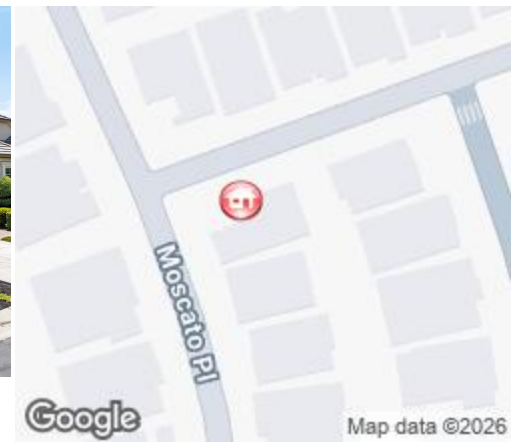


RESIDENTIAL**Detached****New****List Price: \$749,000****MLS #: 41145065****1806 Moscato Pl****Unit:****BRENTWOOD****CA****94513****Contra Costa****List Date: 8/14/2026 Orig Price: \$749,000****Pend Date:****Off Mkt:****Media Link:****COE Date:****Sold Price:****Media Link 2:****Print/Email:****Property Information**

Bedrooms: 2	Total Rms: 7	Garage Spcs: 2	Year Built: 2015
Baths/Par: 2 / 0	Stories: One Story	Total Prk Spcs:	Age: 11
SqFt: 1582	Source: Public Records	Fireplaces: 0	Acres: 0.110000
Pool: Community	# of Units:	Lot SqFt: 4,930	Own Type:
		Units Floor:	Property Faces:
D/N/S: TRILOGY VINEYARDS		Model:	Builder: Shea Homes
Elementary School Dist:		High School Dist:	

Listing & Showing Information**Special Information:** None**Associated Documents:** 0**Directions:****Cross St:** Zinfandel Dr**Property Features:**

BATH-PRIMARY INCLUDES Solid Surface, Stall Shower, Tile, Double Vanity, Walk-In Closet(s)

BATH NON-PRMY INCLUDE Shower Over Tub, Tile, Window

COOLING Central Air

CONSTRUCTION STATUS Existing

DISABLED FEATURES None

DISCLOSURES Architectural Apprl Req, Nat Hazard Disclosure, Senior Living, Disclosure Package Avail, Disclosure Statement

ENERGY SAVING FEATURE Solar

EQUIPMENT ADDITIONAL Dryer, Fire Alarm, Fire Sprinkler System, Garage Door Opener, Washer, Water Softener, Window Coverings, Tankless Water Heater, Carbon Mon Detector, Smoke Detector(s), Solar

EXTERIOR Stucco

FIREPLACES None

FLOORING Laminate, Tile, Carpet, Engineered Wood

FOUNDATION Slab

GARAGE/PARKING Attached, Int Access From Garage

KITCHEN FEATURES Breakfast Bar, Stone Counters, Dishwasher, Eat-in Kitchen, Disposal, Gas Range/Cooktop, Kitchen Island, Microwave, Oven Built-in, Pantry, Refrigerator, Self-Cleaning Oven, Updated Kitchen

LAUNDRY Dryer, Laundry Room, Washer

LEVEL - STREET 2 Bedrooms, 2 Baths, Primary Bedrm Suite - 1

LOT DESCRIPTION Corner Lot

POOL Gunite, Lap

POSSESSION Close Of Escrow

ROOF Tile

ROOM - ADDITIONAL Den, Dining Area, Eat-In Kitchen, Laundry

SOLAR Other

STYLE Mediterranean

TERMS Cash, Conventional, FHA Loan, VA Loan

WATER Public Water

YARD DESCRIPTION Back Yard, Patio Covered, Sprinklers Automatic

Public Remarks

Beautiful single-story home located in the highly sought-after Trilogy at The Vineyards 55+ gated community. This thoughtfully designed residence features 2 bedrooms, 2 bathrooms, and a versatile office/den with French doors, ideal for working from home or additional living space. The open-concept layout offers a bright and inviting kitchen with a breakfast nook, center island, pantry, granite countertops, rich espresso cabinetry, and stainless steel appliances, including a 5-burner gas cooktop. The main living areas are enhanced with laminate wood flooring, while the bedrooms offer comfort with plush carpeting and the bathrooms feature tile flooring and quartz countertops. The spacious primary suite includes dual vanities and a large walk-in shower with built-in seating, creating a comfortable and functional retreat. Situated on a desirable corner lot, the backyard offers privacy and space to relax or entertain, complete with a covered patio, stamped concrete, and room for gardening or outdoor dining. Additional highlights include solar, a tankless water heater, and energy-efficient features for everyday savings. Enjoy resort-style living with access to Club Los Meganos, offering a full-service restaurant, spa, pools, fitness center, wine barn, pickleball and tennis courts, and a variety of social clubs and activities.

HOA Information**HOA?:** Yes **HOA Name:** TRILOGY**HOA Phone:** 925-626-8150**Fee \$:** 478**Fee Freq:** Monthly**Litigation:** No **Transfer Fees:** Paid by Buyer**HOA Amenities:** Clubhouse, Greenbelt, Gym/Exercise Facility, Pool, Security Gate, Tennis Court(s), Other, Activities Available, Game**HOA Documents:** Budget, Bylaws, CC&R'S, Financial Statement, Reserve Study, Rules and Regulations, Other HOA Docs**HOA Fees Include:** Management Fee, Reserves, Other

©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 - Agt: 925-963-0093**DRE:** 00800739**08/18/2026**

