

# Make your own Shamrock Shake!

<b>YIELDS:</b> <b>1</b> SERVING	<b>PREP TIME:</b> <b>0</b> HOURS <b>5</b> MINS	<b>TOTAL TIME:</b> <b>0</b> HOURS <b>5</b> MINS
------------------------------------	---	--

## INGREDIENTS

3 large scoops vanilla ice cream (about 1/4 c. each)  
1/4 c. heavy cream  
1/2 tsp. peppermint extract  
6 drops green food coloring  
Whipped cream, for topping  
Maraschino cherry, for topping

## DIRECTIONS

- 1 | In a blender, mix vanilla ice cream, heavy cream, peppermint extract, and food coloring until completely smooth, then pour into a glass.
- 2 | Top with whipped cream and a cherry before serving.



Serena is an expert in Real estate. She knows the business well and is really dedicated to her clients. She conducts business in a professional manner and was always there to answer any questions I had. She made the process of buying a home a good experience. I trust her and would highly recommend her as an agent.

– DANIEL LOERA

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



wish you a happy.  
— SAINT —  
**PATRICK'S  
DAY**  
MARCH 17



# March Featured Properties



**IN ESCROW**

**29057 NEW HARMONY CT, MENIFEE**  
**3 BD | 2.5 BTH | 1, 676 sq ft**  
**Listed at \$499,900**

Golf course beauty that's ADA compliant! Open concept kitchen with Stainless Steel appliances and sink. White cabinets with granite countertops. Master bedroom with large walk in closet, views of the golf course. Master bath with custom ADA stand up tub. Low maintenance hardscaped backyard.



**IN ESCROW**

**25077 RIDGEMOOR RD, MENIFEE**  
**4 BD | 2.5 BTH | 2,742 sq ft**  
**Listed at \$639,000**

Single story living with loft! Designer touches throughout this home. Real hardwood floors, berber carpeting, recessed lighting, ceiling fans, 9-foot ceilings and plantation shutters throughout. Cook's kitchen with blue granite countertops and backsplash. Alumawood patio cover and brick pavers in backyard.



**IN ESCROW**

**2678 SNOWFIELD ST, BREA**  
**4 BD | 3 BTH | 2,918 sq ft**  
**Listed at \$1,199,000**

Move in Ready! Double door entry. One bedroom and bath downstairs. Custom flooring. New Paint through out. Cook's kitchen with granite countertops and raised paneling chestnut cabinets wth nickel pulls. Master has double door entry and fireplace with two custom closets. Three car finished garage.



**IN ESCROW**

**36089 CAPRI DR, WINCHESTER**  
**4 BD | 3 BTH | 2,877 sq ft**  
**LISTED at \$650,000**

Stunning 2 Story Executive home in French Valley. Private gated courtyard entry. Oversized bedrooms and bathrooms. One full bedroom & bath downstairs. Remodeled master bath. Cooks kitchen with Stainless Steel appliances. Large backyard with kid's play set. Solar paid!!!



**IN ESCROW**

**15882 SULPHUR SPRINGS RD, MORENO VLY**  
**5 BD | 4 BTH | 4,283 sq ft**  
**LISTED at \$730,000**

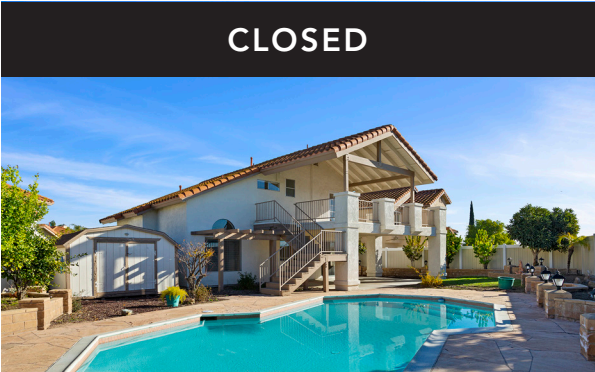
Executive 2 Story home in Pacific Eagle. One bedroom & bath downstairs. Upgraded wood laminate flooring throughout the downstairs. Gourmet kitchen with Stainless Steel Appliances, center island and walk in pantry. Upstairs laundry. Low maintenance backyard has concrete hardscape.



**IN ESCROW**

**35652 FREDERICK ST, WILDOMAR**  
**4 BD | 2 BTH | 3,396 sq ft**  
**LISTED at \$664,900**

One story ranch style home located in "Windsong Valley" tract in Wildomar. Beautiful beveled glass front door. New carpet, cool tile, ceiling fans, whole house fan, window coverings and cozy fireplace. Cook's kitchen with quartz countertops. Large usable flat backyard. 2 car garage.



**CLOSED**

**24013 MORELLA CIR, MURRIETA**  
**3 BD | 2.5 BTH | 1,591 sq ft**  
**CLOSED at \$640,000**  
**SOLD FOR \$80,100 OVER ASKING!!!**

Beautiful Murrieta home located in the California Oaks area. Brand new paint and brand-new carpet and vinyl fencing. Entertainer's backyard with in-ground pool. Outstanding forever views! HUGE balcony off Master bedroom.



**CLOSED**

**23585 SYCAMORE CREEK AVE, MURRIETA**  
**5 BD | 3 BTH | 3,396 sq ft**  
**CLOSED at \$719,999**

Beautiful pool home with RV access in the West side of Murrieta! Gorgeous Views!!! Plantaton 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**

**46196 JANE PLACE, TEMECULA**  
**4 BD | 2.5 BTH | 2,005 sq ft**  
**CLOSED at \$665,500**  
**SOLD FOR \$25,600 OVER ASKING!!!**

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.

HOMES SOLD IN TEMECULA WITHIN THE LAST 30 DAYS

HOMES SOLD IN MURRIETA WITHIN THE LAST 30 DAYS

#	ADDRESS	SOLD PRICE	BR / BA	SQFT	DOM	#	ADDRESS	SOLD PRICE	BR / BA	SQFT	DOM
1	39632 Long Ridge Dr	\$550,000	3/2	1,052	0	1	39169 Anchor Bay	\$410,000	2/2.5	1,016	0
2	39339 Calle Breve	\$1,100,000	3/2.5	2,611	0	2	40175 White Leaf Ln	\$650,000	4/2.5	2,360	0
3	32349 Alpine Ct	\$930,000	5/2.5	3,810	1	3	39487 Checker Ct	\$850,000	4/3.5	3,206	1
4	33631 Winston Way	\$475,000	3/2	1,408	2	4	38400 Via Del Sur	\$269,000	2/2	1,740	2
5	41275 Valencia Way	\$1,200,000	4/4	2,440	2	5	28741 Via Las Flores	\$320,000	1/1	762	2
6	44682 Brookvail Ct	\$655,000	4/2.5	2,316	3	6	29117 Via Playa Del Rey	\$375,000	2/2	1,232	3
7	42627 Indigo Pl	\$595,000	3/2	2,729	4	7	30307 Mondavi Cir	\$685,000	2/2	2,011	3
8	39880 Longleaf St	\$730,000	5/3	3,400	4	8	25252 Via Las Lomas	\$580,000	4/3	2,012	4
9	44584 La Paz Rd	\$460,000	3/2.5	1,889	5	9	41592 Evening Shade Pl	\$830,000	4/3	3,547	4
10	46196 Jane Pl	\$666,500	4/2.5	2,005	5	10	23874 Red Clover Cir	\$540,000	3/2.5	1,445	5
11	42938 Corte Siero	\$660,000	4/2	1,994	6	11	36229 Thousand Oaks	\$677,250	4/2.5	2,621	5