

RESIDENTIAL
Detached

Active **List Price: \$998,000**
2094 Rioja Way **Unit:**
BRENTWOOD **CA** **94513**
MLS# 40988591 **Stories: One Story**
Orig \$: \$998,000 **Sold \$:**
List Date: 4/13/2022 **Off Mkt:**
Pend Date: **COE:**
D/N/S: TRILOGY VINEYARDS
Model: Vendange
Builder: Shea Homes



Print/Email:

Property Information

| | | | | |
|-------------------------|------------------------|--------------------------------|--------------------------|------------------|
| Bedrooms: 2 | Yr Blt: 2017 | Garage Spcs: 2 | Total Rms: 9 | Own Type: |
| Baths/Par: 2 / 1 | Age: 5 | Total Garage/Parking: 2 | # of Units: | % Own |
| SqFt: 2349 | Acres: 0.140000 | Fireplaces: 0 | Units Floor: | TIC %: |
| Pool: No | | | | |
| Source: Owner | Lot SqFt: 5,916 | Elem School Dist: | High School Dist: | |

Showing & Listing Information

| | |
|--|---------------------------|
| Directions: Vineyards Pkwy to Miwok/Navarra/Rioja | Spec Info: None |
| Cross St: Miwok | Associated Docs: 0 |

*****Remarks*****

This Stunning home has everything you're looking for! 2 bedrooms + Office + RARE BONUS ROOM! Open floor plan with indoor/outdoor spaces for entertaining or just relax and take in the ambience. The open-concept kitchen, dining room and great room give this beauty a great flow. Beautiful kitchen countertops with walk-in pantry. Large kitchen island with plenty of seating. Glass patio doors invite in natural light. Primary bathroom include dual vanities, shower and large walk-in closet. Guest bedroom and ensuite full bathroom. Flex Room room could be used as Home office, bedroom or hobby room. Den opens with French glass doors. Two car garage with additional bump out for tandem parking of a third car or storage. Take a look soon!

Property Features:

| | |
|---|--|
| BATH-PRIMARY INCLUDES Shower Over Tub, Stall Shower | KITCHEN FEATURES Counter - Solid Surface, Dishwasher, Double Oven, Eat In Kitchen, Garbage Disposal, Ice Maker Hookup, Island, Microwave, Refrigerator, Other |
| COOLING Ceiling Fan(s), Central 1 Zone A/C | LAUNDRY In Laundry Room |
| CONSTRUCTION STATUS Existing | LEVEL - LOWER 2 Bedrooms, 2.5 Baths, Laundry Facility, No Steps to Entry, Main Entry |
| DISCLOSURES HOA Rental Restrictions, Senior Living | LEVEL - STREET 3 Bedrooms |
| EQUIPMENT ADDITIONAL Fire Sprinklers, Garage Door Opener | LOT DESCRIPTION Level, Backyard |
| EXTERIOR Dual Pane Windows, Stucco | POOL Community Fclty |
| FIREPLACES None | POSSESSION COE |
| FLOORING Tile, Wood | ROOF Tile |
| FOUNDATION Slab | ROOM - ADDITIONAL Den, Office |
| GARAGE/PARKING Attached Garage, Tandem Parking | SOLAR Solar Electrical Leased |
| HEATING Forced Air 1 Zone | STYLE Mediterranean |
| | TERMS Cash, Conventional |
| | WATER/SEWER Sewer System - Public, Water - Public |
| | YARD DESCRIPTION Back Yard, Patio Covered, Side Yard, Sprinklers |

HOA Information

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|--|--|--------------------------------|--------------------|
| HOA?: Yes | HOA Name: VINEYARDS@MARSH CREEK | HOA Phone: 925-626-8150 | Fee \$: 366 |
| Fee Monthly | Litigation: Yes | Transfer Fees: | |
| HOA Amenities: Club House, Gym/Exercise Facility, Pool, Security Gate, Activities Available, Trails | | | |
| HOA Documents: Budget, Bylaws, CC&R'S | | | |
| HOA Fees Include: Common Area Maint, Management Fee, Reserves | | | |

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04/20/2022