

RESIDENTIAL**Detached****Active****List Price: \$749,000****MLS #: 41117010****1641 Chianti Ln****Unit:****BRENTWOOD****CA****94513****Contra Costa****List Date: 11/7/2025 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: 10
SqFt: 1582	Source: Public Records	Fireplaces: 0	Acres: 0.130000
Pool: Community	# of Units:	Lot SqFt: 5,731	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:** Vineyards Pkwy left Zinfandel Dr**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

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

HEATING Forced Air 1 Zone

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/SEWER PublicSewer, Public Water

YARD DESCRIPTION Back Yard, Patio Covered, Sprinklers Automatic

Public Remarks

Beautiful single-story home in the desirable Trilogy at The Vineyards 55+ gated community. This well-maintained home offers 2 bedrooms, 2 bathrooms, and a private office/den with French doors, perfect for hobbies or remote work. The open-concept, eat-in kitchen features a cozy breakfast nook, small island, pantry, quartz countertops, espresso cabinetry, and stainless steel JennAir appliances, including a 5-burner gas cooktop. Laminate wood flooring enhances the main living areas, with tile in the baths and carpeted bedrooms for added comfort. The primary suite includes a walk-in shower with seating and dual vanities. Enjoy a private backyard on a corner lot with a covered patio, stamped concrete, and space for gardening or outdoor dining. Owned solar, tankless water heater, and energy-efficient upgrades help keep utility costs low. Enjoy resort-style living at Club Los Meganos, featuring a restaurant, spa, pools, gym, wine barn, pickleball, tennis, social clubs, and more!

HOA Information**HOA?:** Yes **HOA Name:** TRILOGY**HOA Phone:** 925-626-8150**Fee \$:** 445**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

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Provided By: Carolyn Young - Agt: 925-963-0093**DRE:** 00800739**11/24/2025**

