

CLOSED APRIL 2024



31814 LIVINGSTON ST., MENIFEE
3 BED / 2 BATH / 1,864 SQ.FT
LISTING PRICE: \$619,900
CLOSED AT: \$628,000
SOLD FOR \$8,100 OVER ASKING

Welcome to your dream home in Menifee! Meticulously maintained single-story residence on a spacious 13,504 sq-ft lot. Modern amenities, thoughtful features throughout. Light-filled great room with laminate flooring. Well-appointed kitchen, indoor laundry/pantry. Three bedrooms, two baths including ensuite in primary suite. RV parking, Alumawood patio cover, custom-designed backyard oasis with fruit vines. Ample storage sheds, landscaped front/backyards. Turnkey property ready for you!

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19864 RIMROCK RD., APPLE VALLEY
2 BED / 1.75 BATH / 1,891 SQ.FT
LISTING PRICE: \$425,000
CLOSED AT: \$422,500

This charming ranch-style home offers a flat, usable acre with an in-ground pool and 33 paid solar panels. The 2-bed, 1.75-bath residence spans 1,891 sq ft, featuring neutral tones, wood floors, and a wood-burning fireplace. Additional amenities include central air, ceiling fans, and a 2-car garage. With potential for horses, RV parking, or an ADU, it offers endless possibilities. A convenient detached shed adds versatility.

CLOSED APRIL 2024



23082 VIA PIMIENTO, MISSION VIEJO
3 BED / 1.75 BATH / 1,141 SQ.FT
LISTING PRICE: \$649,900
CLOSED AT: 650,000
SOLD FOR: \$100 OVER ASKING

Experience an exquisite single-story condominium on a coveted corner lot. This 3-bed, 1.75-bath residence boasts modern upgrades, flooded with natural light. Fresh paint complements laminate flooring. Enjoy a cook's kitchen, separate dining, and spacious living room. Bedrooms feature newer carpeting, with the primary bedroom offering a walk-in closet and private bath. Convenient indoor laundry, private courtyard, HOA pool access, and a single-car garage complete this urban oasis.

Eric Tomlinson

So very grateful to Eric and his Team! He guided us through the selling process very professionally with great expertise. He is always available and knows exactly how to navigate through any concerns or obstacles that come up. He has a full cadre of resources at his disposal which are extremely helpful for prepping property to sell. He communicates very well and is on top of everything as to complete tasks in a timely manner. We highly recommend Eric and his Team for your real estate needs! Thanks all!

~Maril Parker
Mar 2024

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Featured Properties Listed & Sold By The Tomlinson Group 2024

RV ACCESS HOME



25300 BROWCA ST., HEMET
2 BED / 1 +.75 +.75 BATH / 2,000 SQ.FT
LISTING PRICE: \$349,900

Welcome to your dream home! This stunning manufactured home features covered RV access from the street behind the home, making it easy to park and maintain your recreational vehicle. Enjoy a spacious two-car garage with a stick-built addition for added convenience and storage. Inside, find a light, bright living space with high ceilings, a wood-burning brick fireplace, and formal dining room. The chef's kitchen opens to the great room, perfect for entertaining. The backyard is a private oasis with drought-tolerant landscaping and a covered RV parking area. No HOA, Mello-Roos, or costly park fees!

IN ESCROW



4156 CHASIN ST., OCEANSIDE
5 BED / 1 + .75 + .50 BATH / 2,076 SQ.FT
LISTING PRICE: \$799,900

Discover your dream coastal home, just moments from the beach! This spacious 2,076 sq ft abode features a cozy wood-burning fireplace, brand new carpeting, and a serene living room. With two downstairs bedrooms and picturesque backyard views, relaxation awaits. The kitchen boasts modern amenities, and the primary bedroom offers mirrored wardrobe doors. Upstairs, find three bedrooms, an office, and natural light pouring in. Priced to sell, seize this opportunity for coastal comfort!

IN ESCROW



1571 ALBA CT., RIVERSIDE
3 BED / 2.75 BATH / 1,774 SQ.FT
LISTING PRICE: \$649,999

Charming two-story DR Horton home nestled in Sycamore Highlands, Riverside. Built in 1999, meticulously maintained. Stunning views, 1,774 sqft, 3 beds, 2 ¾ baths. Upstairs primary bedroom with lavish ensuite, walk-in closet. Downstairs powder room with shower. Wood floors, fireplace, security system. Chef's kitchen, indoor laundry. Expansive backyard oasis, 10,454 sqft lot. 3-car tandem garage, low taxes, no association. Close to amenities.

