Conserve Water. Save the Planet.

TOMLINSON GROUP
Real Estate Professionals

INVENTORY is LOW PRICES are RISING!

CALL NOW to find out what homes are available before they hit the market...

STANDARD SALES are BACK!!!

You now have **EQUITY** *in your home!!*

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Serina, Eric & Jan

2011, 2012, 2013, 2014

TOP SELLING TEAM

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LET'S DO OUR PART

With our current climate conditions of increasing warmth and less moisture, more and more Californians are becoming interested in replacing high-maintenance, lawns that require a lot of water and fertilizers, with water-conserving plants. These can be anything from ground covers to a field of meadow flowers to stately oak trees – they all provide the benefits of lower water needs, reduced maintenance requirements, restored soil health, increased diversity that attracts birds and butterflies, as well as the aesthetic beauty of blending in with the natural landscapes.

EASTERN MUNICIPAL WATER DISTRICT'S CONSERVATION GUIDELINES FOR THE TEMECULA/MURRIETA VALLEY

1. **We are asking all customers to cut outdoor watering 50 percent to help us meet the**
2. **SWRCB requirement.**
   The Tier 3 (Excessive) water use category is eliminated as of June 1, 2015.
   That means all water used above the amount provided for indoor and outdoor water use will be charged
   at the highest, Tier 4 (Wasteful) water use rate.
3. **All outdoor water budgets are reduced by 10 percent as of June 1, 2015.**

JUNE INVENTORY

TOMLINSON GROUP

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40425 Avenida Trebolo, Temecula

In Heart of Temecula Wine Country!
2280+ SqFt, 4Bed/2.25 bath
Equestrian Paradise with Forever Views!
Country Living at it's Best!
Listing Price: $592,900

40819 Ginger Blossom, Murrieta

Completely Remodeled
1440+ SqFt, 3Bed/2.5 bath
Cul-de-Sac Location
Move In Ready
Listing Price: $309,900

30712 Sky Terrace, Temecula

Pride-of-Ownership!
1600+ SqFt, 3Bed/2.5 bath
Upgrades Galore
Corner Lot with Mountain Views
Listing Price: $389,999

42383 Dusty Trail, Murrieta

Pool Home!
2760+ SqFt, 5Bed/2.5 bath
Freshly Painted Inside
Move in Ready!
Listing Price: $615,000

43360 Via Angeles, Temecula

No Backyard Neighbors!
2460+SqFt, 4Bed/2.5 bath
Pride-of-Ownership
Private & Spacious
Listing Price: $439,000

23854 Chelsea Way, Murrieta

Yes…A Gorgeous POOL Home
2760+ SqFt, 5Bed/2.5 bath
RV & Boat Parking
Cud-de-Sac Location & No HOA!
Listing Price: $629,000

8192 Sanctuary Drive, Corona

8192 Sanctuary Drive, Corona – Private, gated, sought after community of "The Retreat" nestled against the Cleveland National Forest….This home has so much attention to detail! The gated courtyard entry is a welcome invitation to this beautifully designed residence which features 10 ft. ceilings, crown molding, gorgeous travertine tile floors, surround sound, plantation shutters, central vacuum, ceiling fans, French doors, spacious 4 bedrooms with their own private bath, guest powder room, a Gourmet Cook's Kitchen featuring upscale granite, Thermadore stainless steel stove with griddle, 3 ovens, Thermadore stainless steel refrigerator, butler pantry, wine coolers and more! Elegant living in this highly sought after golf community… a MUST SEE!!! **Listing Price: $759,995**

SOLD in the Area:

Information obtained from the MLS. Rancon may or may not have participated in the sale of these homes.

CENTRAL TEMECULA

#	ADDRESS	SOLD PRICE	BR/BA	SQFT +/-	DAYS ON MARKET
1	Swallow Court	$296,000	2/2	1077	29
2	Avenida De La Reina	$299,500	4/2	1524	3
3	Cosmic Drive	$325,000	3/2	1532	24
4	Calle Vimianzo	$330,000	3/2.5	1657	26
5	Bellota Courte	$331,900	3/2.5	1580	31
6	Cactus Place	$335,000	3/2	1275	32
7	Calle Bellentine	$337,000	3/2.5	1664	13
8	Corte Yaca	$340,000	4/2.5	1841	31
9	Via Tafalla	$355,000	3/2.5	1967	8
10	Corte Barbaste	$365,000	3/2.5	1935	34
11	Via Destello Road	$370,000	3/2	1914	35

#	ADDRESS	SOLD PRICE	BR/BA	SQFT +/-	DAYS ON MARKET
12	Festivo Street	$375,000	4/2	1914	35
13	Lancshire Common	$377,500	3/2	1843	33
14	Calle Torrente	$385,000	5/2.75	2200	6
15	Via Alvaro	$385,000	3/2	1636	31
16	Driscoll Court	$389,900	3/2	1628	5
17	Nightview Circle	$389,900	4/3	2018	3
18	Adelante Street	$395,000	3/2	2005	37
19	Calle Avella	$400,000	4/2.5	2317	29
20	Carini Court	$415,000	5/3.5	2250	34
21	Calle Halcon	$450.000	4/2	2080	5
22	Corte Porfirio	$455,000	4/2.5	2467	13

'CONTACT US TODAY FOR A COMPLIMENTARY MARKET ANALYSIS OF YOUR HOME'

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All information deemed reliable but not verified by brokerage.