

RESIDENTIAL
Detached

Active - Contingent **List Price: \$1,485,000**

2071 Solera

Unit:

BRENTWOOD

CA

94513

MLS# 40996222

Area: 6400

Storie Two

Orig Price: \$1,485,000

Sold Price:

List Date: 6/4/2022

Off Mkt Date:

Pend Date:

COE:

D/N/S: TRILOGY VINEYARDS

DOM: 5

CDOM: 5

Model: Vendange With **Builder: Shea Homes**



Print/Email:



Property Information

Bedrooms: 3	Yr Blt: 2018	Garage Spcs: 3	Total Rms: 14	Own Type:
Baths/Par: 3 / 1	Age: 4	Total Prk	# of Units:	% Own Occ:
SqFt: 2977	Acres: 0.130000	Fireplaces: 1	Pool: Community	Units Floor:
Source: Public Records	Lot SqFt: 5,800	ElemSchool Dist: Brentwood (925) 513-6300	High School District: Brentwood (925) 513-6300	TIC %:

Showing & Listing Information

Occ By: Owner	Occ Name:	Supra Box?: Yes	Spec Info: None
Show Info: Text me - Appt Only - 2 Hour Notice		24 Hr. Notice Req?: No	Lockbox Location: gas meter
Directions: Vineyard Parkway to Solera		Cross St: Vineyard Parkway	Associated Docs: 0
List Type: Excl Right	Comp Selling Ofc: 2.5	% Dual/Variable: No	List Service: Full Service
List Agt: Katie Haynes		LA-DRE#: 02006976	
Co-List:	List Ofc: EXP Realty - Off: 888-584-9427	Broker DRE#: 02009638	
Zoning: APN: 007-740-004	Census Tract:	Point of Sale Ord: No	City Transfer Tax: No
Disclosures Link:	Showing Link:	Client Hit Count:	
Primary Showing Contact: Listing Agent	Primary Showing Phone: 925-595-7173		



*****Remarks*****

This well appointed home has a refined style with thoughtfully designed finishes throughout. You will love the front porch and welcoming entry which leads to the great room. Impressive sliding stacker doors allow for expansive indoor/outdoor living, and perfect spaces for entertaining. The beautiful kitchen features an upgraded appliance package, built-in fridge, herringbone backsplash, quartz counters, apron front sink, walk-in pantry and extended built-ins into the dining room. The primary suite delights with a tray beamed ceiling & views out to the rolling hills. Plenty of space for your visitors with flex room, den, family room & two guest ensuites with walk in closets! The builder prepaid a 20 year solar lease. There is a very long list of upgrades and improvements available upon request. You will enjoy living in this amazing 55+ resort community with club house, pools and spa, restaurant, culinary studio, bocci, tennis, clubs galore and more. It is time to love where you live!

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

Please allow 1-2 hour notice for appointment. Possession is negotiable. Pre Escrow open for convenience due to solar and trust at First American Title with Denisse. Not required of course. Over \$400,000 in upgrades and improvements in this very lightly lived in 2nd home on Premium State Park Lot in Tuscany Village. Builder floor plan states 3012 Sq. Feet. Model home of this plan is very similar in options & currently on the market for \$1.7+! This is a 55+ age restricted restricted community with robust offerings. HOA is in litigation doc attached. NHD AVAIL at DISCLOSURES IO: https://app.disclosures.io/link/2071-Solera-Street-axf8wsb3 . Builder pre paid in full lease runs 20 years from org purchase and is transferrable.

Property Features:

BATH-PRIMARY INCLUDES Tile, Double Sinks, Walk-In Closet, Window	KITCHEN FEATURES Counter - Solid Surface, Dishwasher, Double Oven, Garbage Disposal, Gas Range/Cooktop, Island, Microwave, Oven Built-in, Pantry, Range/Oven Free Standing, Refrigerator
BATH NON-PRMY INCLUDE Tile, Tub	LAUNDRY Hookups Only
COOLING Central 1 Zone A/C	LEVEL - STREET 0.5 Bath, Primary Bedrm Suite - 1, Primary Bedrm Suites - 2, Laundry Facility
CONSTRUCTION STATUS Existing	LEVEL - 2ND UPPER 1 Bedroom, 1 Bath
DISCLOSURES Nat Hazard Disclosure, Senior Living, Disclosure Package Avail	LOT DESCRIPTION Auto Sprinkler F&R, Backyard, Private
EQUIPMENT ADDITIONAL Garage Door Opener, Fire Suppression System	POOL In Ground, Spa
EXTERIOR Siding - Stucco	POSSESSION Negotiable
FIREPLACES Gas Burning, Living Room	ROOF Tile, Cement
FLOORING Tile, Carpet, Engineered Wood	ROOM - ADDITIONAL Bonus/Plus Room, Dining Area, Office, Study, Utility Room, Great Room, Kitchen, Laundry, Loft
FOUNDATION Slab	SOLAR Solar Electrical Leased
GARAGE/PARKING Attached Garage	STYLE Bungalow, Contemporary
HEATING Forced Air 1 Zone	TERMS Cash, Conventional
INSPECTIONS/REPORTS None	

HOA Information

HOA?: Yes	HOA Name: VINEYARDS@MARSH CREEK	HOA Phone: 888-453-9945	Fee \$: 366
Fee Freq: Monthly	Litigation: Yes Transfer Fees: Paid by Seller		
HOA Amenities: Club House, Gym/Exercise Facility, Pool, Security Gate, Spa, Activities Available, Guest Parking, Park, Rec Room w/Fireplace, Trails			
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, Security/Gate Fee, Organized Activities, Street			

Buyer Agent:	Sale/Orig \$:	Sale/Last \$:	List \$/SqFt: \$499	Sale\$/SqFt:	Sale Terms:
Sale Price:	Buyer Agent DRE#		# of offers:		
Concessions:					

©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

06/09/2022