

# 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 Pecans

#### 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  
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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.

ERIC & SERINA TOMLINSON

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TomlinsonGroupRealEstate.com



“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  
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- 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
- 31606 Paseo Goleta
- 41732 Via El Greco

👑 Sold By The Tomlinson Group  
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👑 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 EXPO<sup>3</sup> 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.  
(TxBikeCoalition.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



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Real Estate Professionals

# Villa Avanti Community Garage Sale

Saturday, October 18th, 2025

7:00 AM - 12:00 PM

Join Us For Our Huge Neighborhood 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](mailto: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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**FirstTeam**  
REAL ESTATE