

HOMES SOLD IN TEMECULA WITHIN THE LAST 30 DAYS

#	Address	List Price	Bd/Ba	Sqft	DOM	#	Address	List Price	Bd/Ba	Sqft	DOM
1	30260 Nebula Ln	\$540,000	3/2	1132	0	1	31968 Calle Caballos	\$805,000	3/2	2417	2
2	32647 Dorset Ct	\$620,000	4/2.5	2204	0	2	27413 Blackstone Rd	\$645,000	4/3	2010	3
3	40356 Amesbury Ln	\$655,000	5/3	2439	0	3	33259 Fox Rd	\$662,000	3/2	1835	3
4	32984 Sotelo Dr	\$780,000	4/3	2644	0	4	45380 Via Jaca	\$740,000	4/4	3131	3
5	34251 Coppola St	\$838,500	4/2.5	2601	0	5	43813 Calle Balmez	\$875,000	5/3.5	4259	3
6	29682 Stonewood Rd	\$600,000	3/2	1414	1	6	45808 Klamath Ct	\$591,000	3/2.5	2274	4
7	31240 Calle Felicidad	\$850,000	4/2	1984	1	7	45438 Clubhouse Dr	\$565,000	3/2	1604	4
8	31687 Sweetwater Cir	\$800,000	4/3.5	2015	1	8	33124 Garoli	\$630,000	4/2	2076	4
9	30063 Corte Tolano	\$670,000	4/2.5	2343	2	9	31586 Loma Linda Rd	\$670,450	4/3	2371	4
10	44759 Corte Gutierrez	\$540,000	3/2.5	1559	2	10	31546 Golden Lion Dr	\$720,000	5/3	2621	4
11	32175 Camino Osuna	\$626,000	4/2	2350	2	11	45776 Camino Rubi	\$875,000	4/3	3360	4

“Yes, the market was hot at the time we decided to list our home, and the market remains fairly hot today, but, nevertheless, my wife and I considered a good listing agent to be critical to the sales process and we wanted to interview candidates . Not being our first sell/buy/move experience, we knew the whole process would not be fun no matter any length of listing. An experienced realtor could help us manage the process and we thought Serina would be our best choice. Serina is smart, professional, and experienced. She added some fun to what can sometimes be a meticulous and exhausting ordeal. Serina and her team represented us through both the sale and purchase of our Murrieta homes and helped us navigate past hurdles on both sides of these transactions. She gave us many valuable suggestions that I know made an impact on the showing of the home. Her many referral offerings from minor repair handymen to major upgrade contractors,were always appreciated. It’s now been 8 to 9 months since we worked with Serina. All is good. Thank you Serina.”

– MICHAEL WILLINGHAM



Prst Std  
US Postage  
PAID  
Print and Mail Guy



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



44025 MARGARITA ROAD #100 TEMECULA CA 92592





# August Featured Properties

## STUNNING HOME



**46504 PRIMROSE AVE, TEMECULA**  
**4 BD | 3 BTH | 1,924 sq ft**  
**Listed at \$629,900**

Stunning 2-Story family home located in the highly sought-after community of Redhawk (South Temecula). Great, spacious pool size corner lot with a peek a boo view of golf course. Open floor plan. Solid hardwood flooring, custom tile, custom paint and neutral carpet. Cook's kitchen with flashy granite. Backyard complete with a wood deck and sitting area on side of home. BONUS!!! Paid for Solar Panels!!!

## MULTI-UNIT



**885 CHERRY AVE, BEAUMONT**  
**3 BD | 2 BTH | 1,740 sq ft**  
**Listed at \$475,000**

Fantastic investment opportunity in this 1 story home! Excellent location and zoned -RMF Residential Multi Family with potential to build up to 10 units on the property. Large flat useable lot size of approx. 20,038 SQ FT (.46 acre). Built in 1953, 1 story, shingle roof, 3 bedrooms, and 2 baths. Current tenant in the 2 bedroom and 1 bath. Month to month lease pays \$1,345.00. Tenants would love to remain leasing. Must be an all cash offer on this home.

## GORGEOUS HOME



**30330 DEL REY RD, TEMECULA**  
**3 BD | 2 BTH | 2,004 sq ft**  
**Listed at \$889,000**

Completely remodeled, single story home featuring 3 bedrooms and 2.5 baths. This home sits on a 1/2-acre lot in the desirable "Meadowview" community. Custom wood laminate flooring and custom paint throughout. Backyard complete with fully covered patio and professional landscaping including: vinyl fencing, artificial turf, & fantastic views! 26 Paid for Solar Panels.

## IN ESCROW



**29890 TUCANA PL, MURRIETA**  
**3 BD | 2.25 BTH | 1,738 sq ft**  
**LISTED at \$489,999**

Charming 2-story home located in the highly sought after "Griffith Place" master planned community in Murrieta. Rich laminate flooring, neutral carpet, custom paint. Ceiling fans-throughout, recessed lighting, central heat and air, cozy gas fireplace. Indoor upstairs laundry. Cook's kitchen with flashy granite counters, all black appliances. Excellent location, close to shopping, schools, freeway, parks and medical.

