

# COMMUNITY EASTER EVENT

VILLA AVANTI COMMUNITY EASTER  
EVENT!

JOIN US FOR FUN, GAMES, FOOD &  
MORE!!!

DATE:  
APRIL 12TH, 2025

TIME:  
10:00 AM - 1:00 PM

LOCATION:  
THE PARK AT 41831 VIA EL GRECO



## Eric Tomlinson

“Team Tomlinson 10+ stars!! Eric and his team are truly a pleasure to have by your side during what can be a very stressful experience, buying and selling a home. Integrity, positive attitude, attention to details, knowledgeable, and excellent communication skills are just a few of the qualities I appreciated the most about Eric and his team. I am grateful Eric represented me through this buying process and I’m so happy with my new home. This is my fourth time buying a home and by far one of the best experiences I’ve ever had. Cheers to you and your awesome team Eric!”

~ Rebekah Padilla  
Jan 2025

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FIRSTTEAM®



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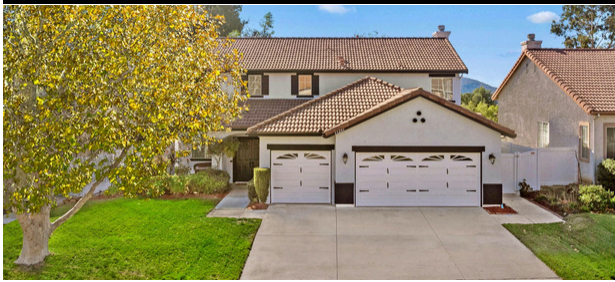




*"Ready to Make Your Move?"*

*Our recently sold homes in your neighborhood show the power of today's market! Don't miss out on this opportunity to sell for top dollar. Contact us today for a free home valuation or to explore available listings that match your dream home. Your perfect move starts here!"*

## ACTIVE



**33291 FOX ROAD, TEMECULA**  
**4BED / 3 BATH / 2,378 SQ. FT**  
**POOL/SPA/VIEWS!!!**  
**LISTING PRICE: \$889,000**

Welcome to the upscale, master planned community of "Crowne Hill" located in the highly sought after Temecula Valley. This beautiful forever views, 2-story, pool, and spa home offers so much attention to detail. This light, bright, and airy home boasts 2,378 square feet with 4 bedrooms and 3 full baths. 1 bedroom (no closet but has doors) and 1 bathroom downstairs. Professionally custom painted. Inviting, cook's kitchen with stainless steel appliances to include a refrigerator. Convenient indoor laundry room with washer and dryer included. The lovely inground pool/spa in the backyard has a firepit.

## IN ESCROW



**23592 BEECH ST, HEMET**  
**4 BED / 2 +.75 +.50 BATH / 2,822 SQ. FT**  
**6.06 ACRES**  
**LISTING PRICE: \$1,100,000**

Beautiful views describe this stunning single-story custom built ranch estate residence. Located in the serene outskirts of West Hemet. This gorgeous estate also boasts 6.06 beautiful acres. Approximately 2 acres of land is fenced. Almost completely remodeled. Enter through your own private electric wrought iron gates. Enter through a double door entry. Primary bathroom with jetted tub and custom shower. His and her closet with built-ins and double French doors to the breezeway. 27 paid for solar panels. 2 Tesla batteries. Above ground spa. RV access with multiple cleanouts, and / or ADU's.

## CLOSED MARCH 2025



**6038 DE LA VISTA, RIVERSIDE**  
**4 BED / 1.75 BATH / 1,350 SQ. FT**  
**LISTING PRICE: \$529,900**  
**CLOSED AT: \$545,000**  
**SOLD AT: \$15,100 OVER ASKING**

Adorable 1-story ranch style home located in a highly desirable and sought after community in "Jurupa Valley." 1,350 square feet with 4 bedrooms and 2 baths. Vinyl plank and carpet flooring. Primary suite. Newer central heat and air unit approximately 18 months old. Cute kitchen and fridge to remain. Shingle roof approximately 1 month old. Large flat usable backyard. 7,405 square feet. Alumawood patio cover. Block and vinyl fencing. Dog run. Front and backyard lawn. Washer and dryer will also remain. Dual glazed window. 2 car attached garage with opener. Low taxes. Close to schools, shopping, medical, and freeway close.

