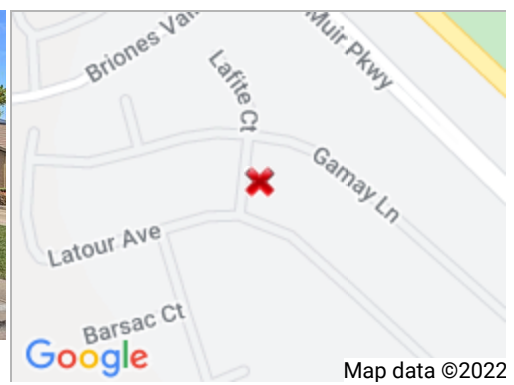


RESIDENTIAL
Detached

Price Change **List Price: \$899,950**
1755 Latour Ave **Unit:**
BRENTWOOD **CA** **94513**
MLS# 40988096 **Stories: One Story**
Orig \$: \$927,500 **Sold \$:**
List Date: 4/7/2022 **Off Mkt:**
Pend Date: **COE:**
D/N/S: TRILOGY VINEYARDS



Model:
Builder:



Print/Email:

Map data ©2022

Property Information

Bedrooms: 2	Yr Blt: 2008	Garage Spcs: 2	Total Rms: 6	Own Type:
Baths/Par: 2 / 0	Age: 14	Total Garage/Parking:	# of Units:	% Own Occ:
SqFt: 1728	Acres: 0.190000	Fireplaces: 1	Units Floor:	TIC %:
Pool: Yes				
Source: Public Records		Lot SqFt: 8,082	Elem School Dist:	High School Dist: Brentwood (925) 513-6300

Showing & Listing Information

Directions: Fairview to Latour Avenue	Spec Info: None
Cross St: Fairview	Associated Docs: 9

*****Remarks*****

Come enjoy the ultimate in active adult living at Trilogy at the Vineyards. This beautiful home shows pride of ownership on a very private and generous 8000 sq ft corner lot. Features hardwood floors throughout the living areas and primary suite, with carpet in the den and second bedroom. Plantation shutters throughout. The high ceilings gives this 1728 sq ft home a spacious and open feel. The kitchen features stainless steel appliances, granite counters, and rich cherry cabinets. The upgraded solar is a combination of solar tiles and conventional panels. Electric car charger for Tesla and other EV's in the garage. Just down the street from the world class Trilogy clubhouse, spa, swimming pools, tennis courts, and bocce ball. Don't let this one slip away!

Property Features:

COOLING Ceiling Fan(s), Central 1 Zone A/C, Window/Wall Unit(s)	KITCHEN FEATURES Counter - Stone, Dishwasher, Eat In Kitchen, Garbage Disposal, Gas Range/Cooktop, Ice Maker Hookup, Island, Microwave, Refrigerator, Self-Cleaning Oven
CONSTRUCTION STATUS Existing	LAUNDRY In Laundry Room, Sink
DISCLOSURES Nat Hazard Disclosure, Disclosure Package Avail	LEVEL - STREET 2 Bedrooms, 2 Baths, Primary Bedrm Suite - 1, Laundry Facility, No Steps to Entry, Main Entry
EQUIPMENT ADDITIONAL Garage Door Opener, Stereo Speakers Built-In, Water Heater Gas, Water Softener System, Window Coverings, Double Strapped Water Htr, Security Gate, Smoke Detector, All Public Utilities, Cable Connected, Natural Gas Connected, Solar, Individual Gas Meter	LOT DESCRIPTION Corner, Level, Auto Sprinkler F&R, Backyard, Front Yard, Landscape Back, Landscape Front, Security Gate
EXTERIOR Stucco	POOL Community Fclty
FIREPLACES Family Room	POSSESSION COE
FLOORING Hardwood Floors, Carpet	ROOF Tile
GARAGE/PARKING Attached Garage	ROOM - ADDITIONAL Den
HEATING Central	SOLAR Solar Electrical Owned
	STYLE Contemporary
	TERMS Cash, Conventional, FHA, VA
	WATER/SEWER Sewer System - Public, Water - Public, Meter on Site, Sewer Connected, Water District

HOA Information

HOA?: Yes	HOA Name: VINEYARDS@MARSH CREEK	HOA Phone: (925) 626-8150	Fee \$: 366
Fee Freq: Monthly	Litigation: Yes Transfer Fees:		
HOA Amenities: Club House, Greenbelt, Gym/Exercise Facility, Pool, Security Gate, Spa, Tennis Court(s), Activities Available, Game Cou...			
HOA Documents: Budget, Bylaws, CC&R'S, Financial Statement, Reserve Study, Rules and Regulations			
HOA Fees Include: Common Area Maint, Management Fee, Reserves, Security/Gate Fee, Insurance			

©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: 925-9630093

DRE#: 00800739

04/20/2022