

# Please Join Us For Pictures with the Easter Bunny Saturday, March 23rd 10:00AM - 1:00PM The Park at 41831 Via El Greco

**\*\*Sorry, no pets allowed\*\***

Serina Tomlinson

I have worked with Serina for over 20 years. She always works extremely hard for her clients and represents them well. She is very familiar with the Temecula Valley and surrounding areas. I highly recommend her for all real estate needs.

~ T. Susan  
Dec 2023

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**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



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***Featured Properties Listed & Sold By The Tomlinson Group 2023-2024***

**SOMMERS BEND COMMUNITY HOME**



**32006 RADIANT DR., TEMECULA**  
**3 BED / 2.25 BATH / 2,180 SQ.FT / LOFT AREA**  
**LISTING PRICE: \$794,900**

Includes 13 paid-for solar panels. Beautiful 2-story home in Temecula's "Sommers Bend." 2.5 years new, 3 beds, 2.5 baths. Features include a veranda porch, neutral tones, vinyl flooring, tankless water heater, custom shutters, and quartz kitchen countertops. Master bath with shower and tub. Landscaped backyard with covered California room. Community amenities: clubhouse, fitness center, resort-style pool, lap pool, BBQ area, firepits, and sports park. Close to shopping, schools, medical facilities, and wineries.

**1.4 ACRE LOT IN PERRIS**



**0 SAWGO DR, PERRIS**  
**APN: 322090018 / 322090019**  
**60,984 SQ.FT**  
**LISTING PRICE: \$150,000**

Two Residential Raw Land Parcels For Sale Sold Together. Accessible From Two Streets. First Parcel Under The APN Number 322-090-018 Is 36,590 Square Feet (0.84 Acres). Second Parcel Under The APN Number 322-090-019 Is 24,393 Square Feet (0.56 Acres).

**IN ESCROW**



**34777 DORADO LN., MURRIETA**  
**3 BED / 1.75 BATH / 2,052 SQ.FT**  
**LISTING PRICE: \$599,900**

Experience luxury and comfort in this captivating single-story Murrieta home. Luxury vinyl plank flooring welcomes you into the spacious great room and exquisite kitchen with granite countertops and Frigidaire appliances. A versatile office den and plush carpeted bedrooms offer relaxation and functionality. Outside, enjoy a meticulously landscaped yard with an Alumawood patio cover. Located in a serene neighborhood, this home offers unparalleled comfort and sophistication. Discover modern living at its finest in this remarkable residence.

**IN ESCROW**



**30849 COTTONTAIL LN., MURRIETA**  
**4 BED / 2 BATH / 2,617 SQ.FT**  
**LISTING PRICE: \$699,900**

Discover this stunning single-story executive home in Spencer's Crossing! With 2617 square feet of living space, 4 bedrooms, and 2 baths, it offers breathtaking views and a 2-car garage. The premium 11,325-square-foot lot is perfect for outdoor activities. Inside, enjoy the formal living and dining rooms, a well-equipped kitchen opening to the great room, and a spacious primary suite. The pool-size backyard boasts privacy and recreational amenities. Conveniently located near schools, shopping, and freeways.

**IN ESCROW**



**3730 MARIELLA ST., RIVERSIDE**  
**2 BED / 1 BATH / 1,143 SQ.FT**  
**LISTING PRICE: \$659,900**

Discover this charming, one-story ranch-style home in Riverside, CA! Boasting meticulous attention to detail, this 1,143-square-foot beauty features two bedrooms and one full bath. Enjoy rich wood floors, cozy fireplace, central heat and air, and more. The cook's kitchen is a welcoming space, and outside, relax on the covered patio or take a dip in the in-ground pool. With a detached casita, two-car garage, and no taxes or association fees, this property offers convenience and comfort. Don't miss out!

**IN ESCROW**



**40381 CLARK DR., HEMET**  
**2 BED / 1 BATH / 1,030 SQ.FT**  
**LISTING PRICE: \$339,000**

Welcome to your charming oasis in Hemet, California! This inviting single-story bungalow offers 1031 square feet of cozy living space with two bedrooms and one bath, ideal for comfortable living or investment. Situated on a sprawling, all-flat usable lot with a detached two-car garage, the property provides ample space for outdoor activities. Inside, enjoy modern touches, spacious living areas, and a beautiful kitchen. Don't miss this exceptional opportunity—schedule your viewing today!

**IN ESCROW**



**31280 CORTE ALHAMBRA., TEMECULA**  
**4 BED / 2.75 BATH / 2,050 SQ.FT**  
**LISTING PRICE: \$749,900**

Welcome to a move-in-ready home on a tranquil cul-de-sac! This 4-bed, 2.75-bath residence boasts a spacious 2050 sq ft floor plan with breathtaking panoramic views. The kitchen is a chef's delight, and the backyard oasis features apple and pear trees. Meticulous remodeling includes a stunning kitchen, upgraded bathrooms, and modern aesthetic touches throughout. Practical features ensure privacy and security. Enjoy low taxes and a \$20/month HOA fee. Ideal location with walking distance to schools, a sports park, library, and shopping. This residence is not just a dwelling; it's a lifestyle.

**CLOSED FEBRUARY 2024**



**1453 W. COUNTRY CLUB LN, ESCONDIDO**  
**3 BED / 1.75 BATH / 1,802 SQ.FT**  
**CLOSED AT: \$860,000**  
**SOLD FOR \$9,000 OVER ASKING**

Remodeled kitchen with stainless steel appliances and luxury vinyl plank flooring. Three bedrooms feature new carpet and elegantly remodeled bathrooms. The great room boasts a vaulted ceiling and a cozy fireplace. A formal dining room and family room provide ample space for entertaining. The master bedroom features a vaulted ceiling, and sculpted concrete and a gazebo. Upgrades include fixtures, mirrored wardrobe doors, newer windows, A/C unit, and furnace. With fresh paint, beautifully upgraded tile in bathrooms, and a two-car garage, this home is a true gem!

**CLOSED DECEMBER 2023**



**1565 MILKY WAY, BEAUMONT**  
**4 BED / 2 BATH / 1,971 SQ.FT**  
**CLOSED AT: \$530,000**

This single-story gem high-end finishes throughout. The open and airy ambiance is enhanced by 9-foot ceilings, luxury vinyl plank flooring, and recessed lighting. The chef's dream kitchen boasts custom back-splash, stainless steel appliances, and a large island. The master suite is a tranquil retreat with a spacious walk-in closet and an impressive bathroom. Smart home capabilities and a Quiet Cool house fan add modern convenience. The backyard oasis includes a covered Arizona room and lush landscaping. Leased solar panels, a tankless water heater, and a water filtration system contribute to energy efficiency. This home offers access to amenities situated near schools, shopping, and major freeway

**Join Us On Saturday, March 23rd**  
**For Pictures With The Easter Bunny And Fun**  
**Activities!**

**10:00 AM to 1:00 PM**

**Please RSVP by email to: [otteam2@gmail.com](mailto:otteam2@gmail.com) or**  
**Text: 951-805-1115**

**Hosted By The Tomlinson Group**