

# PARENT TIPS FOR BACK-TO-SCHOOL SEASON

- Set up daily routines, including healthy eating and sleeping habits
- Provide a place and time for homework
- Check on homework assignments and projects
- Show your support and interest by talking about school activities each day
- Promote literacy by reading to your child and by reading yourself
- Limit all types of screen time: TV, gaming, and computers
- Express high expectations, standards, and encouragement for your child's learning
- Attend parent-teacher conferences, open houses, and back-to-school events
- Participate in decisions affecting your child's education
- Take advantage of your community's many free or low-cost activities and resources, such as libraries, museums, theaters, and zoos
- Participate in after-school clubs, sports, and art activities
- Join PTA.

## Serina Tomlinson

Serina was on it from day one! She gave me a list of vendors to contact to have work done on my rental home to get it ready to go on the market. They were all stellar! Serina is a highly motivated realtor with an in-depth knowledge of the markets that she works in. She is diligent in her work ethic and is very detail oriented in getting tasks completed. She is a great communicator which is key to a successful real estate transaction. She is 100% professional in every aspect of the business but also has the ability to reach you on a personal level as well. I highly recommend her as a realtor!

Nena Murty  
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*Featured Properties Listed & Sold By The Tomlinson Group 2024*

**ACTIVE**



**23592 BEECH ST, HEMET**  
**4 BED / 2 +.75 +.50 BATH / 2,160 SQ. FT**  
**6.06 ACRES**  
**LISTING PRICE: \$1,199,000**

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.

**ACTIVE**



**31367 CORTE MONTEL, TEMECULA**  
**4 BED / 2 BATH / 2,160 SQ. FT**  
**LISTING PRICE: \$779,000**

Beautiful single-story ranch-style home in the "Rancho Vista Estates" Community on a cul-de-sac. Offering 2,160 sq ft, 4 bedrooms, and 2 baths. The primary bedroom features a walk-in closet, double sinks, separate tub, and shower. High ceilings, natural light, travertine tile floors, granite countertops, and a central island. Includes a family room with a gas fireplace, indoor laundry, wet bar, and a three-car garage. Professionally landscaped yard with patio cover. Close to schools, shopping, and wineries.

**IN ESCROW**



**31468 CORTE MONTEL, TEMECULA**  
**4 BED / 2 BATH / 2,160 SQ. FT**  
**LISTING PRICE: \$799,900**

Welcome to your dream home on Corte Montiel in Temecula part of the "Rancho Vista Estates" Community! This stunning single-story home is on a private corner lot. This property boasts a professionally landscaped drought-tolerant garden with a charming waterfall and stream. The home features luxury vinyl plank floors, high ceilings, and a cozy fireplace in the great room. The gourmet kitchen, with its gas island range, granite countertops, and ample cabinetry, is perfect for culinary enthusiasts and opens to the great room. 16 paid for solar panels!

**IN ESCROW**



**31628 PASEO GOLETA, TEMECULA**  
**5 BED / 3 BATH / 3,087 SQ.FT**  
**LISTING PRICE: \$865,000**

Gorgeous two-story home in the "Rancho Vista Estates" Community, Temecula. Featuring 3,087 sq. ft., 5 bedrooms, and 3 baths (1 bed/bath downstairs). Enjoy sunset views from the primary bedroom balcony with 2 walk-in closets and a luxurious bathroom.

Highlights include hardwood and tile flooring, ceiling fans, 2 fireplaces, crown molding, recessed lighting, a wet bar, a custom kitchen, indoor laundry, and a 3-car garage. Large backyard with pergola, stream, and waterfall. Close to parks, schools, shopping, and wineries.

**IN ESCROW**



**42332 CHISOLM TRL., MURRIETA**  
**5 BED / 1+.75 +.50 BATH / 3,084 SQ. FT**  
**LISTING PRICE: \$1,299,000**

Welcome to your dream home in the highly sought-after Murrieta Ranchos Community! Sprawling across 3,084 sq. ft. of luxurious living space on a 0.38 acre lot. This home offers an abundance of flat, usable land with RV access. Enjoy the serene and private backyard paradise featuring a gorgeous grotto pool with a waterfall, a built-in fire pit, a gazebo, and a covered patio with recessed lighting. Step inside to discover elegant 10-foot coffered ceilings, crown molding, and custom blinds and shutters throughout. No Association!

**IN ESCROW**



**31657 ROUGE LN, MENIFEE**  
**5 BED / 2.75 BATH / 2,402 SQ.FT**  
**LISTING PRICE: \$680,000**

Beautiful two-story pool home in the "Mosaic" neighborhood, Menifee. Built in 2018, this spacious 2,402 sq ft home features 5 bedrooms, 2.75 baths, and RV/boat parking. Highlights include vinyl plank flooring downstairs, upstairs loft, central heat/air, ceiling fans, leased solar, and a tankless water heater. The kitchen boasts granite countertops, a tile backsplash, and stainless-steel appliances. Entertainer's backyard with patio cover and AstroTurf. Community park and sports court. Close to schools, shopping, and freeway.

