

RESIDENTIAL**Detached****Active****List Price: \$1,088,000****MLS #: 41148874****1770 Merlot Cir****Unit:****BRENTWOOD****CA****94513****Contra Costa****List Date: 9/19/2026 Orig Price: \$1,088,000**

Front Of Structure

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 / 1	Stories: One Story	Total Prk Spcs: 4	Age: 11
SqFt: 2280	Source: Public Records	Fireplaces: 1	Acres: 0.230000
Pool: Community	# of Units:	Lot SqFt: 9,852	Own Type:
		Units Floor:	Property Faces:
D/N/S: TRILOGY VINEYARDS		Model: Treamonti	Builder: Shea Homes
Elementary School Dist:		High School Dist:	

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

BATH-PRIMARY INCLUDES Stall Shower, Tile, Tub, Double Vanity, Granite, Walk-In Closet(s), Window

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

COOLING Ceiling Fan(s), Central Air

CONSTRUCTION STATUS Existing

DISCLOSURES Nat Hazard Disclosure

ENERGY SAVING FEATURE Solar, Solar Screens, Weather Stripped Door(s), Weather Stripping, Thermostat, Water Heater

EQUIPMENT ADDITIONAL Dryer, Fire Sprinkler System, Garage Door Opener, Washer, Gas Water Heater, Water Softener, Window Coverings, Tankless Water Heater, Carbon Mon Detector, Fire Suppression System, Secured Access, Smoke Detector(s), All Utilities, Cable Connected, Natural Gas Connected, Solar

EXTERIOR Stucco & Stone

FIREPLACES Gas (FireplaceFeatures)

FLOORING Tile, Wood

KITCHEN FEATURES Breakfast Nook, Stone Counters, Dishwasher, Disposal, Gas Range/Cooktop, Ice Maker Hookup, Kitchen Island, Microwave, Pantry, Refrigerator, Self-Cleaning Oven

LAUNDRY Dryer, Laundry Room, Washer, Cabinets, Sink

LEVEL - STREET 2 Bedrooms, 2.5 Baths, Primary Bedrm Suite - 1, Laundry Facility, No Steps to Entry, Main Entry

LOT DESCRIPTION Irregular Lot, Premium Lot, Secluded, Up Slope, Auto Sprinkler F&R, Back Yard, Front Yard, Garden, Landscaped, Private, Security Gate, Street Light(s)

POOL In Ground, Lap, Hot Tub/Spa

POSSESSION Close Of Escrow

ROOF Tile

ROOM - ADDITIONAL Family Room, Formal Dining Room, Eat-In Kitchen, Library, Office

SOLAR Solar Electrical Owned

STYLE Mediterranean

TERMS Cash, Conventional, FHA Loan, VA Loan

Public Remarks

Experience resort-style living in Trilogy, a premier 55+ community tucked among the picturesque rolling hills and vineyards of Brentwood. This exceptional community offers an impressive array of amenities, including swimming pools, a spa, tennis and pickleball courts, bocce ball, a fitness center, Sawa Spa, members-only dining, organized fitness classes, many social events, clubs, and activities. One of Trilogy's most enchanting settings is its Wine Barn, surrounded by grapevines and sparkling overhead lights that create a magical evening atmosphere. Special gatherings take place in this beautiful vineyard setting—just steps from this lovely Tuscan-inspired home. Warm and rich in Old World character, the home features a classic tile roof, graceful arched doorways, wood flooring, plantation shutters, and solar shades that provide beautiful, filtered natural light. The inviting kitchen features Old World-style cabinetry with convenient roll-out shelving, granite countertops, and JennAir stainless steel appliances. Step outside to beautifully landscaped grounds designed for both relaxation and entertaining. Mature roses, fruit trees, and a raised garden bed add color and charm, while the spacious gazebo-style patio draped in gorgeous wisteria creates an unforgettable setting for outdoor dining, entertaining, or simply enjoying a peaceful evening under the vines. This is more than a beautiful home—it's an opportunity to enjoy the relaxed elegance of wine-country living with the amenities of a luxury resort, all in one of Brentwood's most distinctive 55+ communities.

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, Golf Course, Greenbelt, Gym/Exercise Facility, Pool, Security Gate, Spa/Hot Tub, Tennis Court(s), Activities**HOA Documents:** Budget, Bylaws, CC&R'S, Financial Statement, Reserve Study, Rules and Regulations, Other HOA Docs**HOA Fees Include:** Common Area Maint, Management Fee, Reserves, Security/Gate Fee, Maintenance Grounds, Organized Activities

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Provided By: Carolyn Young - Agt: 925-963-0093**DRE:** 00800739**09/27/2026**



Front Of Structure



Front Of Structure



Front Of Structure



Back Of Structure



Front Of Structure



Hallway



Entry



Laundry



Bathroom



Bathroom



Bathroom



Bedroom



Hallway



Office



Office



Dining Area



Dining Area



Dining Area



Living Room



Living Room



Living Room



Kitchen



Kitchen



Living Room



Dining Area



Dining Area



Dining Area



Kitchen