

**RESIDENTIAL
Townhouse**

New **List Price: \$989,000**
1631 Healing Rock Ct **Unit:**
BRENTWOOD **CA** **94513**
MLS# 41004713 **Area: 6400** **Storie One**
Orig Price: \$989,000 **Sold Price:**
List Date: 8/9/2022 **Off Mkt Date:**
Pend Date: **COE:**
D/N/S: TRILOGY VINEYARDS
DOM: 3 **CDOM: 3**
Model: **Builder:**



Print/Email:

Property Information

Bedrooms: 2 **Yr Blt:** 2006 **Garage Spcs:** 2 **Total Rms:** 6 **Own Type:**
Baths/Par: 2 / 0 **Age:** 16 **Total Prk** **# of Units:** 1 **% Own Occ:** 99
SqFt: 1737 **Acres:** 0.169400 **Fireplaces:** 2 **Pool:** Community **Units Floor:** 1 **TIC %:**
Source: Public Records **Lot SqFt:** 7,380 **ElemSchool Dist:** **High School District:**

Showing & Listing Information

Occ By: Owner **Occ Name:** **Occ Phone:** **Supra Box?:** No **Spec Info:** None
Show Info: Owner Access **24 Hr. Notice Req?:** No **Lockbox Location:**
Directions: Trilogy Parkway to Club Los Meganos **Cross St:** Trilogy Parkway **Associated Docs:** 0
List Type: Excl Right **Comp Selling Ofc:** 2 **% Dual/Variable:** No **List Service:** Full Service **LA-DRE#:** 01996353
List Agt: OUT OF AREA OUT **Support@bridgmls.com** **Broker DRE#:** 01927637
Co-List: **List Ofc:** OUT OF AREA - NON MEMBER - Off: 925-363-2333 **Agent Hit Count:**
Zoning: **APN:** 007-560-022 **Census Tract:** **Point of Sale Ord:** No **City Transfer Tax:** No **Client Hit Count:**
Disclosures Link: **Showing Link:** [Schedule a Showing](#)
Primary Showing Contact: John Ford **Primary Showing Phone:** (626) 213-8000

*****Remarks*****

Trilogy at the Vineyards 55+ resort community, Gated Porto Village. This was their top of the line model home (Costa Del Sol), absolutely stunning with no expenses spared. Located in the only village with cobble stone pavers lining the street (Porto Village). The village is within a few minute walk to the Club Los Meganos with an abundance of amenities. The house features over \$160K in upgrades including built-in-cabinets and bookcases throughout, crown molding, blue pearl granite tile, exterior fireplace, bamboo wood flooring, home office with fully built in executive desk and custom cabinets (STUNNING), home theater package, stainless steel appliances, epoxy garage floor AND Solar Panels. Over \$60K in the backyard landscape with concrete sidewalks, retaining walls, outdoor lighting, automated watering system, and staircase to an abundance of fruit trees. Fruit trees include apples, pears, cherries, apricots, pomegranates, and nectarines.

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

LA John Ford - 01996353 - (626) 213-8000 - john@fordteam.com LO Realty Masters & Associates, Inc - 01927637 FIRST SHOWING WILL BE OPEN HOUSE ON JULY 23rd After Open House: Please text name, DRE, date/time of showing, wait for confirmation. Owner occupied.

Property Features:

<p>BATH-PRIMARY INCLUDES Skylight, Solid Surface, Stall Shower, Updated Baths COOLING Central 1 Zone A/C CONSTRUCTION STATUS Existing DISCLOSURES Special Assmt/Bonds, Senior Living ENERGY SAVING FEATURE Energy Star HVAC, Energy Star Windows Doors, Solar Power EQUIPMENT ADDITIONAL Garage Door Opener, Mirrored Closet Door(s), Stereo Speakers Built-In, Water Heater Gas, Window Coverings EXTERIOR Stone, Stucco FIREPLACES Gas Burning FLOORING Hardwood Floors, Tile FOUNDATION Slab GARAGE/PARKING Attached Garage HEATING Forced Air 1 Zone</p>	<p>KITCHEN FEATURES Breakfast Bar, Counter - Stone, Garbage Disposal, Gas Range/Cooktop, Island, Pantry, Updated Kitchen LAUNDRY Dryer, In Laundry Room, Washer LEVEL - LOWER No Steps to Entry LEVEL - STREET Primary Bedrm Retreat, No Steps to Entry, Main Entry LOT DESCRIPTION Close To Clubhouse, Cul-De-Sac POOL In Ground POSSESSION COE ROOF Tile ROOM - ADDITIONAL Office, Sun Porch SOLAR Solar Electrical Owned STYLE Other TERMS Conventional UNIT FEATURE Other WATER/SEWER Sewer System - Private, Water - Public YARD DESCRIPTION Back Yard, Fenced, Front Yard, Patio Covered, Sprinklers</p>
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HOA Information

HOA?: Yes **HOA Name:** NOT LISTED **HOA Phone:** 9251111111 **Fee \$:** 335
Fee Freq: Monthly **Litigation:** No **Transfer Fees:** Paid by Seller
HOA Amenities: Club House, Golf Course, Greenbelt, Gym/Exercise Facility, Pool, Racquetball, Sauna, Security Gate, Spa, Tennis Court(s)
HOA Documents: Other HOA Docs
HOA Fees Include: Common Area Maint, Security/Gate Fee, Trash Removal

Buyer Agent:
Sale Price: **Sale/Orig \$:** **Sale/Last \$:** **List \$/SqFt:** \$569 **Sale\$/SqFt:** **Sale Terms:**
Concessions: **Buyer Agent DRE#** **# of offers:**

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Provided By: Carolyn Young **DRE:** 00800739 **08/12/2022**