

10 Tips For Kids Swimming Pool Safety

1. Never leave children unattended, not even if they can swim, not even for a few moments.
2. Use a buddy system and maintain eye contact.
3. Keep pool area locked and secure when not in use.
4. Swim only in supervised and approved areas
5. Keep rescue equipment near the pool.
6. Enroll children in swim lessons.
7. Enforce water safety rules. Especially no running, pushing or dunking.
8. Take all toys out of the pool when not in use so that children will not be tempted to go in after them.
9. Learn CPR and other water rescue techniques.
10. Never falsely claim to need help in the water.



"Working with Eric was a dream. One week after listing my house, I had multiple - a crazy number of- offers in the range Eric had predicted. He did the due diligence needed to make me feel comfortable and we closed less than a month from the date I listed it. I was anxious about selling my house, but the process was so smooth. Thanks Eric."

– Tracey Kazemi

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ENJOY
Summer

July Featured Properties



17412 CANTLAY ST, LAKE BALBOA
3 BD | 1.75 BTH | 1,303 sq ft
LISTING PRICE: \$849,900

Gorgeous, completely remodeled home in Lake Balboa area of the San Fernando Valley. Home includes wood laminate flooring, ceiling fans and neutral colors. Newer windows, rain gutters, kitchen cabinets and countertops. Large backyard and a one car garage.



30849 COTTONTAIL LN, MURRIETA
4 BD | 2 BTH | 2,617 sq ft
LISTING PRICE: \$719,900

Beautiful, single-story in the Spencer's Crossing Community. Kitchen boasts cool tile and chestnut cabinetry, granite countertops, center island. Berber carpet, cozy gas fireplace with 10 ft. ceilings and custom paint throughout. Pool size backyard with Alumawood patio cover. No neighbors behind you. Gas fire pit and a gazebo that covers an above ground spa.



31238 JAN STEEN CT., WINCHESTER
4 BD | 2 BTH | 1,838 sq ft
LISTING PRICE: \$579,900

This home is ready to go! Beautiful vaulted ceilings, arched walkways, neutral paint, ceiling fans, luxury vinyl plank flooring throughout. Cook's kitchen with black appliances, oven, microwave, dishwasher, and newly refurbished cabinetry. Three car garage and concrete tile roof. Property has 21 solar panels on PPA. Close to schools, shopping, medical and the freeway.



45478 SEAGULL WAY, TEMECULA
4 BD | 3.75 BTH | 2,632 sq ft
LISTING PRICE: \$739,900

Beautiful two-story home in south Temecula. Located in Wolf Creek. Part of the Great Oak High School district. Bright and airy, vaulted ceilings and new carpet. Custom arched front door. Formal living and dining room. Granite countertops, stainless steel appliances, double oven. Gas fireplace and French doors leading to the backyard. Two car garage. Walking distance to schools, HOA pool/spa, and a 26-acre sports park.



27144 RIO PRADO DR., VALENCIA
4 BED | 1 FULL -2 3/4 BATH | 2,032 sq ft
LISTING PRICE: \$619,999

Quaint townhome in the beautiful city of Valencia. Private fenced courtyard. Downstairs master bedroom. Brick fireplace in the spacious living room. Vaulted ceilings. Kitchen has tiled flooring, chestnut cabinetry, black appliances. Laundry hook ups in 2 car garage. Walking distance to schools, close to shopping areas and parks. Great price! Property is part of the Valencia racquet club HOA.



33568 ROSEWOOD CIR, TEMECULA
3 BD | 2 BTH | 1,454 sq ft
CLOSED AT: \$640,000

"SOLD FOR \$30,100 OVER ASKING!!! Gorgeous one-story ranch style home located in the highly sought after "South Temecula" Redhawk area. Cool ceiling fans and cozy gas fireplace with log. Cook's kitchen complete with granite countertops, stainless steel appliances and white cabinets. Neat backyard with wood patio cover and newer vinyl fencing.



