

# Springtime in Temecula!

## Things to do:

### WINE TASTING

Temecula Valley Southern California Wine Country features nearly 50 local wineries. The relaxing atmosphere of the region is matched by its delightful tasting experiences overlooking picturesque rolling hills of vineyards while sampling award-winning premium wines and Southern California cuisine.

### HOT AIR BALLOONING

For the ultimate airborne adventure, check out a hot air balloon flight. Take in a panoramic view of Southern California’s unique topography, beautiful estates, and awe-inspiring scenery with sunrise flights, available year-round (weather permitting).

### OLD TOWNE TEMECULA

Old Town Temecula is only minutes away by car from Temecula Valley Wine Country. Here you will find great restaurants, specialty shops, historic buildings, outdoor art, and a Visitors Center.

“This is my second experience with Eric and his team. In 2012, Eric helped me sell my home during a quick permanent change of station (PCS). Having to PCS is stressful enough, but Eric made the process feel like little to no work for me. I was so appreciative! I have been planning to buy again for the past few years and when I was ready to start the process, I already knew who to call – Eric Tomlinson. Eric is a delight to work with. Listings were always available and new listings were sent ASAP. Eric responds quickly and has great attention to detail. Eric goes above and beyond the duties of an average realtor, he educates you on housing market trends past and present. The sense of urgency, professionalism, and consideration are next to none. I refer everyone to Eric and I will continue to do so!” – **SHARLENE LOCKHART**

realtor.com®    



#### Eric Tomlinson

Broker Associate | Lic# 01428634  
m 951.970.6727  
ericTmyrealtor@gmail.com

#### Serina Ortiz-Tomlinson

REALTOR® | Lic# 01152416  
m 951.805.1115  
serinamyrealtor@gmail.com

*corcoran*

GLOBAL LIVING



44025 MARGARITA ROAD #100 TEMECULA CA 92592



Happy Easter  
from our family to yours.



# April Featured Properties

## CHARMING HOME



**9447 DALE MESA DRIVE, CALIMESA**  
**2 BD | 2 BTH | 1,920 sq ft**  
**Listed at \$259,900**

Adorable, doublewide manufactured home located in the 55+ active community of "Sharondale." This spacious home is built on permanent foundation and boasts approximately 1,920 sq ft with 2 oversized bedrooms and 2 full baths. View of the greenbelt and surrounding hills. Sharondale has a wonderful community clubhouse and amenities.

## STUNNING LOT



**27175 LINDELL ROAD, LAKE ELSINORE**  
**5.58 ACRES**  
**Listed at \$249,900**

Quiet, private paradise with forever views! Lake views and city lights! So much potential for building a custom home or barn. Power located at street. Well rights available as well as septic and propane. Excellent location, low taxes, and no HOA.

## IN ESCROW



**32564 QUIET TRAIL DRIVE, WINCHESTER**  
**5 BD | 3 FULL BTH | 3/4 BTH | 1/2 BTH | 3,687 sq ft**  
**Listed at \$649,900**

This home is turnkey perfection! Ready to move in! Plantation shutters throughout, lush upstairs carpeting, all neutral paint colors. Fancy cooks kitchen. Extremely private backyard with above ground spa and gorgeous landscaping.

## IN ESCROW



**40202 ROSEWELL COURT, TEMECULA**  
**2 BD | 1 FULL BTH | 3/4 BTH | 1/4 BTH | 1,530 sq ft**  
**Listed at \$415,000**

Three-story condo located in the highly sought-after Savannah Community in "Harveston Lake." Spacious open floorplan. Large private loft area. New carpet, freshly painted, and new kitchen appliances. Amenities include pool, spa, clubhouse, lake, and walking trails.

## IN ESCROW



**33286 CALLE LANGARICA, TEMECULA**  
**4 BD | 3 BTH | 2,261 sq ft**  
**Listed at \$529,000**

Light, bright, and airy, two-story Vail Ranch Home. Four bedrooms, plus a loft. Remodeled kitchen with quartz countertops and stainless-steel appliances. Carpet and cool tile throughout. Low taxes! No HOA!

## IN ESCROW



**42121 DELMONTE STREET, TEMECULA**  
**4 BD | 2.5 BTH | 2,673 sq ft**  
**Listed at \$599,900**

Gorgeous two-story home located on the 12th Fairway of Temeku Hills Golf Course. Four bedrooms with loft for office or exercise room. Versailles tumbled travertine flooring, remodeled kitchen, neutral lush carpet, plantation shutters. Temeku Hills offers many amenities.

## IN ESCROW



**38521 SHOAL CREEK DRIVE, MURRIETA**  
**4 BD | 3 FULL BTH + PWDR RM | 4,665 sq ft**  
**Listed at \$1,395,000**

Ranch style home located in the highly sought after "Bear Creek" community in Murrieta. Quiet, end of cul-de-sac location. This beautiful home is located at the end of a cul-de-sac and sits on the 16th fairway. Premier, flat lot, approx. .73 acre. Three gas fireplaces, rich wood floors, classy travertine, and cooks kitchen. Bear Creek is a guard gated community with amenities.

## IN ESCROW



**31645 CORTE PADRERA, TEMCULA**  
**5 BD | 3 BTH | 3,087 sq ft**  
**Listed at \$699,900**

Remodeled, executive, two-story home. Real hardwood flooring, custom Italian slate tile, and custom kitchen. Downstairs bedroom with full bath. Master suit with cozy Italian slate fireplace. Landscaped front and backyard with in-ground saltwater pool/spa.

## IN ESCROW



**41660 BIG SAGE COURT, TEMECULA**  
**3 BD | 2 BTH | 1,489 sq ft**  
**Listed at \$525,000**

Lovely one-story ranch style home located in the heart of Temecula. Welcoming, spacious layout. Carpet, tile, custom painted. Inviting backyard with patio cover and views. Minutes away from wineries, horseback riding, balloon rides and Lake Skinner.

## IN ESCROW



**20899 MYRON STREET, PERRIS**  
**2 BD | 2 BTH | 1,440 sq ft**  
**Listed at \$260,000**

Charming doublewide manufactured home! This spacious home includes 2 bedrooms and 2 full baths. Not on permanent foundation. Newer air conditioning unit and shingle roof. Excellent flat, usable lot approximately 17,424 sqft. Only cash offers accepted!

## CLOSED ON MARCH 18, 2021



**14306 AUGUSTA DRIVE, VALLEY CENTER**  
**5 BD | 3.5 BTH | 2,995 sq ft**  
**Closed at \$740,000**

This lovely one-story home is located in the exclusive private gated community of "Woods Valley." This home has forever mountain views. Includes 4 oversized bedrooms and 2 1/2 bath. 4 car tandem garage. 10 paid for solar panels! Move in ready!

## CLOSED ON MARCH 26, 2021



**42221 FABER COURT, TEMECULA**  
**5 BD | 3 BTH | 3,071 sq ft**  
**Listed at \$639,900**

Gorgeous Crowne Hill Home located in the highly sought-after Temecula area. This home is a spacious 3,071 sq ft with 5 oversized bedrooms. 1 full bed and bath downstairs. Welcoming cooks kitchen. Crowne Hill offers beautiful walking areas and parks. Close to schools, shopping, and wineries!