## CLOSED MARCH 2025



**200 TERRY LN, HEMET**  
**3 BED / 1 + .75 BATH / 2,026 SQ. FT**  
**LISTING PRICE: \$439,995**  
**CLOSED AT: \$455,000**  
**SOLD AT: \$15,005 OVER ASKING**

Nestled at the end of a cul-de-sac in Hemet, this charming single-story home offers an array of desirable features. Inside, the spacious family room boasts a cozy brick fireplace, while the kitchen impresses with granite countertops, abundant storage, and a large dining area. The home is thoughtfully designed with built-in shelving and ceiling fans throughout. Convenient indoor laundry room with a sink. Tile and vinyl wood flooring run throughout the home, offering both durability and style. Outdoors, the backyard is a private oasis with a wooden walkway over a serene Koi pond complete with a stone waterfall.

## CLOSED MARCH 2025



**1154 KATY COURT, UPLAND, CA 91784**  
**4 BED / 1+ .75 + .50 BATH / 2,594 SQ. FT**  
**LISTING PRICE: \$925,000**  
**CLOSED AT: \$930,000**  
**SOLD AT: \$5,000 OVER ASKING**

Beautiful 2 story cul-de-sac North Upland home! Original owner; first time on the market! Boasting 2,594 square feet with 4 generous size bedrooms and 3 bathrooms. Built in 1977. Tile entry. Neutral carpet. Newer central heat and air unit. Cool ceiling fans. 3 fireplaces - in the family room, living room, and primary bedroom. Cooks' kitchen with all white appliances. Fridge to remain. Large, flat pool size backyard. Approximately 10,000 square foot lot. Landscaped with sprinklers. Inviting large wood patio cover. Brick walls. Wrought iron side gate. No home owner's association - you could possibly make side gate area into an RV parking, boat parking, etc. Wonderful 3 care garage with opener. Close to schools, shopping, medical, and freeway close. A true must see!

## CLOSED FEBRUARY 2025



**17412 CANTLAY STREET, LAKE BALBOA**  
**3 BED / 1.75 BATH / 1,303 SQ. FT**  
**LISTING PRICE: \$837,000**  
**CLOSED AT: \$800,000**

Discover Comfort And Modern Living In This Charming Single-Story Lake Balboa Home Featuring 3 Bedrooms, 2 Baths, And Approximately 1,303 Square Feet Of Well-Designed Space. The Home Boasts 8-Foot Ceilings, Luxury Vinyl Plank Flooring, And A Neutral Color Palette, Creating A Warm And Inviting Atmosphere. The Remodeled Kitchen Shines With Granite Countertops, Stainless Steel Appliances Including A Five-Burner Gas Range, Oven-Microwave Combo, Dishwasher, And A Sleek Stainless-Steel Sink, Complemented By Soft-Close Drawers And Doors. Recessed Lighting Illuminates The Kitchen And Dining Area, While A French Door From The Living Room Opens To The Backyard, Enhancing Indoor-Outdoor Living. Modern Upgrades Include Newer Dual-Pane Windows, The Detached Single-Car Garage Adds Convenience.

## CLOSED JANUARY 2025



**43895 CALLE SANDOR, TEMECULA**  
**4 BED / 2.50 BATH / 3,262 SQ. FT**  
**LISTING PRICE: \$999,000**  
**CLOSED AT: \$999,000**

