

RESIDENTIAL**Detached****Active****List Price: \$879,900****MLS #: 41039496****1712 Chardonnay Ln****Unit:****BRENTWOOD****CA****94513****Contra Costa****List Date: 9/18/2023 Orig Price: \$879,900****Pend Date:****Off Mkt:****Media Link: Unbranded Media Link****COE Date:****Sold Price:****Media Link 2:****Print/Email:****Property Information**

Bedrooms: 2	Total Rms: 7	Garage Spcs: 2	Year Built: 2011
Baths/Par: 2 / 0	Stories: One Story	Total Prk Spcs:	Age: 12
SqFt: 1737	Source: Public Records	Fireplaces: 1	Acres: 0.120000
Pool: Community	# of Units:	Lot SqFt: 5,228	Own Type:
		Units Floor:	

D/N/S: TRILOGY VINEYARDS**Model:** Costa del Sol**Builder:** Shea Homes**Elementary School Dist:****High School Dist:****Listing & Showing Information****Special Information:** None**Associated Documents:** 0**Directions:** Zinfandel to Chardonnay**Cross St:** Zinfandel**Property Features:****BATH-PRIMARY INCLUDES** Stall Shower, Tile, Double Sinks, Stone, Walk-In Closet, Window**BATH NON-PRMY INCLUDE** Shower Over Tub, Tile, Window**COOLING** Ceiling Fan(s), Central 1 Zone A/C**CONSTRUCTION STATUS** Existing**DISCLOSURES** Architectural Apprl Req, Special Assmt/Bonds, HOA Rental Restrictions, Senior Living, Shopping Cntr Nearby, Restaurant Nearby**ENERGY SAVING FEATURE** Attic Fan**EQUIPMENT ADDITIONAL** Fire Sprinklers, Garage Door Opener, Mirrored Closet Door(s), Water Heater Gas, Water Softener System, Window Coverings, Tankless Water Heater, Carbon Mon Detector, Security System Prewired, Smoke Detector, Unguarded Gate, All Public Utilities, Cable Available, Internet Available, Natural Gas Available**EXTERIOR** Dual Pane Windows, Stone, Stucco, Window Screens**FIREPLACES** Gas Burning, Primary Bedroom**FLOORING** Tile, Carpet, Wood**KITCHEN FEATURES** Counter - Stone, Dishwasher, Garbage Disposal, Gas Range/Cooktop, Ice Maker Hookup, Island, Microwave, Oven Built-in, Refrigerator, Self-Cleaning Oven, Updated Kitchen**LAUNDRY** 220 Volt Outlet, Gas Dryer Hookup, Hookups Only, In Laundry Room, Cabinets, Sink**LEVEL - STREET** 2 Bedrooms, 2 Baths, Primary Bedrm Suite - 1, Laundry Facility, Main Entry**LOT DESCRIPTION** Level, Area Lighting, Auto Sprinkler F&R, Backyard, Front Yard, Landscape Back, Landscape Front, Landscape Misc, Private, Street Light(s)**POOL** None**POSSESSION** COE, Negotiable**ROOF** Tile**ROOM - ADDITIONAL** Den, Formal Dining Room, Office, Baths Other, Great Room, Kitchen, Laundry, Primary Bathroom, Primary Bedroom**SOLAR** None**STYLE** Traditional**Public Remarks**

Trilogy at the Vineyards - 55+ Gated Resort Community. One occupant must be 55. Costa del Sol Model. 1737 Sq. Ft. 2 Bedroom. 2 Bath. Office/Den. Formal Dining Room. Chef's kitchen with upgraded counters & backsplash, reverse osmosis, cabinets & appliances. Upgraded throughout. Wood, carpet & tile flooring. Fireplace in primary bedroom. Primary bath features custom cabinets, tile shower, lighting & more. Custom shutters. Ceiling fans. Crown molding. Custom paint. Laundry room with sink & cabinets. Upgraded garage with epoxy floors & built-in cabinets. Newer garage door opener with wi-fi. Solar attic circulation fan. Water softener. Rear yard is an entertainer's dream. Professionally landscaped. Privacy. No rear neighbors. Views. Patios. Firepit. Phantom screen doors. Front views of the vineyard. Home located in close proximity to Club Los Meganos, bocce courts, tennis & pickleball courts. This home is truly a 10+. Don't miss the opportunity to live the Trilogy lifestyle. This one won't last!!

HOA Information**HOA?:** Yes **HOA Name:** CALL LISTING AGENT**HOA Phone:** 925-676-8150**Fee \$:** 395**Fee Freq:** Monthly**Litigation:** Yes **Transfer Fees:****HOA Amenities:** Club House, Gym/Exercise Facility, Pool, Spa, Tennis Court(s), Activities Available, Game Room**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, Maintenance Grounds

©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**10/05/2023**

