

RESIDENTIAL**Detached****Active****List Price: \$759,000****MLS #: 41135356****1765 Merlot Cir****Unit:****BRENTWOOD****CA****94513****Contra Costa****List Date: 5/20/2026 Orig Price: \$759,000****Pend Date:****Off Mkt:****Media Link:****COE Date:****Sold Price:****Media Link 2:****Print/Email:****Property Information**

Bedrooms: 2	Total Rms: 8	Garage Spcs: 2	Year Built: 2015
Baths/Par: 2 / 0	Stories: One Story	Total Prk Spcs:	Age: 11
SqFt: 1737	Source: Public Records	Fireplaces: 1	Acres: 0.120000
Pool: Community	# of Units:	Lot SqFt: 4,992	Own Type:
		Units Floor:	Property Faces: S
D/N/S: TRILOGY VINEYARDS		Model: Costa Del Sol	Builder: Shea
Elementary School Dist:		High School Dist:	

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

BATH-PRIMARY INCLUDES Stall Shower, Updated Baths	KITCHEN FEATURES Stone Counters, Dishwasher, Gas Range/Cooktop, Microwave, Pantry, Refrigerator, Updated Kitchen
BATH NON-PRMY INCLUDE Shower Over Tub	LAUNDRY 220 Volt Outlet, Laundry Room
COOLING Ceiling Fan(s), Central Air	LEVEL - STREET 3 Bedrooms, 2 Baths, Primary Bedrm Suite - 1, Laundry Facility, Main Entry
CONSTRUCTION STATUS Existing	LOT DESCRIPTION Level
DISCLOSURES Nat Hazard Disclosure	POOL Other
EQUIPMENT ADDITIONAL Garage Door Opener, Window Coverings, Tankless Water Heater	POSSESSION Negotiable
EXTERIOR Double Pane Windows, Stucco	ROOF Tile
FIREPLACES Family Room, Gas (FireplaceFeatures)	ROOM - ADDITIONAL Family Room, Formal Dining Room
FLOORING Hardwood Flrs Throughout	SOLAR Solar Electrical Leased
GARAGE/PARKING Attached, Garage Door Opener	STYLE Contemporary
HEATING Forced Air 1 Zone	TERMS Cash, Conventional, FHA Loan, VA Loan
INSPECTIONS/REPORTS Pest Control Report	WATER Public Water
	YARD DESCRIPTION Back Yard, Fenced, Patio, Patio Covered, Sprinklers Automatic

Public Remarks

Open House SUNDAY 1-4 pm. Trilogy at the Vineyard is a senior 55 & over gated community. This stunning Costa Del Sol model has an open floor plan. Walking distance to the "Wine Barn" inside the Zinfandel gates. This home features gorgeous, engineered hardwood flooring, custom window covers and maple cabinetry throughout. There are 3 bedrooms. The 3rd bedroom can be used as a den or office. There are 2 full bathrooms and 1,737 sq ft of living space. The kitchen comes with granite counters, top appliances, refrigerator, gas stove, microwave, dishwasher, wine refrigerator, oven, plenty of cabinets and decorative hanging lights. Formal dining room with chandelier. The family room has a gas fireplace with mantle. The master/primary bedroom has French doors to access the backyard. En suite bathroom w/master bedroom has 2 sinks, shower stall w/frameless shower glass door and a walk-in closet. The hall bathroom has custom tile with a shower/tub combo. The guest suite bedroom has plenty of closet space. The office or 3rd bedroom has glass French doors. This home is equipped with SOLAR; the lease has been pre-paid by the builder keeping those PGE cost low. The laundry room with sink will come with washer & dryer with electric or gas option. There is a 2-car garage with epoxy floor, storage cabinets and a tankless water heater. The lot size approx. 5,000 sq ft complete with low maintenance yard with paver patio, patio cover with custom barbecue outdoor kitchen style w/ refrigerator. HOA - The Club House is second to none with resort-style community. The residents enjoy access to the in-house restaurant, A Spa which offers massages & more, state-of-the-art fitness center, indoor and outdoor pools, tennis courts, pickleball, bocce ball, a calendar of social clubs, Special Events such as concerts, and many activities. Monthly fee \$478.

HOA Information

HOA?: Yes	HOA Name: TRILOGY	HOA Phone: 925-8097180	Fee \$: 478
Fee Freq: Monthly	Litigation: No	Transfer Fees: Paid by Seller	
HOA Amenities: Clubhouse, Greenbelt, Gym/Exercise Facility, Pool, Spa/Hot Tub, Tennis Court(s), Activities Available			
HOA Documents: Budget, Bylaws, CC&R'S, Financial Statement, Reserve Study, Rules and Regulations			
HOA Fees Include: Common Area Maint, Management Fee			

©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**06/03/2026**

