

VILLA AVANTI / RANCHO VISTA ESTATES NEWSLETTER

Selling **THIS FALL?**

Fall Is One Of The Most Strategic Seasons To List Your Home In Villa Avanti–Rancho Vista Estates. With The Summer Rush Behind Us, Serious Buyers Are Still Actively Searching And Often Motivated To Close Before The Holidays Or Year's End. The Cooler Weather Makes Home Tours More Comfortable, And The Natural Beauty Of Autumn Gives Your Property Extra Curb Appeal.

In Our Community, Fall Also Brings A Steady Flow Of Relocation Buyers, Families Wanting To Settle Before The New School Term, And Those Eager To Take Advantage Of Favorable Market Conditions. Plus, Lower Interest Rates Are Finally Coming Into Play, Giving More Buyers The Confidence To Make Their Move. With Fewer Competing Listings On The Market, Your Home Has The Chance To Truly Stand Out.



Cinnamon Maple Roasted Peans

Ingredients

- | | |
|-----------------------------------|-----------------------------|
| 1 Egg White | 1 Cup Granulated Sugar |
| 1 Tablespoon Pure Vanilla Extract | 1 Teaspoon Fine Sea Salt |
| 4-5 Cups Of Pecan Halves | 2 Teaspoons Ground Cinnamon |

Instructions

1. Preheat oven to 250°F, grease pan.
2. Mix sugar, salt, cinnamon.
3. Whisk egg white + vanilla until frothy.
4. Coat pecans, then toss with sugar mix.
5. Spread on pan, bake 1 hr, stir every 15 min.
6. Cool, store airtight.

SELLER TESTIMONIAL

"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!"



-PAST SELLER, NENA MURTY
PASEO GOLETA



ERIC & SERINA TOMLINSON
YOUR LOCAL REALTORS

& VILLA AVANTI RESIDENTS
LIC# 01428634 | #01152416

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🌐 TomlinsonGroupRealEstate.com

**NOT ONLY YOUR REALTORS OF
CHOICE, BUT
PROUD HOME OWNERS AND
RESIDENTS IN VILLA AVANTI /
RANCHO VISTA ESTATES
COMMUNITY FOR 22 YEARS**



Link To Our Website

TEMECULA HOME MARKET UPDATE

August 2025

429

HOMES
FOR SALE

\$852,829

AVG. SALE
PRICE

36

AVG.
DAYS ON
MARKET

96

HOMES
SOLD

VILLA AVANTI / RANCHO VISTA ESTATES

Tomlinson Group Home IN ESCROW

31794 Corte Rosario, Temecula, CA 92592



Priced At: \$819,980

4 BEDS | 3 BATHS | 2,622 SQFT

WHY FALL IS A GREAT TIME TO MOVE:

Advantages & Opportunities

Fall offers a number of benefits and chances for both buyers and sellers, making it an excellent season to buy or sell a house.

There is less competition in the fall when fewer people are wanting to move, which might make it easier to find the ideal home or draw in buyers to your property.

Fall is also when there may be more room for bargaining and a tendency for home prices to be more stable.

Additionally, the weather is milder, which facilitates moving into or out of a property and conducting inspections.

In addition to tax advantages, the end of the year offers buyers the chance to move into a new house before the holidays.

For sellers, staging a home with fall decor can create a cozy and inviting atmosphere for potential buyers.



VILLA AVANTI / RANCHO VISTA ESTATES SPOTLIGHT

Neighbors, Books, and the Girl Scouts Who Care

With The Girl Scouts And Tomlinson Group's Support, Our Neighborhood Is Proud To Have A Little Community Library At Via El Greco Park. To Help Keep It Filled With Fresh Stories And Resources, The Tomlinson Group Has Purchased Books For The Library, Ensuring Neighbors Always Have Something New To Enjoy. Thanks To Their Generosity And The Dedication Of Our Local Girl Scouts Who Manage And Organize It, The Library Continues To Be A Special Place Where Our Community Can Share The Joy Of Reading.

