

RESIDENTIAL
Detached

Price Change **List Price: \$1,150,000**
2016 Andalucia Ln **Unit:**
BRENTWOOD **CA** **94513**
MLS# 41006747 **Storie** **One**
Orig Price: \$1,185,000 **Sold Price:**
List Date: 8/26/2022 **Off Mkt Date:**
Pend Date: **COE:**
D/N/S: TRILOGY VINEYARDS
DOM: 23 **CDOM: 23**
Model: **Builder:** **Shea Homes**



Print/Email:

Property Information

Bedrooms: 2 **Yr Blt:** 2018 **Garage Spcs:** 2 **Total Rms:** 8 **Own Type:**
Baths/Par: 2 / 1 **Age:** 4 **Total Prk** **# of Units:** **% Own Occ:**
SqFt: 2054 **Acres:** 0.160000 **Fireplaces:** 2 **Pool:** Community **Units Floor:** **TIC %:**
Source: Public Records **Lot SqFt:** 7,039 **ElemSchool Dist:** **High School District:**

Showing & Listing Information

Occ By: Owner **Occ Name:** **Occ Phone:** agent **Supra Box?:** Yes **Spec Info:** None
Show Info: **24 Hr. Notice Req?:** No **Lockbox Location:**
Directions: Vineyard PKWY **Cross St:** Vineyard PKWY **Associated Docs:** 1
List Type: Excl Right **Comp Selling Ofc:** 2.5 **% Dual/Variable:** No **List Service:** Full Service **LA-DRE#:** 01126243
List Agt: Jeff Mann - 925-382-7981 jeffmann2@sbcglobal.net **Broker DRE#:** 00874457
Co-List: **List Ofc:** Better Homes/Mann & Assc - Off: 925-779-0600 **Agent Hit Count:**
Zoning: **APN:** 007-750-030 **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:** 9253827981

*****Remarks*****

Trilogy at the Vineyards-Tuscany division. Top of the town Mistelle Model with over 300k in upgrades. Over 2000 sqft of living space, open floor plan 10ft ceilings throughout, Amazing kitchen featuring Quartz countertops, custom backsplash, GE Monogram appliances, Upgraded Italian glass light fixtures, flooring includes Berber carpeting, Engineered Hardwood and Custom tile. Large Primary suite with rear patio access. Primary bath includes walk-in shower, double vanity, large walk in closet and sewing/retreat/bonus room. Front of home has enclosed courtyard with rod iron gate. Rear yard backs to greenbelt/park area with no rear neighbors. Stamped patio California room with fireplace/ceiling fan and TV. Finished garage with tankless water heater. Solar is owned. 55+ active community. Amazing clubhouse with all the amenities.

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

CONTACT JEFF MANN 925 382-7981 FOR SHOWING ACCESS. FIRST AMERICAN TITLE BRENTWOOD ESCROW #6893921. title preferred not required. No inspections completed by seller. Disclosures can be provided upon request, or check Associated Docs. Gate open daily 10-6. Trilogy is a 55+ community. Amenities include pool, tennis, bocce and more

Property Features:

| | |
|--|---|
| <p>COOLING Ceiling Fan(s), Central 1 Zone A/C CONSTRUCTION STATUS Existing DISCLOSURES Other - Call/See Agent EQUIPMENT ADDITIONAL Garage Door Opener, Security Alarm - Owned, Water Heater Gas, Window Coverings, Tankless Water Heater, Carbon Mon Detector, Security Gate EXTERIOR Stone, Stucco FIREPLACES Family Room, See Remarks FLOORING Tile, Carpet, Engineered Wood GARAGE/PARKING Attached Garage HEATING Forced Air 1 Zone</p> | <p>KITCHEN FEATURES Counter - Stone, Dishwasher, Double Oven, Eat In Kitchen, Electric Range/Cooktop, Garbage Disposal, Island, Microwave, Pantry, Refrigerator LAUNDRY In Laundry Room LEVEL - STREET 2 Bedrooms, 2 Baths LOT DESCRIPTION Level, Premium Lot POOL Gunite, Spa, See Remarks POSSESSION COE ROOF Tile ROOM - ADDITIONAL No Additional Rooms SOLAR Solar Electrical Owned STYLE Contemporary TERMS Cash, Conventional, VA WATER/SEWER Sewer System - Public, Water - Public YARD DESCRIPTION Back Yard, Front Yard, Patio Covered, Sprinklers Automatic, Sprinklers Back, Sprinklers Front</p> |
|--|---|

HOA Information

HOA?: Yes **HOA Name:** VINEYARDS@MARSH CREEK **HOA Phone:** 9258097180 **Fee \$:** 366
Fee Freq: Monthly **Litigation:** No **Transfer Fees:**
HOA Amenities: Club House, Greenbelt, Gym/Exercise Facility, Pool, Sauna, Spa, Tennis Court(s)
HOA Documents: Budget, Bylaws, Reserve Study, Rules and Regulations
HOA Fees Include: Common Area Maint, Reserves, Security/Gate Fee

Buyer Agent:
Sale Price: **Sale/Orig \$:** **Sale/Last \$:** **List \$/SqFt:** \$560 **Sale\$/SqFt:** **Sale Terms:**
Concessions: **Buyer Agent DRE#** **# of offers:**

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Provided By: Carolyn Young **DRE:** 00800739 **09/18/2022**