

The Tomlinson Team would like to thank our wonderful clients for helping make 2021 an amazing year in real estate!

Even with all the crazy obstacles we all had to overcome, we were still able to assist our wonderful buyers and sellers with closing 102 home sales in 2021. We helped 72 families sell their home and 30 buy their dream home. Nearly half were returning clients or referrals from friends and family. Thank you all for your trust in our ability to handle one of the most important transactions of your life to us.

We are here for you. Please feel free to reach out to either one of us with any questions on the real estate market and how it can benefit you to buy or sell right now.

It has been a real pleasure to have Eric Tomlinson manage the sale of my father's house (who has dementia and is disabled). As my father's legal agent, Eric took the time to convey to me the nuances of a home sale and gave me clear direction. He coached me on how to get the house ready for the market and performed a thorough market assessment of comparable homes in the area to establish a reasonable price for listing of my father's home. Eric was always available and prompt in returning my phone calls. His professional approach to marketing the home gave me much comfort and resulted in multiple offers within a few short days and a sale price above the asking price. Escrow closed within 30 days. His knowledge of the marketplace, his honesty and his integrity allows me to give him a superb recommendation for your real estate needs!

- DAVE ANDERSON

Prst Std
US Postage
PAID
Print and Mail Guy

realtor.com®    



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

corcoran

GLOBAL LIVING



44025 MARGARITA ROAD #100 TEMECULA CA 92592



HAPPY
*Valentine's
Day*



February Featured Properties

SENIOR COMMUNITY



28957 VIA NORTE VISTA RD, MURRIETA
3 BD | 1.5 BTH | 1,888 sq ft
Listed at \$339,500

Outstanding city views! Charming triple wide manufactured home located in the 55+ community of "Spring Knolls" in Murrieta. Master bedroom has a shower and the 2nd bathroom has a tub/shower combo. Neutral carpet, cool ceiling fan, central heat and air, and a cozy wood fireplace. Cooks kitchen with classy wood laminate and a double oven.

INVESTMENT



21521 WAITE ST, WILDOMAR
9 UNITS | 1.71 ACRES
Listed at \$1,500,000

9 Manufactured homes, not on permanent foundation, on an approximately 74,487 sq ft lot in Wildomar. 3 APNs are part of this sale. The Addresses are 21521 Waite St, 21517 Wait St and APN #366-182-057. All units are leased.

IN ESCROW



35652 FREDERICK ST, WILDOMAR
4 BD | 2 BTH | 1,896 sq ft
Listed at \$520,000

Charming, light, bright, and airy home located in the highly sought after "Windsong Valley" tract in Wildomar. Beautiful beveled glass front door. Master bath has a custom shower. Welcoming cook's kitchen with quartz countertops. Large, flat, usable backyard with alumawood patio cover and fan. Lower taxes and no association!

IN ESCROW



46196 JANE PLACE, TEMECULA
4 BD | 2.5 BTH | 2,005 sq ft
LISTED at \$639,900

Located on a cul-de-sac in the Redhawk community of Temecula. Neutral paint throughout. Downstairs bedroom and half bath. Cooks kitchen with corian countertops and white cabinetry. Backyard includes a barbecue island and a fire pit. Stamped concrete in the backyard with fully covered Alumawood patio cover.fence.

CLOSED



44584 LA PAZ RD, TEMECULA
3 BD | 2.5 BTH | 1,889 sq ft
CLOSED at \$460,000
SOLD FOR \$41,000 OVER ASKING!!!

Beautiful 1,898 Square Foot, 3 Bedroom, 2 1/2 Bath, 2 Story Condo With Its Own Yard In South Temecula. Cool Tile Flooring. Brand New Carpet. Brand New Interior Paint. Cook's Kitchen. Master Bedroom Upstairs Has Vaulted Ceiling. Single Car Garage Has Direct Access Into Home. Laundry Located In Garage. Covered Carport.

CLOSED



23585 SYCAMORE CREEK AVE, MURRIETA
5 BD | 3 BTH | 3,396 sq ft
CLOSED at \$731,000
SOLD FOR \$11,000 OVER ASKING!!!

Beautiful pool home with RV access in the West side of Murrieta! Gorgeous Views!!! Plantation Shutters. One bedroom and bath downstairs. BBQ island in backyard with no neighbors behind. No HOA. Close to shopping and schools. This property is Real Estate Owned.