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“FROM FOR SALE TO SOLD—
The First Step Is Listing With Us”

VILLA AVANTI / RANCHO VISTA ESTATES

HOMES SOLD IN 2024-2025



- 31649 Corte Encinas
- 31420 Corte Madera
- 31367 Corte Montiel
- 31468 Corte Montiel
- 31415 Corte Montiel
- 31655 Corte Padrera
- 31645 Corte Padrera
- 31954 Corte Positas

 Sold By The Tomlinson Group
 Sold By The Tomlinson Group
 Sold By The Tomlinson Group
 Sold By The Tomlinson Group

- 31456 Corte Salinas
- 31436 Corte Sonora
- 31658 Corte Tortosa
- 31690 Corte Tortosa
- 31794 Corte Rosario  *In Escrow
- 31472 Paseo De Las Olas
- 31628 Paseo Goleta  Sold By The Tomlinson Group
- 31606 Paseo Goleta  Sold By The Tomlinson Group
- 41732 Via El Greco  Sold By The Tomlinson Group

 *Shows Homes Sold By The Tomlinson Group

With Over 32 Years Of Experience And More Than 2,500 Families Served, Eric And Serina Tomlinson Are Trusted Full-Time Realtors In The Temecula Valley.

Known For Treating Every Client Like Family, They Remain Among The Valley's Top Producers.

As 2025 Comes To A Close, They Wish You A Joyful Holiday Season And Look Forward To Serving Your Real Estate Needs In The New Year.



THINGS TO DO IN TEMECULA



Old Town Outdoor Quilt Show October 4

Stroll through charming Old Town Temecula while admiring beautiful handcrafted quilts on display. A free event showcasing local artistry and creativity.
(Old Town Temecula)



Europa Village Oktoberfest October 5

Raise a stein! Celebrate with German beer, wine, authentic bites, and festive music at this Bavarian-style gathering in wine country.
(Europa Winery)



Temecula Valley EXPO³ October 9

Connect with local businesses and community leaders at this lively expo featuring raffles, food, drinks, and networking opportunities.
(Murrieta Hot Springs Resort)



Ride the Vines October 19

Choose your distance—15, 35, or 50 miles—or join the family stroll while supporting local charities. Routes highlight Temecula's scenic beauty.
(TvBikeCoalition.com)



City Of Temecula Halloween Carnival October 24th

5:30-8:30 PM — includes games, costume contests, and trunk-or-treating with first responders.
(Temecula City Hall)



Halloween Extravaganza Tables @ Longshadow Ranch Winery Oct 25th

Family-friendly. Haunted maze, costume contest, petting zoo, dinner & candy toss.
(Longshadow Ranch Winery)



Teentober: Trick-Or-Treat Yourself (Grades 7-12) October 30th

Tricks and treats galore at this teens-only Halloween bash!
(Temecula Public Library)



Big Horse Corn Maze & Harvest Festival — October 1-31

Explore Southern California's largest corn maze and enjoy pumpkin picking, hayrides, games, and seasonal treats for the whole family.
(Big Horse Feed Temecula)

VILLA AVANTI / RANCHO VISTA ESTATES COMMUNITY CALENDAR

Upcoming Events In The Villa Avanti / Rancho Vista Estates Community
Sponsored By The Tomlinson Group



**TOMLINSON
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Villa Avanti Community Garage Sale

Saturday, October 18th, 2025

7:00 AM - 12:00 PM

Join Us For Our Huge Neighborhood Garage Sale!!!



Community
Garage
SALE

HERE IS WHAT WE PROVIDE:

- Garage Sale Signs
- Maps Of The Participating Homes
- Online Ads
- Hand Out Maps To Shoppers

WHAT YOU NEED TO DO:

- Email our team at: otteam2@gmail.com with your name and address by October 15th, 2025
- Provide your own display tables
- Just set up outside your garage or front yard

Sponsored by The Tomlinson Group Real Estate Professionals
23 Years Villa Avanti Home Owners & Residents



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