

RESIDENTIAL
Detached



New **List Price: \$899,989**
1757 Latour **Unit:**
BRENTWOOD **CA** **94513**
MLS# 40992052 **Area: 6400** **Storie One**
Orig Price: \$899,989 **Sold Price:**
List Date: 5/6/2022 **Off Mkt Date:**
Pend Date: **COE:**
D/N/S: TRILOGY VINEYARDS
DOM: 1 **CDOM: 1**
Model: **Builder: Shea**




Print/Email:

Property Information

Bedrooms: 2 **Yr Blt:** 2007 **Garage Spcs:** 2 **Total Rms:** 7 **Own Type:**
Baths/Par: 2 / 0 **Age:** 15 **Total Prk** **# of Units:** **% Own Occ:**
SqFt: 1737 **Acres:** 0.130000 **Fireplaces:** 0 **Pool:** No **Units Floor:** **TIC %:**
Source: Assessor **Lot SqFt:** 5,696 **ElemSchool Dist:** **High School District:**

Showing & Listing Information

Occ By: Call Agent **Occ Name:** **Supra Box?:** Yes **Spec Info:** Successor Trustee Sale
Show Info: Text for gate code **24 Hr. Notice Req?:** No **Lockbox Location:** gas meter
Directions: Vineyards Parkway to Latour **Cross St:** Vineyards **Associated Docs:** 0
List Type: Excl Right **Comp Selling Ofc:** 2.25 **% Dual/Variable:** No **List Service:** Full Service **LA-DRE#:** 01926087
List Agt: Lisa Dukellis-Mitchener - 925-775-8060 **lisa@dukellis.com** **Broker DRE#:** 00677384
Co-List: **List Ofc:** Dukellis Real Estate - Off: 925-516-7463 **Agent Hit Count:**
Zoning: **APN:** 007-510-045 **Census Tract:** **Point of Sale Ord:** No **City Transfer Tax:** No **Client Hit Count:**
Disclosures Link: **Showing Link:** 
Primary Showing Contact: Lisa Dukellis **Primary Showing Phone:** 925-775-8060

*****Remarks*****

Beautiful home in Trilogy 55+ Active Adult Community across from a park. Well tended landscaping/garden in back yard. Outdoor fireplace for cozy evenings. New paint and carpet and ready for your personal touches. One must be 55+ to live in Trilogy. Plenty of activities, tennis, bocci, wine club, community pool, spa, & indoor lap pool, etc.

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

Temporary Gate Code 1757. 55+ active community. Owner passed away in home December 2021. Due to trust and reverse mortgage, pre-Escrow with ORT Lisa Louie #120033128 925-634-1010, requested but not required. Disclosures & Inspections https://app.disclosures.io/link/1757-Latour-Avenue-amisbc64 Text or call with questions 925-775-8060 Lisa.

Property Features:

BATH-PRIMARY INCLUDES Double Sinks, Walk-In Closet, Window
BATH NON-PRMY INCLUDE Shower Over Tub, Window
COOLING Ceiling Fan(s), Central 1 Zone A/C
CONSTRUCTION STATUS Existing
DISCLOSURES HOA Rental Restrictions, Senior Living
EQUIPMENT ADDITIONAL Smoke Detector
EXTERIOR Stucco
FIREPLACES See Remarks
FLOORING Tile, Carpet
GARAGE/PARKING Attached Garage, Garage Parking
HEATING Central
KITCHEN FEATURES Breakfast Bar, Dishwasher, Garbage Disposal, Gas Range /Cooktop, Island, Microwave, Oven Built-in
LAUNDRY Hookups Only, In Laundry Room, Sink
LEVEL - STREET 2 Bedrooms, 2 Baths, Laundry Facility, Main Entry
LOT DESCRIPTION Backyard, Front Yard
POOL See Remarks
POSSESSION COE
ROOF Tile
ROOM - ADDITIONAL Formal Dining Room, Office
SOLAR Solar Electrical Leased
STYLE Traditional
TERMS Cash, Conventional, FHA, VA
WATER/SEWER Sewer System - Public, Water - Public
YARD DESCRIPTION Landscape Back, Landscape Front

HOA Information

HOA?: Yes **HOA Name:** VINEYARDS@MARSH CREEK **HOA Phone:** 925-6268150 **Fee \$:** 366
Fee Freq: Monthly **Litigation:** Yes **Transfer Fees:** Paid by Seller
HOA Amenities: Club House, Gym/Exercise Facility, Pool, Security Gate, Spa, Tennis Court(s), Other, Activities Available, Game Court Exterior, Pet
HOA Documents: Budget, Bylaws, CC&R'S, Financial Statement, Rules and Regulations, Other HOA Docs
HOA Fees Include: Common Area Maint, Management Fee, Reserves, Security/Gate Fee, Other

Buyer Agent:
Sale Price: **Sale/Orig \$:** **Sale/Last \$:** **List \$/SqFt:** \$518 **Sale\$/SqFt:** **Sale Terms:**
Concessions: **Buyer Agent DRE#** **# of offers:**

©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 **DRE:** 00800739 **05/07/2022**