



Thank you to all who joined us for the first annual
"Pictures with the Easter Bunny" Event.
Brought to you by
the Tomlinson Group,
First Team Real Estate



Eric has been a wealth of knowledge to me for years with making real estate decisions. He's been in the game for a long time and I can say with 100% confidence that he will always guide you to what is best for you, even if that means less for him. He is truly an advocate for your best interests. You won't regret working with him.

~ Eric Cruz

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44025 MARGARITA ROAD #100 TEMECULA CA 92592



Featured Properties Listed & Sold By The Tomlinsons

EXCELLENT OPPORTUNITY



954 WHITECLIFF WAY, CORONA
2 BED / 1.25 BATH / 720 SQ.FT.
LISTING PRICE: \$222,750

Excellent opportunity, single wide, manufactured home located in the highly sought after "Village Grove Mobile Home Park" in Corona. This community is 55 plus. The bonus is that you own the land! The unit is a 2 bedroom, 1.25 bath with 720 square feet. The Village Grove Community has a community pool, clubhouse, beautiful grounds, gym/exercise room, meeting room, and trash pickup.

READY TO MOVE IN



41985 BLACK MOUNTAIN TRAIL, MURRIETA
4 BED / 2.75 BATH / 2,855 SQ.FT.
LISTING PRICE: \$759,900

Incredibly welcoming home. Great room has upgraded custom mantle/fireplace. Crown molding, trimmed windows and wainscoting at stairs and in master bed/bath. Cool tile flooring throughout downstairs high traffic areas. Beautiful champagne carpet. 3 car garage. Gorgeous remodeled kitchen with stainless steel appliances, granite countertops, white cabinetry, nickel pulls, center island. 7 ceiling fans throughout. Backyard has patio cover and shaded seating area. Above ground spa, built-in BBQ island with sink, two burner range. Custom pond with serene, rock waterfall. 22 solar panels on a power purchase agreement. Low taxes. No HOA.

MEADOWVIEW COMMUNITY



41498 AVENIDA BARCA, TEMECUA
6 BED / 2.75 BATH / 2,766 SQ.FT.
LISTING PRICE: \$998,000

Gorgeous and spacious two-story home in the highly sought after Meadowview community in Temecula. Three bedrooms are downstairs including the master bedroom. Wood laminate flooring in the formal living and dining. Dual zone AC and furnace. Custom stacked stone, wood burning fireplace. French doors in the dining room. Cook's kitchen with beautiful white cabinetry and stainless steel all electric appliances. French doors in master bedroom. Backyard is all flat and landscaped with concrete and grass. Unimproved horse property. Bonus, chicken coop with egg producing chickens!! Trees throughout the property. Concrete area for RV parking. HOA amenities include, two pools, one clubhouse, tennis courts, pickle ball court, basketball court, tennis court, playground area, hot tub, equestrian center.

IN ESCROW



40970 S. CALIENTE CT., AGUANGA
4 BD | 2.5 BATH + DEN / 5TH BD / 2,299 SQ FT
LISTING PRICE: \$609,999

This less than 1 year old 1 story ranch style home, built in 2022 with 2.65 flat acres offers so much attention to detail. Rich vinyl flooring, cool tile, cozy wood fireplace. Excellent water well. 9 paid solar panels!!! Den or 5th bedroom. Cooks' kitchen. Flashy granite. Lake Riverside gated community offers a stunning lake, airstrip, clubhouse, pool, horse arena and trails.

IN ESCROW



25317 WILD VIEW RD., MENIFEE
5 BED / 3.5 BATH / 3,284 SQ.FT.
LISTING PRICE: \$829,900

Stunning, two-story home, located in the highly sought after "Audie Murphy ranch". 1 office/den/study with two sets of French doors. Upstairs loft/bonus room. Gorgeous wood distressed look flooring downstairs. Neutral cut Berber carpet. Surround sound speakers. 2 central heat and air units. 7 cool ceiling fans. Noritz tankless water heater. Gorgeous backyard complete with saltwater, pebble tech pool and spa with stacked stone. Handy Pentair system. Fire pit and welcoming Arizona room. Amazing custom built, two-tier redwood deck. Three car tandem garage with automatic garage door opener and epoxy floors.