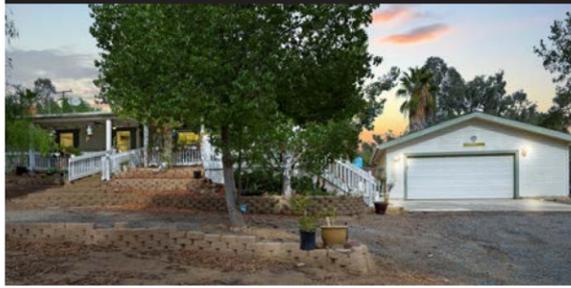
CLOSED



31540 BRITTON CIR, TEMECULA
4 BD | 2 BTH | 2,284 sq ft
CLOSED at \$685,000
SOLD FOR \$6,000 OVER ASKING!!!

Move in ready! Executive home in the Chardonnay Hills community of Temecula. Home boasts hardwood floors, plantation shutters and ceiling fans. Entertainer's backyard with three patio covers, mature trees and views!! Oversized 3 car garage with 11 foot ceilings.

CLOSED



28770 SHADEL RD, MENIFEE
3 BD | 2 BTH | 1,512 sq ft
CLOSED at \$425,000

Doublewide manufactured home on almost an acre of horse property! Completely fenced with two entrances. Property on city water. Home has a welcoming porch, central heat & air, ceiling fan and indoor laundry. Cute kitchen with white appliances. Detached 2 car garage that seller made into a workshop. This property is right in the path of progress and future development.

CLOSED



30330 DEL REY RD, TEMECULA
3 BD | 2.5 BTH | 2,004 sq ft
CLOSED at \$849,000

Completely remodeled, single story home. This home sits on a 1/2-acre lot in the desirable Meadowview community in the heart of Temecula. 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!

HOMES SOLD IN MENIFEE WITHIN THE LAST 30 DAYS

HOMES SOLD IN WINCHESTER WITHIN THE LAST 30 DAYS

| # | ADDRESS | SOLD PRICE | BR / BA | SQFT | DOM | # | ADDRESS | SOLD PRICE | BR / BA | SQFT | DOM |
|----|--------------------------|------------|---------|------|-----|----|-------------------------|------------|---------|------|-----|
| 1 | 25509 Maier Circle | \$495,000 | 2/2 | 1586 | 0 | 1 | 26834 Durango Court | \$430,000 | 3/2 | 1547 | 0 |
| 2 | 28562 Maplewood Drive | \$710,000 | 5/4 | 3539 | 1 | 2 | 26784 Rodeo Court | \$620,000 | 4/2 | 2315 | 0 |
| 3 | 25620 Union Hill Drive | \$385,000 | 2/1.5 | 1002 | 2 | 3 | 36378 Rhine Court | \$570,000 | 4/2 | 1999 | 3 |
| 4 | 27970 Foxfire Street | \$360,000 | 2/2 | 1300 | 3 | 4 | 31819 McCartney Dr. | \$600,000 | 4/3 | 2079 | 4 |
| 5 | 27505 Alta Vista Way | \$367,000 | 2/2 | 1116 | 4 | 5 | 31115 Pepperbush Cir. | \$675,000 | 4/3 | 3053 | 4 |
| 6 | 31384 Highland Court | \$725,000 | 4/4 | 3054 | 4 | 6 | 34317 Northhaven Dr. | \$640,000 | 3/2.5 | 2944 | 5 |
| 7 | 28567 Pebble Beach Drive | \$440,000 | 3/2 | 1450 | 5 | 7 | 36220 Hague Street | \$615,000 | 4/2 | 1921 | 6 |
| 8 | 29221 Lido Bay Drive | \$570,000 | 4/3 | 2256 | 6 | 8 | 32290 Daisy Dr. | \$700,000 | 4/3 | 2740 | 7 |
| 9 | 27832 Paddleboat Court | \$520,000 | 3/2 | 1861 | 7 | 9 | 35360 Oakstone Creek Ct | \$960,000 | 4/3.5 | 2998 | 10 |
| 10 | 29221 Carmel Road | \$430,000 | 3/2 | 1524 | 8 | 10 | 34386 Waltham Place | \$655,900 | 3/2.5 | 2339 | 16 |
| 11 | 28278 Hearthside Drive | \$500,000 | 2/2 | 1734 | 9 | 11 | 30766 Pony Express Dr. | \$590,835 | 4/3.5 | 2021 | 17 |