

# BACK TO SCHOOL

## TIPS

### PARENTS

#### 1. Re-establish Bedtimes

Kids need time to adjust from summer sleep schedules.

Aim for 8-10 hours of sleep depending on age.

#### 2. Meal Prep Ahead of Time

Plan healthy breakfasts and pack lunches the night before.

Include balanced snacks to avoid energy crashes.

#### 3. Stay Connected

Know the teacher's name, email, and classroom policies.

Attend back-to-school nights and check school portals regularly.

### STUDENTS

#### 1. Prep Your Backpack Now

Make sure it's stocked with notebooks, pens, chargers, and other essentials—don't wait until the night before.

#### 2. Reset Your Sleep Schedule

Start going to bed and waking up earlier at least a week before school starts to avoid first-week fatigue.

#### 3. Set a Goal for the Year

Whether it's better grades, joining a club, or staying organized—having a goal gives you purpose and focus.

### Eric Tomlinson

Eric was referred to us by our relocation company. From our very first phone call, I knew he was the realtor for us. His professionalism is top notch, his expertise is of the highest quality, and his personality is everything great! He takes care of his clients as if they are his own family... I truly appreciated this! I have and will continue to refer my family and friends to him. Great job Eric and Team... what a pleasure it was to work alongside you in the sale of our home!

~ Amy Thompson  
May 2025

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"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!

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**ACTIVE**



**35115 VINE PL, FALLBROOK 92028**  
3 BED / 2.5 BATH / 1,480 SQ. FT  
STYLISH CORNER UNIT  
LISTING PRICE: \$599,900

Welcome Home To This Stylish And Thoughtfully Designed Corner-Unit Located In The Highly Desirable Citro Community By Tri Pointe Homes. Ideally Situated Near The 15 And 76 Freeways, This Residence Combines Modern Finishes, Functional Living, And Resort-Style Community Amenities. Step Inside To A Bright And Airy Open Floorplan, Where Expansive Windows Invite An Abundance Of Natural Light. The Contemporary Kitchen Features A Soft Grey Blue Cabinetry, Stainless Steel Appliances, A Spacious Island, And Elegant Finishes That Flow Effortlessly Into The Adjoining Dining And Living Areas—Perfect For Both Everyday Living And Entertaining. Upstairs, You'll Find A Versatile Loft Space Ideal For A Home Office, Media Lounge, Or Potential 4th Bedroom. Three Comfortable Bedrooms, Including A Serene Primary Suite.

**ACTIVE**



**26054 PINE ST, MURRIETA 92563**  
5 BED / 3 + .75 + .50 BATH / 3,354 SQ. FT  
STUNNING POOL HOME WITH 4-CAR TANDEM GARAGE  
LISTING PRICE: \$939,900

Stunning Pool Home With 4-Car TANDEM Garage, RV, And Boat Parking in the Vintage Reserve Neighborhood! Welcome To This Gorgeous Pool Home That Boasts Exceptional Curb Appeal. It Features A Spacious 4-Car Tandem Garage Parking, Providing Ample Space For Your RV And Boat. Located At The End Of The Street With No Side Neighbors To The Left, This Home Offers Added Privacy And Seclusion, Creating A Peaceful Setting. Step Inside To An Open-Concept Floorplan That Features Upgraded Flooring And Ceiling Fans Throughout. The Stylish Kitchen Boasts Sleek Chocolate Brown Cabinetry, A Large Center Island Perfect For Entertaining, And Seamless Flow Into The Cozy Family Room With A Fireplace, A Whole-House Water Softener, And A Quiet Whole-House System. Upstairs, You'll Find A Generous Loft Space.

**ACTIVE**



**32522 SAFFLOWER ST, WINCHESTER 92596**  
5 BED / 4.5 BATH / 3,430 SQ. FT  
HIGHLY SOUGHT-AFTER MORNING STAR RANCH HOME  
LISTING PRICE: \$739,900

Welcome to the highly sought-after Morning Star Ranch community of Winchester! This 2 story expansive 5-bedroom, 4.5-bathroom residence offers an impressive 3,430 square feet of living space on a 6,534 square foot lot—providing the perfect blend of comfort, functionality, and entertaining possibilities. Step inside to soaring ceilings, elegant archways, and a bright, open floor plan filled with natural light. The welcoming chef's kitchen is a standout feature, complete with rich cabinetry, sleek black granite tile countertops, a spacious center island, and built-in appliances—ideal for hosting family and friends.

**ACTIVE**



**IN ESCROW**



**17071 FRANKLAND LN, RIVERSIDE 92504**  
3 BED / 2 BATH / 1,794 SQ. FT  
CHARMING CUSTOM-BUILT HOME  
LISTING PRICE: \$770,000

Step into refined California living with this beautifully reimagined Tudor-style estate, ideally located at the end of a peaceful, upscale cul-de-sac in the highly desirable Murrieta Oaks Hills community. Offering scenic hillside and valley views, gated RV parking, and an expansive ~0.2-acre lot, this home is a rare blend of classic architecture, modern convenience, and income-producing potential—currently generating \$6,635 per month in executive housing rental income. Situated in a community with no HOA and close to award-winning schools and excellent medical facilities, this home also provides convenience and peace of mind. Inside, you'll find five spacious bedrooms.

