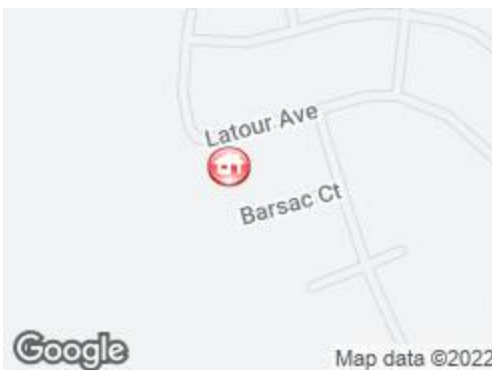


RESIDENTIAL
Detached

New **List Price: \$1,167,000**
1827 Barsac Ct. **Unit:**
BRENTWOOD **CA** **94513-42**
MLS# 41007335 **Area: 6400** **Storie One**
Orig Price: \$1,167,000 **Sold Price:**
List Date: 9/2/2022 **Off Mkt Date:**
Pend Date: **COE:**
D/N/S: TRILOGY VINEYARDS
DOM: 1 **CDOM: 1**
Model: **Builder:**



Print/Email:

Property Information

Bedrooms: 2 **Yr Blt:** 2007 **Garage Spcs:** 2 **Total Rms:** 7 **Own Type:**
Baths/Par: 2 / 1 **Age:** 15 **Total Prk** **# of Units:** **% Own Occ:**
SqFt: 2280 **Acres:** 0.140000 **Fireplaces:** 2 **Pool:** Community **Units Floor:** **TIC %:**
Source: Public Records **Lot SqFt:** 6,194 **ElemSchool Dist:** **High School District:**

Showing & Listing Information

Occ By: Owner **Occ Name:** **Occ Phone:** **Supra Box?:** Yes **Spec Info:** None
Show Info: Must call Agent 925 963-3567 **24 Hr. Notice Req?:** No **Lockbox Location:** gas meter
Directions: Vineyard Pkwy to Latour to St Julian to Barsac Ct **Cross St:** St. Julian **Associated Docs:** 0
List Type: Excl Right **Comp Selling Ofc:** 2.5 **% Dual/Variable:** Yes **List Service:** Full Service **LA-DRE#:** 01369881
List Agt: Janice Kutner - 925-963-3567 **janicekutner@yahoo.com** **Broker DRE#:** 01499008
Co-List: **List Ofc:** Bhhs Drysdale Properties - Off: 925-634-3200 **Agent Hit Count:**
Zoning: **APN:** 007530034 **Census Tract:** **Point of Sale Ord:** No **City Transfer Tax:** No **Client Hit Count:**
Disclosures Link: **Showing Link:** [Schedule a Showing](#)
Primary Showing Contact: Agent **Primary Showing Phone:** 9259633567

*****Remarks*****

Located on a Quiet, Beautiful Vineyard Court in the 55+ Active Resort Community of Trilogy at the Vineyards, this stunning home has 2 bedroom suites, a large office, great room and full size dining area. The cozy hearth room next to the kitchen has a Gas Fireplace with an upgraded Mantel. Soaring Ceilings and Gorgeous Customized Sand and Finish Wood Floors throughout the living room add to the elegance of this lovely home. Upgraded Cabinetry, Granite Counters and Appliances...including a double oven. Enjoy the convenience of the central vacuum system. Ceiling Fans are located in Bedrooms and the Living areas. The Walled Patio has a beautiful Stone Fireplace, perfect for entertaining outdoors. Enjoy the wonderful Resort Amenities including Pools, Exercise Facilities, Tennis and Pickleball Courts, Bocce, a Gorgeous Clubhouse with a Game Room, Restaurant, Library, Spa and so much more!

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

Call Janice 925 963-3567 for appointment and gate code. Please do not use showing time. Please be sure to show the club house and all the wonderful amenities! Trilogy at the Vineyards is a 55+ community. One Buyer must be at least 55 years old.

Property Features:

| | |
|--|--|
| <p>BATH-PRIMARY INCLUDES Stall Shower, Tile, Tub with Jets, Double Sinks, Walk-In Closet, Window BATH NON-PRMY INCLUDE Shower Over Tub COOLING Ceiling Fan(s), Central 1 Zone A/C CONSTRUCTION STATUS Existing DISCLOSURES Architectural Apprl Req, Building Restrictions, Owner is Lic Real Est Agt, Special Assmt/Bonds, Other - Call/See Agent, Senior Living ENERGY SAVING FEATURE Solar Power, Weather Stripping, Appliances, Windows EQUIPMENT ADDITIONAL Central Vacuum, Fire Alarm System, Fire Sprinklers, Garage Door Opener, Mirrored Closet Door(s), Window Coverings, Smoke Detector, Solar EXTERIOR Siding - Other FIREPLACES Den, Gas Burning, Other FLOORING Tile, Carpet, Wood FOUNDATION Slab</p> | <p>KITCHEN FEATURES Counter - Stone, Dishwasher, Double Oven, Eat In Kitchen, Garbage Disposal, Gas Range/Cooktop, Ice Maker Hookup, Island, Microwave, Oven Built-in, Range/Oven Built-in LAUNDRY 220 Volt Outlet, In Laundry Room, Cabinets, Sink LEVEL - STREET 2 Bedrooms, 2.5 Baths, Primary Bedrm Suite - 1, Laundry Facility, Main Entry LOT DESCRIPTION Court, Level, Regular, Auto Sprinkler F&R, Backyard, Front Yard, Landscape Back, Landscape Front POOL None POSSESSION COE ROOF Tile ROOM - ADDITIONAL Dining Area, Office, Great Room, Living Room SOLAR Other STYLE Cottage TERMS Cash, Conventional, Call Listing Agent WATER/SEWER Sewer System - Public, Water - Public</p> |
|--|--|

HOA Information

HOA?: Yes **HOA Name:** VINEYARDS@MARSH CREEK **HOA Phone:** 925876-8150 **Fee \$:** 366
Fee Freq: Monthly **Litigation:** Yes **Transfer Fees:**
HOA Amenities: Club House, Greenbelt, Gym/Exercise Facility, Pool, Spa, Tennis Court(s), Other, Activities Available, Barbeque, BBQ Area, Game
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, Organized Activities

Buyer Agent:
Sale Price: **Sale/Orig \$:** **Sale/Last \$:** **List \$/SqFt:** \$512 **Sale\$/SqFt:** **Sale Terms:**
Concessions: **Buyer Agent DRE#** **# of offers:**

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Provided By: Carolyn Young **DRE:** 00800739 **09/03/2022**