

**RESIDENTIAL**  
Detached

**Active**                      **List Price: \$799,499**  
**1649 Gamay Ln**                      **Unit:**  
**BRENTWOOD**                      **CA**                      **94513**  
**MLS# 40999260**                      **Area: 6400**                      **Storie One**  
**Orig Price: \$859,500**                      **Sold Price:**  
**List Date: 6/24/2022**                      **Off Mkt Date:**  
**Pend Date:**                      **COE:**  
**D/N/S: TRILOGY VINEYARDS**  
**DOM: 32**                      **CDOM: 32**  
**Model:**                      **Builder:**




**Print/Email:**

**Property Information**

**Bedrooms:** 2                      **Yr Blt:** 2006                      **Garage Spcs:** 2                      **Total Rms:** 7                      **Own Type:**  
**Baths/Par:** 2 / 0                      **Age:** 16                      **Total Prk**                      **# of Units:**                      **% Own Occ:**  
**SqFt:** 1737                      **Acres:** 0.110000                      **Fireplaces:** 1                      **Pool:** Community                      **Units Floor:**                      **TIC %:**  
**Source:** Public Records                      **Lot SqFt:** 4,898                      **ElemSchool Dist:**                      **High School District:**

**Showing & Listing Information**

**Occ By:** Owner                      **Occ Name:** Owner                      **Occ Phone:** 925-550-2689                      **Supra Box?:** Yes                      **Spec Info:** None  
**Show Info:** Appt Only                      **24 Hr. Notice Req?:** Yes                      **Lockbox Location:** gas meter  
**Directions:** Vintage Pkwy/Latour/Gamay                      **Cross St:** Latour                      **Associated Docs:** 0  
**List Type:** Excl Right                      **Comp Selling Ofc:** 2.5%                      % **Dual/Variable:** No                      **List Service:** Full Service                      **LA-DRE#:** 01512772  
**List Agt:** Lisa M Reinsmith - Cell: 925-550-2689                      lisa.reinsmith@yahoo.com                      **Broker DRE#:** 02029047  
**Co-List:**                      **List Ofc:** Wr Properties - Off: 925-634-3669                      **Agent Hit Count:**  
**Zoning:**                      **APN:** 007-510-030                      **Census Tract:**                      **Point of Sale Ord:** No                      **City Transfer Tax:** No                      **Client Hit Count:**  
**Disclosures Link:** Disclosures Link                      **Showing Link:**                        
**Primary Showing Contact:** List Agent                      **Primary Showing Phone:** 925-550-2689

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

WOW!!! Look at This New Price!!! Stunning Trilogy 2 bd/2 bath with over 1700 sf of spacious living area. Solid Wood Front door with captivating glass inlet, Kitchen with Stainless Steel Appliances & beautiful Pendant Lights over the Center Table Island. Ceiling fans in Living Areas & Bedrooms. Immaculate Move in Ready home in an AMAZING Luxury 55+ Vineyard Community lined with grapevines, wide streets and a multitude of amenities including tennis courts, indoor and outdoor pools, cabanas, Full Spa Facilities, gathering areas, firepit... the list goes on. Or just escape into the well appointed private backyard with Pergola, Large Stone Fireplace, Built-in BBQ, Relaxing Water Fountain Feature, lush landscaping & accent lighting. The Master bathroom features his and hers sinks, beautiful glass enclosed shower with tile decor & a walk in closet with custom shelving. What more can we say, this is a MUST SEE!!!

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

24 Hr Notice if Possible; By Appt Only (arrangements needed for pets); Gate Code with Confirmed Appt. SOLAR is with Tesla, Lease Transfer required. Some furnishings & gym equipment available for purchase (outside of the sale transaction). Disclosure link to be added 6/25 & available upon request by email. No reports. PLEASE make sure cats are not let out by closing all exterior doors behind you when showing. Pre Escrow #6859576 Opened with Shannon Viramontes, First American Title (requested but not required). Thank you for showing!

**Property Features:**

**COOLING** Ceiling Fan(s), Central 1 Zone A/C  
**CONSTRUCTION STATUS** Existing  
**DISCLOSURES** Other - Call/See Agent, Senior Living  
**EQUIPMENT ADDITIONAL** Dryer, Washer, Water Softener System  
**EXTERIOR** Stucco & Stone  
**FIREPLACES** Decorative Only, Gas Burning  
**FLOORING** Tile, Carpet  
**GARAGE/PARKING** Attached Garage  
**HEATING** Forced Air 1 Zone  
**INSPECTIONS/REPORTS** None  
**KITCHEN FEATURES** Breakfast Bar, Dishwasher, Garbage Disposal, Island, Microwave, Range/Oven Built-in, Refrigerator  
**LAUNDRY** Dryer, Washer, Sink  
**LEVEL - STREET** 1 Bedroom, 2 Baths, Primary Bedrm Suite - 1, Laundry Facility, Other, Main Entry  
**LOT DESCRIPTION** Level, Regular, Vineyard, Landscape Back, Landscape Front  
**POOL** Other, See Remarks  
**POSSESSION** COE  
**ROOF** Tile  
**ROOM - ADDITIONAL** Den, Florida/Screen Room, Formal Dining Room, Kitchen /Family Combo, Kitchen, Laundry, Living Room, Primary Bathroom  
**SOLAR** Solar Electrical Leased  
**STYLE** Contemporary  
**TERMS** Cash, Conventional, Other  
**WATER/SEWER** Sewer System - Public, Water - Public  
**YARD DESCRIPTION** Back Yard, Front Yard, Patio Covered, Side Yard,

**HOA Information**

**HOA?:** Yes                      **HOA Name:** VINEYARDS@MARSH CREEK                      **HOA Phone:** 925 626-8150                      **Fee \$:** 366  
**Fee Freq:** Monthly                      **Litigation:** No                      **Transfer Fees:**  
**HOA Amenities:** Club House, Golf Course, Greenbelt, Pool, Security Gate, Spa, Tennis Court(s)  
**HOA Documents:** Budget, Bylaws, CC&R'S, Rules and Regulations, Other HOA Docs  
**HOA Fees Include:** Management Fee, Reserves, Other

**Buyer Agent:**  
**Sale Price:**                      **Sale/Orig \$:**                      **Sale/Last \$:**                      **List \$/SqFt:** \$460                      **Sale\$/SqFt:**                      **Sale Terms:**  
**Concessions:**                      **Buyer Agent DRE#**                      **# of offers:**

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**Provided By:** Carolyn Young                      **DRE:** 00800739                      **07/26/2022**