

RESIDENTIAL**Detached****Active****List Price: \$995,950****MLS #: 41068130****1643 Gamay Ln****Unit:****BRENTWOOD****CA****94513-4331****Contra Costa****List Date: 7/30/2024 Orig Price: \$995,950****Pend Date:****Off Mkt:****Media Link:****COE Date:****Sold Price:****Media Link 2:****Print/Email:****Property Information**

Bedrooms: 2	Total Rms: 8	Garage Spcs: 2	Year Built: 2007
Baths/Par: 2 / 1	Stories: One Story	Total Prk Spcs:	Age: 17
SqFt: 2280	Source: Public Records	Fireplaces: 2	Acres: 0.190000
Pool: Community	# of Units:	Lot SqFt: 6,113	Own Type:

D/N/S: TRILOGY VINEYARDS**Model:** Treamonti**Builder:** Shea**Elementary School Dist:****High School Dist:****Listing & Showing Information**

Concessions Considered:	Special Information: None	Associated Documents: 0
Directions: Vineyards Pkwy. to Latour Gate to		Cross St: Latour Ave

Property Features:

BATH-PRIMARY INCLUDES Stall Shower, Tile, Tub, Double Sinks, Walk-In Closet	KITCHEN FEATURES 220 Volt Outlet, Counter - Solid Surface, Dishwasher, Double Oven, Garbage Disposal, Gas Range/Cooktop, Island, Microwave, Refrigerator
BATH NON-PRMY INCLUDE Shower Over Tub, Tile	LAUNDRY 220 Volt Outlet, Hookups Only, In Laundry Room
COOLING Ceiling Fan(s), Central 1 Zone A/C	LEVEL - STREET 2 Bedrooms, 2.5 Baths, Primary Bedrm Suite - 1, Primary Bedrm Suites - 2, Laundry Facility, Main Entry
CONSTRUCTION STATUS Existing	LOT DESCRIPTION Level
DISABLED FEATURES None	PETS Number Restrictions
DISCLOSURES Architectural Apprl Req	POOL None
ENERGY SAVING FEATURE Solar Available	POSSESSION Negotiable
EQUIPMENT ADDITIONAL Fire Sprinklers, Garage Door Opener	ROOF Tile
EXTERIOR Stone, Stucco	ROOM - ADDITIONAL Formal Dining Room, Office, Great Room
FIREPLACES Family Room, Gas Starter, Other	SOLAR Other
FLOORING Tile, Carpet	STYLE Traditional
FOUNDATION Slab	TERMS Cash, Conventional
GARAGE/PARKING Attached Garage	WATER/SEWER Sewer System - Public, Water - Public
HEATING Forced Air 1 Zone, Solar	YARD DESCRIPTION Back Yard, Fenced, Front Yard, Patio, Side Yard,
INSPECTIONS/REPORTS None	

Public Remarks

Over 55 Resort Living in Trilogy. We have priced this lovely property very aggressively. Just compare the latest sales of the same model. Private, front patio area brings you into the impressive, entry with accent tile borders. All with the high ceilings gives such a spacious feel. Guest suite with lovely Murphy Bed, shelves and drawers, Powder room, Large Office, a very grand granite entertaining/eating counter and plenty of other counter space. Tile backsplash, Double ovens, Pull-outs & microwave. Large Great Room, and formal Dining Room. Spacious Primary Bedroom with lovely Bathroom, cabinets and drawers and large, walk-in closet. Very lush back yard with patio, fireplace, arbor and decorator touches. the remaining term for the Power Purchase Solar contract will be transferred to Buyer. Clubhouse, cafe, Spa & Gym Facility, indoor & outdoor pools, pickleball/bocce/tennis courts, on-site & off-site activities

HOA Information

HOA?: Yes	HOA Name: TRILOGY	HOA Phone: 925 626 8148	Fee \$: 416
Fee Freq: Monthly	Litigation: Yes	Transfer Fees: Paid by Buyer	
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			

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Provided By: Carolyn Young - Agt: 925-963-0093**DRE:** 00800739**08/23/2024**

