

RESIDENTIAL**Detached****Active****List Price: \$959,950****MLS #: 41053111****1818 Moscato Pl****Unit:****BRENTWOOD****CA****94513****Contra Costa****List Date: 3/22/2024 Orig Price: \$959,950****Pend Date:****Off Mkt:****Media Link:****COE Date:****Sold Price:****Media Link 2:****Print/Email:****Property Information**

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|---------------------------------|-------------------------------|----------------------------|-------------------------|
| Bedrooms: 2 | Total Rms: 7 | Garage Spcs: 2 | Year Built: 2015 |
| Baths/Par: 2 / 1 | Stories: One Story | Total Prk Spcs: | Age: 9 |
| SqFt: 2161 | Source: Public Records | Fireplaces: 1 | Acres: 0.130000 |
| Pool: Community | # of Units: | Lot SqFt: 5,849 | Own Type: |
| D/N/S: TRILOGY VINEYARDS | Model: Rioja | Builder: Shea Homes | |
| Elementary School Dist: | High School Dist: | | |

Listing & Showing Information

Comp to Selling Off: 2.5 % **Special Information:** None **Associated Documents:** 0
Directions: Use Miwok or Zinfandel Gate **Cross St:** Chianti

Property Features:

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|---|---|
| BATH-PRIMARY INCLUDES Stall Shower, Double Sinks | KITCHEN FEATURES Counter - Stone, Dishwasher, Double Oven, Eat In Kitchen, Gas Range/Cooktop, Island |
| COOLING Ceiling Fan(s), Central 1 Zone A/C | LAUNDRY In Laundry Room |
| CONSTRUCTION STATUS Existing | LEVEL - STREET 2 Bedrooms, 2.5 Baths, No Steps to Entry |
| DISCLOSURES Senior Living, Disclosure Package Avail | LOT DESCRIPTION Regular |
| EQUIPMENT ADDITIONAL Fire Sprinklers, Garage Door Opener, Water Heater Gas, Tankless Water Heater, Solar | POOL None |
| EXTERIOR Stucco | POSSESSION COE |
| FIREPLACES None | ROOF Tile |
| FLOORING Hardwood Floors | ROOM - ADDITIONAL Den |
| GARAGE/PARKING Attached Garage | SOLAR Solar Electrical Leased |
| HEATING Forced Air 1 Zone | STYLE Traditional |
| | TERMS Assumable, Cash, Conventional, FHA, VA |
| | WATER/SEWER Sewer System - Public, Water - Public |
| | YARD DESCRIPTION Back Yard, Patio |

Public Remarks

Embrace the luxury of the Trilogy lifestyle in this elegant Rioja model (with an assumable 2.75% mortgage). Discover the pristine real hardwood floors and bespoke white cabinetry throughout the kitchen, bathrooms, and functional smart room—each space designed for both beauty and ample storage. Designer touches like crown molding, plantation shutters, and remote-controlled Hunter Douglas window treatments add sophistication, while the two-tone paint palette provides a modern backdrop. The heart of the home, an exquisite chef's kitchen, complete with granite counters, a tile backsplash, and top-of-the-line stainless steel GE appliances, including a gas cooktop and double ovens, inspires culinary creativity. Unwind in the luxurious primary suite, boasting an oversized walk-in closet, dual vanities, a zero-entry shower, and meticulously upgraded tile work. Guests will relish their private suite, which mirrors the master's refinement with a full bath, tiled flooring, and a glass shower enclosure. Step outside to a serene patio, landscaped with an outdoor fireplace, stamped concrete, and an arresting water feature, enhanced further by the allure of landscape lighting. The practicality of the 3 car garage, with its durable epoxy floor and overhead storage, complements the home's allure.

HOA Information

HOA?: Yes **HOA Name:** TRILOGY **HOA Phone:** 925 626-8150 **Fee \$:** 416
Fee Freq: Monthly **Litigation:** Yes **Transfer Fees:**
HOA Amenities: Club House, Gym/Exercise Facility, Pool, Security Gate, Spa, Tennis Court(s), Activities Available
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

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Provided By: Carolyn Young - Agt: 925-963-0093**DRE:** 00800739

03/30/2024

