

8 Reasons Why You Should Work With a REALTOR®

- 1.Navigate a complicated process.** Buying or selling a home usually requires disclosure forms, inspection reports, mortgage documents, insurance policies, deeds, and multipage settlement statements. A knowledgeable expert will help you prepare the best deal, and avoid delays or costly mistakes.
- 2.Information and opinions.** REALTORS® can provide local community information on utilities, zoning, schools, and more. They'll also be able to provide objective information about each property. A professional will be able to help you answer these two important questions: Will the property provide the environment I want for a home or investment? Second, will the property have resale value when I am ready to sell?
- 3.Help finding the best property out there.** Sometimes the property you are seeking is available but not actively advertised in the market, and it will take some investigation by your REALTOR® to find all available properties.
- 4.Negotiating skills.** There are many negotiating factors, including but not limited to price, financing, terms, date of possession, and inclusion or exclusion of repairs, furnishings, or equipment. In addition, the purchase agreement should provide a period of time for you to complete appropriate inspections and investigations of the property before you are bound to complete the purchase. Your agent can advise you as to which investigations and inspections are recommended or required.
- 5.Property marketing power.** Real estate doesn't sell due to advertising alone. In fact, a large share of real estate sales comes as the result of a practitioner's contacts through previous clients, referrals, friends, and family. When a property is marketed with the help of a REALTOR®, you do not have to allow strangers into your home. Your REALTOR® will generally prescreen and accompany qualified prospects through your property.
- 6.Someone who speaks the language.** If you don't know a CMA from a PUD, you can understand why it's important to work with a professional who is immersed in the industry and knows the real estate language.
- 7.Experience.** Most people buy and sell only a few homes in a lifetime, usually with quite a few years in between each purchase. Even if you have done it before, laws and regulations change. REALTORS®, on the other hand, handle hundreds of real estate transactions over the course of their career. Having an expert on your side is critical.
- 8.Objective voice.** A home often symbolizes family, rest, and security — it's not just four walls and a roof. Because of this, homebuying and selling can be an emotional undertaking. And for most people, a home is the biggest purchase they'll every make. Having a concerned, but objective, third party helps you stay focused on both the emotional and financial issues most important to you.

CALL THE TOMLINSON GROUP TODAY TO GET YOUR HOME SOLD!

“My husband and I work with Eric. Eric was so helpful and was always there when we needed him. We recommend working with him because he will give 100% in helping you, just like he did for our family. Thanks Eric!”

~ Sam and Kim



2011, 2012, 2013, 2014,
2015, 2016, 2017, 2018, 2019



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Real Estate Professionals

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39733 Via Las Palmas, Murrieta

Gorgeous 2 story home located in the highly sought after "Alta Murrieta" area.

2450 SqFt. 3 Bed/ 2.5 Bath

Neat upstairs loft! Powder room downstairs has been completely remodeled! Newly custom painted! New neutral carpet!

Low taxes! No HOA!

LISTING PRICE: \$429,900



30365 Veronda Place, Temecula

Beautiful 2 story home in the highly sought after Alta Vista Tract.

2,059 SqFt. 4 Bed/2.5 Bath

This gorgeous home is located in a cul de sac and has no rear neighbors! Recently painted inside in 2019 and outside in 2018. Landscaped front yard and backyard. Low taxes. Low HOA!

LISTING PRICE: \$444,900



33286 Calle Langarica, Temecula

Gorgeous 2 story home located in the highly sought after "South Temecula" area of Vail Ranch.

2,261 SqFt. 4 Bed/ 3 Bath

Spacious home freshly painted throughout with neutral colors. Flashy cooks kitchen with stainless steel appliances. Added permitted sunroom and alumawood patio cover.

LISTING PRICE: \$470,000



32877 Ridge Oak Rd, Wildomar

Gorgeous, TURNKEY, single story home located in a quiet ranch style community.

1589 SqFt. 3 Bed/2 Bath

Completely landscaped with a fully fenced in backyard. 6 solar panels on fully transferable power purchase agreement! Low taxes! No HOA!

LISTING PRICE: \$459,000



41485 Calle Andalucia, Murrieta

Upgraded executive custom-built home located in the highly sought after "La Cresta Highlands" community.

3,706 SqFt. 5 Bed/3.5 Bath

This gorgeous home offers panoramic views from every room! Custom paint throughout and dramatic high ceilings.

LISTING PRICE: \$979,000



25414 Wagon Trail Ln., Menifee

Wonderful 2 story home in the master planned community of Audie Murphy Ranch!

1893 SqFt. 3 Bed/ 2.5 Bath

Convenient upstairs loft! Large fully landscaped backyard w/vinyl & block wall fencing! No neighbors behind!

LISTING PRICE: \$369,000



41045 Crimson Pillar Ln., Lake Elsinore

Stunning, executive home location in the "Rosetta Canyon" tract.

2643 SqFt. 4 Bed/ 2.5 Bath

Panoramic mountain views with no back neighbors! Spacious upstairs loft with built in media niche desk. Large, flat pool sized backyard. Completely landscaped!

CLOSED PRICE: \$402,000



35385 Twin Willow Rd., Murrieta

Fabulous 4.92 wonderful acres! Excellent, potential horse property!

2178 SqFt. 4 Bed/ 1.75 Bath

Spacious, one story ranch home! 4 oversize bedrooms, 2 remodeled baths! Custom painted and cooks kitchen.

CLOSED PRICE: \$640,000



21387 Coral Rock Ln., Wildomar

Beautiful 2 story home, located on a cul-de-sac in Windstone Ranch!

3314 SqFt. 4 Bed/ 3 Bath

Stunning Versaille tumbled travertine tile in entrance and throughout home! Gorgeous cook's kitchen with tobacco cabinetry. Included spacious loft, tech room & more!

CLOSED PRICE: \$220,000

Homes Sold in Temecula Within the Last 30 Days

Information obtained from the MLS. Rancon may or may not have participated in the sale of these homes.

Address	Sold Price	Bd/Ba	Sqft	Days on Market
Ramsey Court	\$425,000	3/2	1414	6
Tulley Ranch Rd.	\$365,000	3/2	1315	3
Via Beso Del Sol	\$370,000	3/2	1411	2
Heather Way	\$375,000	3/2.5	1332	9
Potestas Dr.	\$390,000	3/2	1001	10
Calle Los Padres	\$402,500	3/2	1352	7
Corte Almeria	\$409,000	4/3	1525	0
Deer Meadow Rd.	\$410,000	4/2.5	2000	0
Avenida De La Reina	\$423,000	4/2	1524	3
Stanford Dr.	\$435,000	3/2	1878	2
Corte Almeria	\$435,000	3/2.5	1500	6

Address	Sold Price	Bd/Ba	Sqft	Days on Market
General Kearny Rd.	\$440,000	4/3	1829	6
Windwood Circle	\$450,000	4/3	2018	5
Fern Circle	\$463,000	4/2	1871	7
Ritter Court	\$465,000	3/2.5	2324	2
Corte Illora	\$470,000	4/3	2072	6
Nob Court	\$490,000	4/3	2293	5
Corte Cardoza	\$510,000	3/1.75	2057	9
Corte Cardoza	\$530,000	4/3	2822	10
Carmelita circle	\$550,000	4/2	1759	1
Drymen Ave.	\$599,900	4/3	2839	1
Galleron St.	\$670,000	4/2.5	3335	4



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