## IN ESCROW



**34963 VISCARIA CT, WINCHESTER**  
**4 BD | 3 BTH | 2,334 sq ft**  
**Listed at \$619,999**

Stunning home with a downstairs bedroom and full bath. Beautiful cook's kitchen with flashy quartz countertops, farm sink and all white appliances. Rich 18-inch tile downstairs, new high end carpet, freshly painted, & custom window coverings. Large pool size landscaped backyard with alumawood patio cover with ceiling fans and pull-down shades. Neat fire pit and outdoor shed.

## IN ESCROW



**651 SHASTA WAY, BEAUMONT**  
**3 BD | 2 BTH | 1,487 sq ft**  
**Listed at \$399,999**

16 seller paid for solar panels!!!! Gorgeous single story home on a private lot at the end of the cul-de-sac. Premium 10,019 square feet lot which backs to open space. New custom interior paint and brand new carpet throughout. Soft water system. Cook's kitchen with Corian counters. Permitted extended enclosed patio along entire back of home. Permitted workshop w/electricity in backyard. Newer dual pane windows.

## IN ESCROW



**31687 FILLE DR, WINCHESTER**  
**4 BD | 2 BTH | 1,864 sq ft**  
**Listed at \$529,999**

Ranch style home located in the highly sought after "French Valley III" Community in Winchester. Open floor plan boasting approx. 1864 Sq feet. Newer neutral carpet, rich plank vinyl flooring, custom painted, and inviting cook's kitchen. Large, flat, usable pool size backyard complete with full alumiwood patio cover. 20 paid for solar panels!

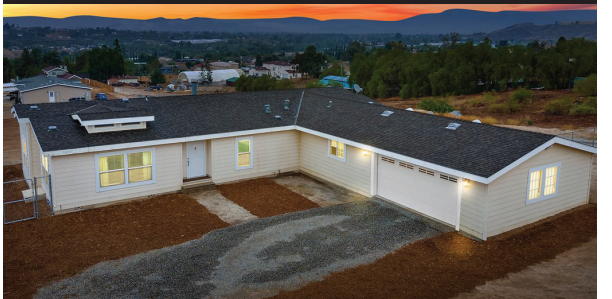
## IN ESCROW



**31004 DESERT VIEW CT, MENIFEE**  
**4 BD | 4 BTH | 3,600 sq ft**  
**Listed at \$629,999**

Backyard paradise in a quiet cul-de-sac pool home in the highly sought after Hidden Meadows tract in Menifee. Downstairs master. Cooks' kitchen with Stainless Steel appliances. Professionally landscaped and hardscaped large flat backyard with a double alumiwood patio cover. 30 PAID solar panels!

## IN ESCROW



**18444 AVENUE C, PERRIS**  
**4 BD | 2 BTH | 2,376 sq ft**  
**Listed at \$539,999**

Beautiful triple wide manufactured home on permanent foundation. Flat usable 1 acre lot completely fenced. Home boasts a light, bright and airy floor plan of 2376 spacious sq ft. Additional large storage room – permitted approx. 384 sq ft of storage. Possibilities are endless: horse property, RV, build a home, or 2nd unit – use your imagination. City water, electric, and propane.

## CLOSED ON AUG 3, 2021



**11071 CORAL DRIVE, JURUPA VALLEY**  
**7 BD | 5.5 BTH | 4,293 sq ft**  
**SOLD FOR \$51,000 OVER ASKING PRIC**  
**Closed at \$910,000**

2 story Pulte Home located in the highly sought after "Serrano Ranch" Community in Jurupa Valley. This home offers 7 oversized bedrooms, one of which is located downstairs and is a suite, complete with its very own bath and family room! Large, spacious upstairs loft. All neutral colors, upgraded carpet, travertine tile, and cook's kitchen. 16 completely paid for solar panels. No HOA!

## CLOSED ON JULY 23, 2021



**33170 MCVICAR ST, WILDOMAR**  
**4 BD | 2 BTH | 1,722 sq ft**  
**Closed at \$750,000**

Private ranch style home located in the highly sought-after Temecula area. Boasting a spacious 1872 sqft with 3 oversized bedrooms and 2 full baths. This home has been completely remodeled. Rich vinyl plank flooring, custom paint, custom fireplace, and cook's kitchen. Large, flat, pool-sized backyard complete with built-in BBQ. No HOA. Standard sale.

## CLOSED ON JULY 6, 2021



**31631 CORTE PADRERA, TEMECULA**  
**4 BD | 3 BTH | 2,266 sq ft**  
**CLOSED FOR \$40,000 OVER ASKING PRICE!**  
**Closed at \$740,000**

Gorgeous two story family home with 4 bedrooms and 3 full baths. Upgraded wood tile flooring, custom paint, & brand new carpet on stairs and in upstairs bedrooms. This beautiful home is located at the end of a cul-de-sac. Completely landscaped front and backyard! Above ground spa w/ safety cover. Solar system is a power purchase agreement. Low taxes. Low HOA.