CLOSED



11457 VALLEY OAK LANE, CORONA
3 BED / 2.25 BATH / 2,220 SQ.FT.
CLOSED AT: \$669,000

Upscale 2-story home is located in the private gated "Serrano Ridge" Community. High ceilings. Master bedroom is downstairs. Barn door in master bathroom. Large spacious inviting loft upstairs. Vinyl laminate floors. Neutral carpet, cool ceiling fans, central heat and air, cozy fireplace. Rheem tankless hot water heater. Cooks' kitchen with flashy granite countertops, subway backsplash, upgraded black and stainless-steel appliances. White cabinetry. Farm stainless steel sink. Large, flat, pool size backyard with pergola.

CLOSED



29150 TARRAGON, LAKE ELSINORE
4 BED / 3 BATH / 1,788 SQ.FT.
CLOSED AT: \$554,000

Beautiful, stunning 2 story home. Beautifully upgraded. Original owner! Full bedroom and bath downstairs. Catalonia/Albarino flooring. High end window coverings throughout. Dual zebra window shades made by Alamode Décor. Cool ceiling fans. Recessed lighting. Tank less hot water heater. Dual pane windows. Gorgeous cooks' kitchen, quartz counter-tops. Backyard is an entertainer's dream! Flat, usable space complete with AstroTurf. Full patio cover, vinyl fence, sprinkler and drip system. The master planned community offers 3 wonderful parks, a community facility, 3 pools, a spa, fire pit, kids splash park, and walking trails.

CLOSED



32246 COUR MEYNEY, TEMECULA
4 BED / 3 BATH / 1,964 SQ.FT.
CLOSED AT: \$699,900

Ready to move in! Beautiful in-ground pool surrounded by custom hardscape and raised patio area! Over 16,000 square-foot premium lot at the end of the Cul-De-Sac in chardonnay hills. Downstairs bedroom and full bathroom. New carpet. Grand stone fireplace. Wood flooring. Tile flooring in kitchen and great room. Great room. 28 solar panels. Recessed lighting ceiling fans throughout. Enclosed permitted patio with large wall to wall windows and french doors.

CLOSED



1740 49TH STREET, SAN DIEGO
2 BED / 1 BATH / 826 SQ.FT.
CLOSED AT: \$488,000

Excellent opportunity 1 story home located in the heart of San Diego. 826 square feet with 2 bedrooms and 1 bath. Built in 1951. Lots of potential in this home. Flat, usable lot 5,200 square feet. 1 car attached garage. City water, sewer, and gas. No HOA exists. Lower taxes. Close to shopping, medical, schools, beaches, and freeway close..

COMPREHENSIVE HOUSING REPORT IN TEMECULA					COMPREHENSIVE HOUSING REPORT IN MURRIETA				
ADDRESS	SOLD PRICE	BR / BA	SQFT	DOM	ADDRESS	SOLD PRICE	BR / BA	SQFT	DOM
31594 Paseo De Las Olas	\$519,000	4/2.5	1,524	1	23916 Corte Emerado	\$400,000	2/2	1,668	3
42139 Teatree Ct.	\$535,000	3/2.5	1,197	1	40214 Via Calidad	\$530,000	2/2	1,489	9
30041 Santa Cecilia Dr.	\$575,000	3/2	1,490	2	40402 Clybourne Cr..	\$555,000	4/3	1,791	5
40215 Everett Way	\$610,000	3/2.5	1,684	3	39904 Snow Gum Ln.	\$565,000	4/2	1,520	3
32505 Galatina St.	\$637,900	4/2.5	1,860	0	24062 Manresa Ct.	\$580,000	3/2.5	1,591	6
41903 Vardon	\$679,000	4/3.75	1,981	7	40455 VIA Tapadero	\$590,000	3/2.5	1,912	11
31245 Del Rey Rd.	\$731,000	3/2	2,150	0	40744 Corte Albara	\$605,000	3/2.5	2,086	1
31335 Bluebeech Ct.	\$740,000	4/2.5	2,933	184	38389 Birch Hill Ct.	\$622,000	4/3	2,028	9
44004 Sheldon Ct.	\$755,000	5/2.5	2,564	18	38929 Burton Creek Ln.	\$625,000	3/2.5	1,512	3
46269 Jon William Way	\$828,000	4/3	3,301	3	34318 Kensington St	\$640,000	4/2.5	2,404	0
33860 Sattui St.	\$927,500	5/4.5	3,401	4	37956 Sweet Magnolia Way	\$710,000	5/4	3,732	7

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