**IN ESCROW**



**31956 VIA DEL PASO, WINCHESTER 92596**  
4 BED / 3.5 BATH / 2,822 SQ. FT  
LISTING PRICE: \$719,900

Stunning Home with Gorgeous Curb Appeal and Spacious Layout! Provenza Vinyl Plank Flooring Throughout. Upgraded Newer Beige Nylon Carpet with Upgraded 1/2 Inch, 7 lb. Pad In All Bedrooms, Closets, And Upstairs Bonus Room. Entire Interior Recently Painted. 3 Newer Toilets Installed Recently. Exterior Recently Painted. Newer Blinds. Newer Vinyl Fencing. Recently Painted Kitchen Cabinets. Newer Ceiling Fan In Great Room. Refinished Courtyard Gate. Newer Cabinet And Sink Installed In Downstairs Powder Room. All New Sprinkler Valves. Re-grouted Primary Shower. Painted Primary Dress Cabinets.

**CLOSED JULY 2025**



**45130 MARSANNE ST, TEMECULA 92592**  
5 BED / 4 BATH / 4,209 SQ. FT  
LISTING PRICE: \$1,540,000  
CLOSED AT: \$1,460,000

Gorgeous executive pool/spa home located in the highly sought after "Morgan Valley" community in south Temecula. The front entrance of the home is so beautiful and welcoming complete with patio and a large fountain in a courtyard. This stunning home has so much attention to detail. Boasting 4,209 square feet with 5 spacious bedrooms and 4 full baths. 1 full bedroom and bath downstairs. Also to include an upstairs loft/movie complete with projector, screen, and built-in surround sound system. Timeless travertine tile, rich wood floors, and upgraded carpet. 2 central heat and air units. Quiet cool whole house fan. Cozy gas fireplace with log. Cool ceiling fans. Recessed lighting. Shutters. Crown molding. Custom painted. Family room with built-in media niche. Welcoming gourmet kitchen with quartz countertops, marble backsplash, Sub-Zero built-in refrigerator and GE monogram, high end appliances, double ovens, large walk-in pantry, and 8-foot quartz kitchen island. Wine/drink storage cooler and butler pantry. Primary bedroom is a true retreat complete with 2 sets of closets. Don't miss out on this beautiful home in the top-ranking Temecula school district. Just minutes away from schools, shopping, medical, and freeway close. A true must see!

**CLOSED JULY 2025**



**29604 STARRING LN, MENIFEE 92584**  
3 BED / 2.5 BATH / 1,937 SQ. FT  
LISTING PRICE: \$665,000  
CLOSED AT: \$670,000  
SOLD \$5,000 OVER ASKING!

Beautiful Lakefront Single-Story Home In THE LAKES. Private Gated Community. Built In 2017, This Stunning Single-Story 3-Bedroom, 2.5-Bathroom Home Offers A Blend Of Luxury, Comfort, And Convenience—Nested In A Serene Gated Community Backing To A Private Lake. Enjoy Breathtaking Lake Views From The Great Room And The Spacious Primary Suite, Which Features A Large Walk-in Closet, Dual Sinks, And A Separate Soaking Tub And Shower. The Open-Concept Layout Showcases 9-Foot Ceilings, Recessed Lighting, And A Modern Kitchen With Granite Countertops And Stainless Steel Appliances. Outdoor Living Is Elevated With A Full-length Arched Alumawood Patio Cover, Recessed Lighting, Custom Ceiling Fans, And A Built-in Gas Fire Pit. The Professionally Landscaped Front And Backyard Feature Artificial Turf And Custom Stamped Concrete. A 220 Volt Hookup Is Already Installed In The Back Corner, Perfect For Adding A Spa. The Oversized Two-Car Garage Includes Ceiling Storage, A Workshop Area, And Sits Next To An Extra-Wide Driveway With Parking Enough For Three Cars. Additional Features Include Leased Solar Panels (8 Panels), A Tankless Water Heater, Handicapped Access From The Driveway To The Front Door.

**CLOSED JULY 2025**



**30027 VIA AMANTE, MENIFEE 92584**  
4 BED / 2.5 BATH / 1,965 SQ. FT  
LISTING PRICE: \$575,000  
CLOSED AT: \$575,000

Beautifully Maintained 4-Bedroom Home in Menifee Lakes. Welcome to this charming and spacious two-story home featuring 4 bedrooms, 2.5 bathrooms, and a thoughtful layout perfect for comfortable living and entertaining. Located in the desirable Menifee Lakes community, this home offers both convenience and charm. Enjoy cozy evenings by one of the two fireplaces—one in the inviting living room and another in the warm family room. The remodeled kitchen is a cook's dream, featuring stainless steel appliances, recessed lighting, and a functional layout ideal for everyday use and gatherings. Upstairs, the primary suite boasts a private balcony, perfect for morning coffee or evening relaxation, and a beautifully remodeled en-suite bathroom. The guest bathroom and downstairs powder room have also been tastefully updated. Other highlights include newer wood laminate flooring on the stairs, a large Lewis wood patio cover in the backyard, and a two-car garage with a newer garage door. The home is light, bright, and airy, with a well-maintained exterior and interior. Located close to shopping, scenic lakes, and easy freeway access, this home offers the best of comfort and convenience. Don't miss this beautiful opportunity in Menifee Lakes!