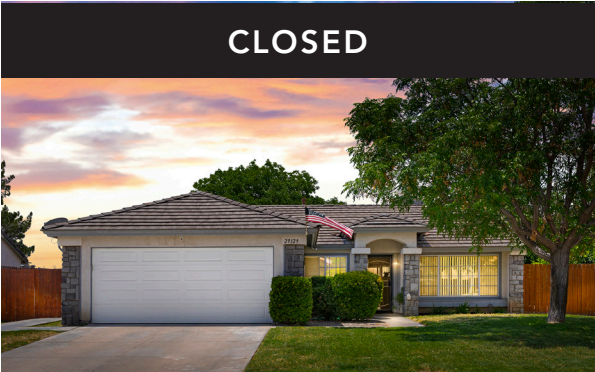
43895 CALA SANDOR, TEMECULA
4 BD | 2.5 BTH | 3,262 sq ft
CLOSED AT: \$909,000

SOLD FOR \$9,000 OVER ASKING!!! Gorgeous cul-de-sac located in the Paseo Del Sol Community. Spacious open floorplan. 4 large oversized bedrooms. Master bedroom suite is downstairs! Large loft. Cook's kitchen with stainless steel appliances and flashy granite. 2 central heat and air units. Stunning backyard with pool/spa, gazebo, and built-in barbeque. 3 car garage. Lots of built-in storage.



25023 AVENIDA SOMBRA, MURRIETA
3 BD | 2 BTH | 1,640 sq ft
CLOSED AT: \$651,500

SOLD FOR \$51,600 OVER ASKING!!! Move in ready! Eat in kitchen has granite countertops & stainless-steel appliances and an island. Fireplace in great room. Wood laminate and tile flooring. Fully landscaped backyard with Alumawood patio cover. Low taxes and no HOA!!!



29129 CRESTLINE DR, MENIFEE
3 BD | 2 BTH | 1,272 sq ft
CLOSED AT: \$510,000

SOLD FOR \$10,100 OVER ASKING!!! Gorgeous single story on all flat usable lot. Two car garage. Beautiful shade tree in the front yard. Ceiling fans throughout. Cozy stacked stone gas fireplace. Vaulted ceilings. Wood laminate flooring. Stainless steel oven/range/microwave. Neutral paint throughout. Spacious master bedroom. Guest bath updated with tub/shower combo. Indoor laundry. Three citrus trees in the backyard. No neighbors behind you. No HOA, low taxes.

HOMES SOLD IN MENIFEE WITHIN THE LAST 30 DAYS

#	ADDRESS	SOLD PRICE	BR / BA	SQFT	DOM	#	ADDRESS	SOLD PRICE	BR / BA	SQFT	DOM
1	30508 Buckboard Ln	\$935,000	5/3	3,284	0	11	29593 Tierra Shores Ln.	\$660,000	5/3	2,778	8
2	25111 Ruffian Rd	\$875,000	4/2.5	2,627	6	12	29085 Steamboat Dr	\$650,000	4/3	2,723	3
3	24425 S Canyon Dr	\$800,000	3/2	1,949	28	13	29130 Shadow Hills St	\$640,000	4/3	2,737	39
4	30047 Merrick Ln	\$750,000	4/2.5	2,707	7	14	30060 Leeward Ct	\$635,000	4/2.5	2,427	29
5	24660 Big Country Dr	\$705,000	5/3	2,787	33	15	29690 Dunkirk St	\$630,000	4/2	1,796	7
6	25016 Painted Canyon Ct	\$700,000	4/3	2,742	20	16	29561 Starring Ln	\$625,000	3/2.5	1,964	5
7	29175 Black Meadow St	\$690,000	5/2.5	2,925	40	17	29129 Foghorn Ct	\$620,000	3/2	1,951	7
8	28385 Feldspar Dr	\$685,000	5/3	2,800	3	18	29150 Crestline Dr	\$600,000	3/3	1,624	7
9	31750 Victoria Pl	\$675,000	5/3	2,225	5	19	29775 Peacock Mountain Dr.	\$580,000	3/2.5	2,255	8
10	26659 Stix Dr	\$660,675	4/3	2,358	111	20	29806 Camino Cristal	\$565,000	4/3	1,777	3