CLOSED APRIL 2024



26766 TRAFALGAR WAY, MURRIETA
5 BED / 3 BATH / 2,701 SQ.FT
LISTING PRICE: \$769,900
CLOSED AT: \$775,000
SOLD FOR: \$5,100 OVER ASKING

Beautiful upgraded ranch-style home in Clarendon Hills, Murrieta. Spacious 2,701 sq-ft floorplan with 5 beds, 3 baths. Split-wing layout. Private courtyard entrance. Tile, vinyl, new carpet, fresh paint. Shutters, ceiling fans, gas fireplace, central HVAC, whole house fan. Cooks kitchen, ample storage, granite countertops. Indoor laundry. Inviting backyard, patio cover. 3-car split garage. Close to parks, medical, Harveston Lake, schools, shopping, and freeway access.

CLOSED APRIL 2024



30849 COTTONTAIL LN., MURRIETA
4 BED / 2 BATH / 2,617 SQ.FT
LISTING PRICE: \$714,900
CLOSED AT: \$704,000

Discover this stunning single-story executive home in Spencer's Crossing! With 2,617 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.

CLOSED APRIL 2024



1683 ARROYO VIEJO DR., SAN JACINTO
4 BED / 2.75 BATH / 1,865 SQ.FT
LISTING PRICE: \$499,900
CLOSED AT: \$520,000
SOLD FOR: \$20,100 OVER ASKING

Welcome to your dream home! Immaculate residence with brand new luxury vinyl plank flooring, plush carpeting, and freshly painted interior/exterior walls. Spacious living areas with vaulted ceilings, custom wood window casings. Gourmet kitchen with new stainless-steel appliances and recessed lighting. Expansive yard with double RV gate, artificial turf, and new concrete driveway. Versatile floor plan, indoor laundry, tankless water heater, 3-car garage, and new smoke/carbon monoxide detectors.

CLOSED APRIL 2024



35799 AVIGNON CT., WINCHESTER
5 BED / 3 BATH / 2,763 SQ.FT
LISTING PRICE: \$629,900
CLOSED AT: \$645,000
SOLD FOR: \$15,100 OVER ASKING

Wow! Fabulous cul-de-sac home in sought-after Winchester area. Built in 2002, 2,763 sqft, 5 beds, 3 baths. One bed/bath downstairs. Features include veranda porch, tile, carpet, laminate flooring, dual HVAC, fireplaces, French doors, balcony, granite kitchen, stainless appliances, upstairs laundry, and 3-car garage. Large lot with RV potential, covered patio. Low taxes, close to schools, shopping, and freeway.

CLOSED APRIL 2024



34777 DORADO LN., MURRIETA
3 BED / 1.75 BATH / 2,052 SQ.FT
LISTING PRICE: \$599,900
CLOSED AT: \$620,000
SOLD FOR: \$20,100 OVER ASKING

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.

CLOSED MARCH 2024



32006 RADIANT DR., TEMECULA
3 BED / 2.25 BATH / 2,180 SQ.FT
LISTING PRICE: \$794,900
CLOSED AT: \$790,000

Gorgeous 2-story Richmond American home in Temecula's sought-after Sommers Bend community. 2.5 years new, PAID OFF SOLAR, freshly painted interior, rich vinyl flooring, custom shutters. 3 beds, 2.5 baths, loft, tankless water heater. Chef's kitchen with quartz counters, stainless appliances. Landscaped backyard with covered California room. Community amenities: clubhouse, pools, fitness center, park, trails. Close to schools, shopping, wineries.

CLOSED MARCH 2024



3730 MARIELLA ST., RIVERSIDE
2 BED / 1 BATH / 1,143 SQ.FT
LISTING PRICE: \$659,900
CLOSED AT: \$660,000
SOLD FOR: \$100 OVER ASKING

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 more. The cook's kitchen is a welcoming space. 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. Do not miss out!

CLOSED MARCH 2024



40381 CLARK DR., HEMET
2 BED / 1 BATH / 1,030 SQ.FT
LISTING PRICE: \$339,000
CLOSED AT: \$355,000
SOLD FOR: \$16,000 OVER ASKING

Welcome to your charming oasis in Hemet, California! This inviting single-story bungalow offers 1,031 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.

CLOSED FEBRUARY 2024



31280 CORTE ALHAMBRA., TEMECULA
4 BED / 2.75 BATH / 2,050 SQ.FT
LISTING PRICE: \$749,900
CLOSED AT: \$775,000
SOLD FOR: \$25,100 OVER ASKING

Welcome to a move-in-ready home on a tranquil cul-de-sac! This 4-bed, 2.75-bath residence boasts a spacious 2,050 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.