

# 5 Water Saving Tips

## 1. Water Early

Set automatic sprinklers to run in the early morning between 4am and 8 am. This reduces evaporation and will lessen the likelihood of water waste from interference from winds. It also reduces plant disease and water damage.

## 2. Mulch

Placing a 3–4-inch layer of organic mulch on the soil surface around plants can save hundreds of gallons of water each year. Mulch prevents water evaporation and also stops weeds from growing.

## 3. Repair & Adjust Sprinklers

Observe sprinklers as they run. Adjust them as necessary to reduce over-spray on sidewalks, roads, and patios etc. Repair damaged sprinklers immediately. Check pipes for leaks. Quick repairs and adjustments can save as much as 500 gallons each year.

## 4. Water Deeper & Less Often

Your sprinkler should water every other day or every third day in the warm months. Water until just before you see runoff. This encourages water to penetrate down where roots can continue to access the water.

## 5. Change Watering Times with the Seasons

Adjust automatic systems at least three times a year. The highest frequency will be July-October. Lowest will be November-March, with April-June somewhere in between. During periods of rain, turn automatic systems off.

"From the initial call to the sale of my parents' home, Eric's expertise and communication were 'spot on.' He gave us excellent advice and sound strategies that worked with our particular situation. After following Eric's advice, we received multiple offers and accepted one after only 6 days on the market, with exceptional results... we got \$80,000 over the listing price! We will not hesitate to work with Eric again for any future real estate needs!"  
– Melissa Brown

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GLOBAL LIVING



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HAPPY  
Mother's  
DAY



# May Featured Properties

## REMODELED



**17412 CANTLAY ST, LAKE BALBOA**  
**3 BD | 1.5 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.

## POOL HOME



**43895 CALA SANDOR, TEMECULA**  
**4 BD | 2.5 BTH | 3,262 sq ft**  
**LISTING PRICE: \$900,000**

Gorgeous cul-de-sac location. 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.

## LARGE BACKYARD



**3158 SICILY AVE, COSTA MESA**  
**3 BD | 1.5 BTH | 1,314 sq ft**  
**LISTING PRICE: \$1,395,000**

Gorgeous 1 story ranch home with Solar! Freshly painted inside and out! Remodeled bathrooms. Cook's kitchen with flashy granite countertops and stainless-steel appliances. Large entertainers' backyard with above ground spa, patio cover and fire pit. Brick wall and new fence. Possible RV parking.

## IN ESCROW



**25023 AVENIDA SOMBRA, MURRIETA**  
**3 BD | 2 BTH | 1,640 sq ft**  
**LISTING PRICE: \$599,900**

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!!!

## IN ESCROW



**25248 MEADOW WALK ST #2, MURRIETA**  
**2 BD | 2 BTH | 1,072 sq ft**  
**LISTING PRICE: \$419,900**

"MOVE IN READY!!! Condo in the Meadowlane gated community. All upstairs living. Cook's kitchen. Plantation shutters throughout. Master has ensuite bath with double sinks, tub & shower combo with custom tile. Walk in closet in master. Balcony off master bedroom and great room. One car attached garage with laundry below unit.

## IN ESCROW



**1032 LA SOLANA DR, FALLBROOK**  
**3 BD | 2 BTH | 1,323 sq ft**  
**LISTING PRICE: \$649,900**

Precious one-story cul-de-sac ranch style home. Newer windows throughout. Rich upscale laminate flooring and neutral carpet. Cook's kitchen with flashy granite countertops, stainless steel appliances & upscale cabinetry. Large flat usable pool size backyard.

## CLOSED



**29857 SEA BREEZE WAY, MENIFEE**  
**5 BD | 2.5 BTH | 3,267 sq ft**  
**CLOSED AT: \$675,000**

SOLD FOR \$15,100 OVER ASKING!!!  
 Gorgeous 2-story home in the Tierra Shores community of Menifee. So much attention to detail and upscale accents throughout. One bedroom and bath downstairs. Cook's kitchen with stainless steel appliances and black granite counters. Backyard has a built in BBQ island, wood patio cover and stamped concrete. PAID SOLAR TOO!!!

## CLOSED



**230 EAGLE LANE, HEMET**  
**2 BD | 2 BTH | 1,439 sq ft**  
**CLOSED AT: \$403,000**

SOLD FOR \$13,100 OVER ASKING!!!  
 FORMER MODEL HOME! 55+ Community. Beautifully upgraded home floor to ceiling. Extremely private corner lot on A Cul-De-Sac. This gorgeous home has two courtyards: one in the front and one in the center of the property. Both courtyards have custom Saltillo tile, and the center courtyard has a water feature.

## CLOSED



**39981 CORTE CALANOVA, MURRIETA**  
**3 BD | 2 BTH | 2,010 sq ft**  
**CLOSED AT: \$620,000**

SOLD FOR \$20,100 OVER ASKING!!!  
 Spacious 1 story ranch style home located in "The Colony" at California Oaks in Murrieta. Privacy plus in this end of the cul-de-sac location. No neighbors on 1 side and beautiful green belt views out the back. Cook's kitchen with natural gas appliances. Private backyard with view of the green belt.

## HOMES SOLD IN MENIFEE WITHIN THE LAST 30 DAYS

#	ADDRESS	SOLD PRICE	BR / BA	SQFT	DOM
1	30437 Village Knoll Dr	\$510,000	3/2.5	1,705	0
2	25939 Grechen Ln	\$600,000	5/2.5	3,076	2
3	27650 Camino Bella	\$540,000	4/2	1,306	2
4	26173 Bluebell St	\$372,000	2/2	1,199	3
5	26565 Lazy Creek Rd	\$490,000	3/2	1,236	4
6	29828 Boathouse	\$615,000	4/2.5	2,325	4
7	25860 Interlechen Dr	\$260,000	2/1	1,055	5
8	33152 Aquamarine Cir	\$645,000	3/2	2,260	5
9	27410 Uppercrest Ct	\$415,000	2/2	1,318	6
10	28559 Bridge Water Ln	\$592,350	4/3	1,843	6
11	27891 Blackhawk Rd	\$650,000	6/3	3,031	6

## HOMES SOLD IN WINCHESTER WITHIN THE LAST 30 DAYS

#	ADDRESS	SOLD PRICE	BR / BA	SQFT	DOM
1	31067 Pinon Pine Cir	\$610,000	3/2.5	2,217	0
2	30593 Ridgecrest Rd	\$634,935	5/3.5	2,844	2
3	31807 Via Santa Elena	\$792,500	4/3.5	3,439	3
4	32308 Apricot Tree Rd	\$695,000	5/3.5	3,362	4
5	32308 Geranium St	\$750,000	6/3	2,947	5
6	31724 Crimsom Dr	\$625,000	3/2	1,811	7
7	29057 Topeka Cir	\$545,000	3/2	1,481	7
8	35191 Golden Poppy Ct	\$755,000	6/3	2,947	8
9	35557 Lauren Tree Ct	\$875,000	4/3	2,719	9
10	34302 Solstice St	\$685,000	5/3	2,537	10
11	30579 Ridgecrest	\$578,765	4/3	2,474	13