

RESIDENTIAL**Detached****Active****List Price: \$780,000****MLS #: 41131769****1760 Merlot Cir****Unit:****BRENTWOOD****CA****94513****Contra Costa****List Date: 4/21/2026 Orig Price: \$780,000****Pend Date:****Off Mkt:****Media Link:****COE Date:****Sold Price:****Media Link 2:****Print/Email:****Property Information**

Bedrooms: 2	Total Rms: 6	Garage Spcs: 2	Year Built: 2018
Baths/Par: 2 /	Stories: One Story	Total Prk Spcs:	Age: 8
SqFt: 1531	Source: Public Records	Fireplaces: 0	Acres: 0.130000
Pool: Community	# of Units:	Lot SqFt: 5,750	Own Type:
		Units Floor:	Property Faces:
D/N/S: TRILOGY VINEYARDS		Model: Vineyard Cottage	Builder:
Elementary School Dist:		High School Dist:	

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

COOLING Ceiling Fan(s), Central Air, Whole House Fan	KITCHEN FEATURES Breakfast Bar, Counter - Solid Surface, Dishwasher, Disposal, Gas Range/Cooktop, Kitchen Island, Microwave, Oven Built-in, Refrigerator, Self-Cleaning Oven, Updated Kitchen
CONSTRUCTION STATUS Existing	LAUNDRY 220 Volt Outlet, Dryer, Laundry Room, Washer, Cabinets, Sink
DISCLOSURES Other - Call/See Agent	LEVEL - STREET 2 Bedrooms, 2 Baths, Primary Bedrm Suite - 1, Laundry Facility, Main Entry
EQUIPMENT ADDITIONAL Dryer, Fire Sprinkler System, Garage Door Opener, Washer, Window Coverings, Carbon Mon Detector, Double Strapped Water Htr, Security Gate, Smoke Detector(s), Solar	LOT DESCRIPTION Corner Lot, Level, Back Yard, Front Yard
EXTERIOR Double Pane Windows, Stucco, Siding - Stucco, Window Screens	POOL In Ground, See Remarks
FIREPLACES None	POSSESSION Close Of Escrow, Immediate, Negotiable
FLOORING Tile, Carpet	ROOF Tile
FOUNDATION Slab	ROOM - ADDITIONAL Dining Area, Study, Great Room, Kitchen, Laundry, Primary Bathroom, Primary Bedroom
GARAGE/PARKING Attached	SOLAR Solar Electrical Owned
HEATING Forced Air 1 Zone	STYLE Ranch, Traditional
	TERMS Cash, Conventional, FHA Loan, VA Loan
	WATER Public Water
	YARD DESCRIPTION Back Yard, Fenced, Front Yard, Patio Covered, Side

Public Remarks

Absolutely gorgeous home. This beautiful single-story home combines modern elements with classic design and is located in the hills of Trilogy at The Vineyards. The home offers an open-concept layout with natural light, high ceilings, wood-style tile, custom window covering, shutters, and a wonderful outdoor space. The Chef's kitchen has a large center island with top-of-the-line appliances, shaker cabinets, high-end Quartz counters, a custom tile backsplash, abundant cabinetry, and a pantry. This home has a fantastic living space and an office area with custom built-ins by California Closets. It features a wonderful primary suite with a large bathroom and dual sink vanity, a custom shower, and a large walk-in closet. The spacious second bedroom is adjacent to a full bathroom. Additional highlights include a large laundry room with a sink, ample cabinetry, and counter space. The home seamlessly connects the indoors to the outdoors and features a lush garden, a covered patio, and a front porch, perfect for relaxing evenings. With over \$140K in upgrades, this home is a true standout. Located within the exclusive Trilogy 55+ gated resort community, residents enjoy access to a pool, clubhouse, restaurant, tennis courts, gym, and spa.

HOA Information**HOA?:** Yes **HOA Name:** TRILOGY**HOA Phone:** 925 626-8150**Fee \$:** 478**Fee Freq:** Monthly**Litigation:** No **Transfer Fees:****HOA Amenities:** Clubhouse, Greenbelt, Gym/Exercise Facility, Pool, Security Gate, Other, Activities Available, Barbeque, BBQ Area,**HOA Documents:** Budget, Bylaws, CC&R'S, Rules and Regulations, Other HOA Docs**HOA Fees Include:** Common Area Maint, Management Fee, Security/Gate Fee, Maintenance Grounds

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Provided By: Carolyn Young - Agt: 925-963-0093**DRE:** 00800739**05/06/2026**