Welcome To This Gorgeous 4-Bedroom, 3-Bathroom Pool Home In The Highly Sought-After Paseo Del Sol Community Of Temecula. Boasting 3,262 Sq. Ft. Of Beautifully Designed Living Space, This Turnkey Traditional-Style Home Offers Elegance, Comfort, And An Exceptional Layout. Step Inside To An Open Floor Plan With High Two-Story Ceilings, Granite Countertops, And Custom Window Coverings That Create A Bright And Inviting Atmosphere. The Spacious Family Room Features A Gas Fireplace With A Gas Starter, Perfect For Cozy Evenings. The Gourmet Kitchen Is A Chef's Dream, Boasting Granite Countertops, A Large Island, And An Open Design That Flows Seamlessly Into The Family Room. It Comes Fully Equipped With A Convection Oven, Self-Cleaning Oven, Gas Range, Electric Oven, Microwave, Dishwasher, Disposal, Gas Cooktop, And Even A Built-In Barbecue. The Home Also Includes Ceiling Fans, Double-Pane Windows, Shutters, And Sliding Doors That Provide Easy Access To The Backyard. The Main Level Offers One Bedroom And Two Bathrooms, Ideal For Guests Or Multi-Generational Living. Bathrooms Are Designed With A Soaking Tub, Shower, And A Separate Tub And Shower In The Primary Ensuite. Flooring Throughout The Home Consists Of Carpet And Tile, Complementing Its Sophisticated Style. Nestled On A 6,534 Sq. Ft. Lot In A Quiet Cul-De-Sac,

## CLOSED JANUARY 2025



**22813 NAVUT AVE, WILDOMAR**  
**4 BED / 2. BATH / 1,619 SQ. FT**  
**LISTING PRICE: \$599,900**  
**CLOSED AT: \$599,900**

Discover The Perfect Single-Story Retreat In Wildomar, Offering Energy-Efficient Living With 20 Solar Panels. This Charming Home Features 4 Bedrooms, 2 Full Bathrooms, And A 2-Car Garage. A Front Open Patio Adds To The Appeal Of This Inviting Property. Enjoy Modern Elegance With An Open Floorplan, Vinyl Wood Flooring, And A Gas Fireplace In The Living Room That Seamlessly Flows Into The Dining Area. The Kitchen Shines With Granite Countertops, Grey Cabinets, Stainless Steel Appliances, And Abundant Natural Light. The Primary Bedroom Boasts Backyard Access Through A Sliding Door And A Walk-In Closet. All Bedrooms Feature Brand New Carpeting. Bedroom 2 Includes A Unique Loft Bed And Creative Layout. Bedrooms 2, 3, And 4 Also Feature Sliding Mirrored Closet Doors. Additional Conveniences Include An Indoor Laundry Room And Neutral Color Schemes Throughout. Outdoors, The Open Backyard Offers An Alumawood Patio Cover With A Ceiling Fan, A Cozy Fire Pit, A Dedicated Dog Run, And An Above-Ground Spa All Surrounded By Vinyl And Wood Fencing.

## CLOSED JANUARY 2025



**32446 HUPP DRIVE, TEMECULA**  
**34BED / 2BATH / 1,001SQ. FT**  
**LISTING PRICE: \$599,900**  
**CLOSED AT: \$605,000**

Discover This Charming Single-Story Home In Temecula, Perfectly Blending Modern Amenities With Inviting Spaces. This 1,001 Sq. Ft. Residence Is Equipped With 29 Solar Panels, Ensuring Energy Efficiency And Savings. Step Into The Open, Airy Living Room, Boasting High Ceilings And A Cozy Tile Fireplace, Ideal For Relaxation Or Entertaining. The Kitchen Is A Chef's Delight With Stainless Steel Appliances, A Double Oven, Microwave, And Granite Countertops, All Designed With Convenience And Style In Mind. The Primary Suite Offers Backyard Access And Features A Bathroom With Double Sinks, Adding A Touch Of Luxury. Outdoors, Enjoy A Private, Pool-Sized Backyard With Both Block Wall And Wooden Fencing, A Wooden Deck, And An Alumawood Patio Cover, Perfect For Enjoying The Serene Views. This Home Includes Three Full Bedrooms, Two Bathrooms, And A Two-Car Garage With A Laundry Area And A Tankless Water Heater. Nestled On A 5,662 Square Foot Lot With Single-Story Homes On Either Side, This Property Combines Privacy And Tranquility With Convenience And Modern Comforts.