoor pools, cabanas, full service gym & spa, and activities galore: Tennis, Pickleball, Bocce Ball, Wine Barn, Field Trips, Dance Classes and packed Social Calendar. Enjoy the full service restaurant and cafe along with regular family and holiday dining events. Several local Golf Courses & Country Clubs are within a 10-15 min drive. Waltz into this Move-in-Ready Navarra Model a Spanish style home that boasts over \$60,000 in upgrades: 2 bed 2 bath with an additional flexible space. Stunning hardwood floors throughout, light and bright kitchen features gorgeous granite counters, custom backsplash, island panelling, which accents the dark wood cabinets & stainless appliances. LED lighting throughout. Spacious living area with stacked stone great room wall, large primary suite with custom closet by Closet World w/ quartzite bathroom vanity with tile shower. 10' ceilings add to the airy feel and the well designed flex room provides generous laundry and storage plus serves as a home office with a large built-in desk with laterals. Solid travertine patio pavers and sun sail shade to keep things cool. Located on a quiet lane across from a park and no rear neighbors.

HOA Information**HOA?:** Yes **HOA Name:** TRILOGY**HOA Phone:** 9256268148**Fee \$:** 416**Fee Freq:** Monthly**Litigation:** Yes **Transfer Fees:****HOA Amenities:** Club House, Greenbelt, Gym/Exercise Facility, Pool, 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:** Management Fee, Reserves, Other

©Bay East, CCAR, bridgeMLS. Based on information from Bay East and Contra Costa Association of REALTORS® and bridgeMLS. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. If a floor plan is included, the floor plan is for illustrative purposes only, and the actual dimensions and layout of the home may differ from the floor plan. Buyer is urged to make a detailed inspection of the property, and if any aspect of a floor plan is critical to the buyer's decision to purchase, buyer must conduct their own measurements and inspection. Properties may or may not be listed by the office/agent presenting the information.

Provided By: Carolyn Young - Agt: 925-963-0093**DRE:** 00800739**09/14/2024**

