

RESIDENTIAL
Detached

New **List Price: \$950,000**
1997 Andalucia Ln **Unit:**
BRENTWOOD **CA** **94513**
MLS# 41013470 **Storie** **One**
Orig Price: \$950,000 **Sold Price:**
List Date: 11/4/2022 **Off Mkt Date:**
Pend Date: **COE:**
D/N/S: TRILOGY VINEYARDS
DOM: 5 **CDOM: 5**
Model: **Builder:**



Print/Email:

Property Information

Bedrooms: 2 **Yr Blt:** 2018 **Garage Spcs:** 2 **Total Rms:** 8 **Own Type:**
Baths/Par: 2 / 0 **Age:** 4 **Total Prk** **# of Units:** **% Own Occ:**
SqFt: 1946 **Acres:** 0.120000 **Fireplaces:** 1 **Pool:** Community **Units Floor:** **TIC %:**
Source: Public Records **Lot SqFt:** 5,118 **ElemSchool Dist:** **High School District:**

Showing & Listing Information

Occ By: Owner **Occ Name:** **Occ Phone:** **Supra Box?:** Yes **Spec Info:** None
Show Info: **24 Hr. Notice Req?:** No **Lockbox Location:** Gas Meter
Directions: Vineyard Pkwy to Andalucia **Cross St:** Vineyard Pkwy **Associated Docs:** 0
List Type: Excl Right **Comp Selling Ofc:** 2.5 **% Dual/Variable:** No **List Service:** Full Service **LA-DRE#:** 01323547
List Agt: Glenn Macayan - 925-429-8770 **glenn@mylocalrealtyservices.com** **Broker DRE#:** 02006616
Co-List: **List Ofc:** MY LOCAL REALTY SEVICES - Off: 925-429-8770 **Agent Hit Count:**
Zoning: **APN:** 007-740-064 **Census Tract:** **Point of Sale Ord:** No **City Transfer Tax:** No **Client Hit Count:**
Disclosures Link: **Showing Link:**

Primary Showing Contact:

Primary Showing Phone:



*****Remarks*****

Set in the shadows of Mount Diablo is the beautiful gated, 55+ resort community, Trilogy at The Vineyards. This 2-bedroom / 2-bathroom, 1,946 square foot one-story, modern mission-style home has everything you could want in a forever home including open concept living. You'll love all the resort-like amenities that this 55+ resort community, has to offer including a resort pool with cabanas, food service, full resort-caliber spa, a fully equipped athletic club, sports courts, and more. Other features of this move-in ready home include: an open modern kitchen with stainless steel appliances, a breakfast island, open access to the family room and dining room, as well as plenty of natural light and recessed lighting. The impressive master suite features an ensuite bathroom and a large walk-in closet with plenty of room for shoes and purses. Also features den/office and a large laundry room featuring an L-shaped desk / work area ideal for using as a hobby room. The fully fenced in backyard features a putting

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

Use Showing Time to schedule showing. 2-hr notice required. Offers reviewed as they come. Escrow preopened with Stewart Title - Walnut Creek (escrow officer -Michael Untalasco). Call or text listing agent for any questions at 925-457-0088.

Property Features:

<p>COOLING Central 1 Zone A/C, Whole House Fan CONSTRUCTION STATUS Existing DISCLOSURES Disclosure Package Avail EQUIPMENT ADDITIONAL Fire Sprinklers, Garage Door Opener, Stereo Speakers Built-In, Water Heater Gas EXTERIOR Dual Pane Windows, Stucco FIREPLACES None FLOORING Tile, Engineered Wood GARAGE/PARKING Attached Garage HEATING Forced Air 1 Zone, Gas KITCHEN FEATURES Counter - Stone, Dishwasher, Garbage Disposal, Gas Range/Cooktop, Island, Oven Built-in, Refrigerator LAUNDRY 220 Volt Outlet, Dryer, In Laundry Room, Washer</p>	<p>LEVEL - STREET 2 Bedrooms, 2 Baths, Laundry Facility, Main Entry LOT DESCRIPTION Level POOL Other POSSESSION COE, Immediate, Negotiable ROOF Tile ROOM - ADDITIONAL Bonus/Plus Room, Kitchen/Family Combo, Laundry SOLAR Solar Electrical Owned STYLE Mediterranean, Ranch TERMS CalHFA, Cash, Conventional, FHA, VA WATER/SEWER Sewer System - Public, Water - Public YARD DESCRIPTION Back Yard, Front Yard, Sprinklers Automatic</p>
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HOA Information

HOA?: Yes **HOA Name:** VINEYARDS@MARSH CREEK **HOA Phone:** 9256268150 **Fee \$:** 366
Fee Freq: Monthly **Litigation:** No **Transfer Fees:**
HOA Amenities: Club House, Gym/Exercise Facility, Pool, Security Gate, Spa, Tennis Court(s)
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, Security/Gate Fee

Buyer Agent:
Sale Price: **Sale/Orig \$:** **Sale/Last \$:** **List \$/SqFt:** \$488 **Sale\$/SqFt:** **Sale Terms:**
Concessions: **Buyer Agent DRE#** **# of offers:**

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Provided By: Carolyn Young

DRE: 00800739

11/09/2022