

**RESIDENTIAL****Detached****Active****List Price: \$789,000****MLS #: 41120980****1765 Merlot Cir****Unit:****BRENTWOOD****CA****94513****Contra Costa****List Date: 1/15/2026 Orig Price: \$789,000****Pend Date:****Off Mkt:****Media Link: Unbranded Media Link****COE Date:****Sold Price:****Media Link 2:****Print/Email:**

Front Of Structure

**Property Information**

<b>Bedrooms:</b> 2	<b>Total Rms:</b> 7	<b>Garage Spcs:</b> 2	<b>Year Built:</b> 2015
<b>Baths/Par:</b> 2 / 0	<b>Stories:</b> One Story	<b>Total Prk Spcs:</b>	<b>Age:</b> 11
<b>SqFt:</b> 1737	<b>Source:</b> Assessor Auto-Fill	<b>Fireplaces:</b> 1	<b>Acres:</b> 0.120000
<b>Pool:</b> Community	<b># of Units:</b>	<b>Lot SqFt:</b> 4,992	<b>Own Type:</b>
<b>D/N/S:</b> TRILOGY VINEYARDS		<b>Units Floor:</b>	<b>Property Faces:</b>
<b>Elementary School Dist:</b>		<b>Model:</b> Costa Del Sol	<b>Builder:</b> Shea
		<b>High School Dist:</b>	

**Listing & Showing Information****Special Information:** Offer As Is**Associated Documents:** 0**Directions:** Vineyard to Zinfandel to Chianti to Miwok to Merlot**Cross St:** Miwok**Property Features:**

<b>BATH-PRIMARY INCLUDES</b> Stall Shower, Tile, Updated Baths, Closet, Double Vanity, Dual Flush Toilet, Stone, Walk-In Closet(s), Window	<b>KITCHEN FEATURES</b> Breakfast Bar, Stone Counters, Dishwasher, Eat-in Kitchen, Disposal, Gas Range/Cooktop, Kitchen Island, Microwave, Oven
<b>BATH NON-PRMY INCLUDE</b> Solid Surface, Stall Shower, Tile, Dual Flush Toilet, Granite	Built-in, Pantry, Self-Cleaning Oven, Updated Kitchen
<b>COOLING</b> Ceiling Fan(s), Central Air	<b>LAUNDRY</b> 220 Volt Outlet, Gas Dryer Hookup, Hookups Only, Laundry Room, Cabinets, Electric
<b>CONSTRUCTION STATUS</b> Existing	<b>LEVEL - STREET</b> 2 Bedrooms, 2 Baths
<b>DISABLED FEATURES</b> Accessible Hallway(s), Accessible Full Bath, Accessible Kitchen	<b>LOT DESCRIPTION</b> Close To Clubhouse, Level, Front Yard, Landscaped, Paved, Security Gate, Street Light(s)
<b>DISCLOSURES</b> Fire Hazard Area, Geological Restrictions	<b>POOL</b> In Ground
<b>EQUIPMENT ADDITIONAL</b> Fire Alarm, Fire Sprinkler System, Garage Door Opener, Water Filter System, Electric Water Heater, Tankless Water Heater, Carbon Mon Detector, Guarded Gate, Secured Access, Security Fence, Security Gate, Smoke Detector(s)	<b>POSSESSION</b> Close Of Escrow
<b>EXTERIOR</b> Composition Shingles, Double Pane Windows, Stone, Stucco	<b>ROOF</b> Cement
<b>FIREPLACES</b> Living Room	<b>ROOM - ADDITIONAL</b> Den
<b>FLOORING</b> Concrete Slab, Hardwood	<b>SOLAR</b> Solar Electrical Owned
<b>FOUNDATION</b> Slab	<b>STYLE</b> Contemporary
	<b>TERMS</b> Cash, Conventional, VA Loan, Call Listing Agent
	<b>WATER/SEWER</b> PublicSewer, Public Water
	<b>YARD DESCRIPTION</b> Back Yard, Fenced, Front Yard, Patio, Patio Covered,

**Public Remarks**

JUST LISTED in Brentwood, CA Your dream home in Trilogy at The Vineyards—Brentwood's premier 55+ resort-style community—has officially hit the market! ?? This stunning Costa Del Sol model, built in 2015 on a premium lot, offers the perfect blend of elegance, efficiency, and lifestyle. Whether you're entertaining guests or savoring quiet moments on the patio, with this home is designed for the way you live today. 1,737 Sq Ft | 2 Bedrooms + Den | 2 Baths Open-concept kitchen w/ island, stone counters, and stainless appliances Cozy fireplace + elegant finishes throughout Prepaid solar system + tankless water heater = smart, efficient living Double French doors into beautiful backyard patio with mature foliage—perfect for summer nights under the stars Access to world-class amenities: clubhouse, pool, spa, tennis courts & more! Located in Brentwood's sought-after gated 55+ community, close to Wine Country trails, shopping, dining, and everything you need to live your best life. This is more than a home—it's a lifestyle upgrade. Homes in Trilogy don't stay on the market long—book your private showing now before it's gone!

**HOA Information****HOA?:** Yes **HOA Name:** TRILOGY**HOA Phone:** 916-985-3633**Fee \$:** 445**Fee Freq:** Monthly**Litigation:** No **Transfer Fees:** Paid by Seller**HOA Amenities:** Clubhouse, Greenbelt, Gym/Exercise Facility, Pool, Sauna, Security Gate, Spa/Hot Tub, Other, Activities Available,**HOA Documents:** Budget, Bylaws, CC&R'S, Financial Statement, Reserve Study, Rules and Regulations, Other HOA Docs**HOA Fees Include:** Common Area Maint, Security/Gate Fee

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**Provided By:** Carolyn Young - Agt: 925-963-0093**DRE:** 00800739

02/11/2026



Front Of Structure



Front Of Structure



Entrance Foyer



Office



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Dining Area



Laundry



Sitting Room



Sitting Room



Bathroom



Bedroom



Bedroom



Bathroom



Bathroom



Walk In Closets



Patio



Patio



Patio



Patio



Patio



Back Of Structure



Patio



Aerial View



Community