**IN ESCROW**



**1101 PORTOFINO CT, #102, CORONA**  
**3 BED / 2.25 BATH / 1,385 SQ. FT**  
**LISTING PRICE: \$515,000**

Welcome home! Sought after master planned community "Cortina" in Corona. Courtyard entry. Two-story, spacious 1,385 sq. ft. with 3 bedrooms (1 bedroom has doors and windows - no closet). 2 full baths and a powder room downstairs. High vaulted ceilings. Central heat and air. Cozy fireplace. Cool tile. Linoleum and carpet. Window coverings. Some shutters. Primary has a mirrored wardrobe door. Adorable kitchen with sitting area for dining. Fridge to remain, freezer in garage to remain as well as washer and dryer. Welcoming backyard with vinyl fencing. 2 car garage.

**IN ESCROW**



**33742 VIEW CREST DR, WILDOMAR**  
**3 BED / 2 BATH / 1,272 SQ. FT**  
**LISTING PRICE: \$525,000**

Welcome to this adorable 3-bedroom, 2-bath home in the highly sought-after Wildomar community. This 1,272 sq. ft. corner lot home features new luxury vinyl plank flooring, a cook's kitchen with a new sink, a cozy fireplace, and a primary bedroom with mirrored wardrobe doors. The large 7,840 sq. ft. lot includes a shed, a 2-car garage, and mountain views. Enjoy low taxes, no HOA, and proximity to schools, parks, shopping, and freeways.

**CLOSED AUGUST 2024**



**32106 VIA SALTI, TEMECULA**  
**4 BED / 2.75 BATH / 2,693 SQ. FT**  
**LISTING PRICE: \$759,900**  
**CLOSED AT: \$764,900**  
**SOLD FOR: \$5,000 OVER ASKING**

Beautiful South Temecula home located in the highly sought after "Redhawk" area. This two-story home boasts a spacious open and airy 2,693 sq. ft. with four large over size bedrooms and three baths. One bedroom and bath (shower) are located downstairs. All neutral colors and carpet, vinyl flooring and cool tile. Central heat and air. Cozy fireplace and ceiling fans. Indoor laundry with sink and storage. Some shutters. Cook's kitchen with stainless steel double ovens. Large pool size backyard.

**CLOSED AUGUST 2024**



**26345 ADELINA DR, MENIFEE**  
**4 BED / 3 BATH / 2,481 SQ.FT**  
**LISTING PRICE: \$719,900**  
**CLOSED AT: \$750,000**  
**SOLD FOR: \$30,100 OVER ASKING**

Nestled in the highly sought-after Alasia Community of Menifee, this home boasts a cook's kitchen that is a culinary dream with stainless steel appliances, white cabinets, and granite countertops. Additional highlights include a large loft area, an indoor laundry room, and ample storage space. The home also features a whole-house water filtration system, surround sound in the great room, and outdoor speakers for a premium entertainment experience. Energy efficiency is ensured with 18 solar panels and a tankless water heater.

**CLOSED JULY 2024**



**31606 PASEO GOLETA, TEMECULA**  
**4 BED / 2.75 BATH / 2,622 SQ.FT**  
**LISTING PRICE \$879,500**  
**CLOSED AT: \$879,500**

Stunning 2 story in ground custom pool/spa home boasting outstanding scenic views! Located in the highly sought after Rancho Vista Estates Community in the heart of Temecula. The home also has double custom side gates. So much attention to detail in this spacious home. 1 full bedroom with built-in shelving (no closet but a door and window) and bathroom downstairs. Primary bedroom has an inviting view balcony and oversize walk-in closet. Large oversize secondary bedroom could easily be a bonus room. All of downstairs has rich vinyl plank flooring. Upstairs has neutral carpeting.

**CLOSED JULY 2024**



**46319 LONE PINE DR, TEMECULA**  
**4 BED / 3 BATH / 2,882 SQ. FT**  
**LISTING PRICE: \$849,900**  
**CLOSED AT: \$849,900**

Welcome to your dream home in the highly sought-after Wolf Creek Community! This stunning two-story residence boasts the potential for up to 6 bedrooms. The Airy kitchen features ample cabinetry, granite countertops, and a beautiful granite backsplash. The great room includes a cozy gas fireplace. There is a full downstairs bathroom and an office that can easily serve as a 5th bedroom. Additionally, part of the garage area was converted into another bedroom at time of build. This home is perfect for growing families or those seeking ample space and comfort.