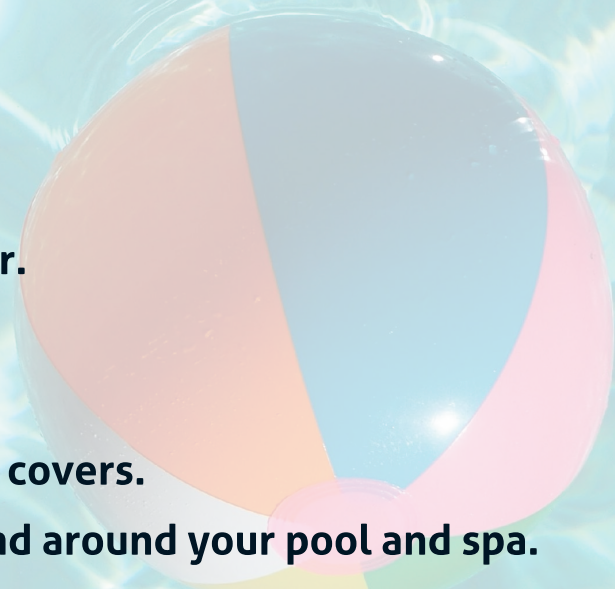


Safety Tips

Swimming pools and spas are great places for family fun.

It is important to ensure everyone follows these simple safety steps to stay safer in and around the water.

- 1. Never leave a child unattended in or near water.
- 2. Teach children how to swim.
- 3. Teach children to stay away from drains.
- 4. Ensure all pools and spas have compliant drain covers.
- 5. Install proper barriers, covers and alarms on and around your pool and spa.
- 6. Know how to perform CPR on children and adults.



Serina, seriously we cannot thank you enough for your dedication to help our family make it “back home”. We truly feel at home again and we couldn’t have done it without you! You truly are the best in the business and a lovely human being. Thank you for going above and beyond and for truly caring about us through all our home buying and selling escapades! Haha! You are so appreciated!

~ The Gallagher Family

May 2023

Via Google



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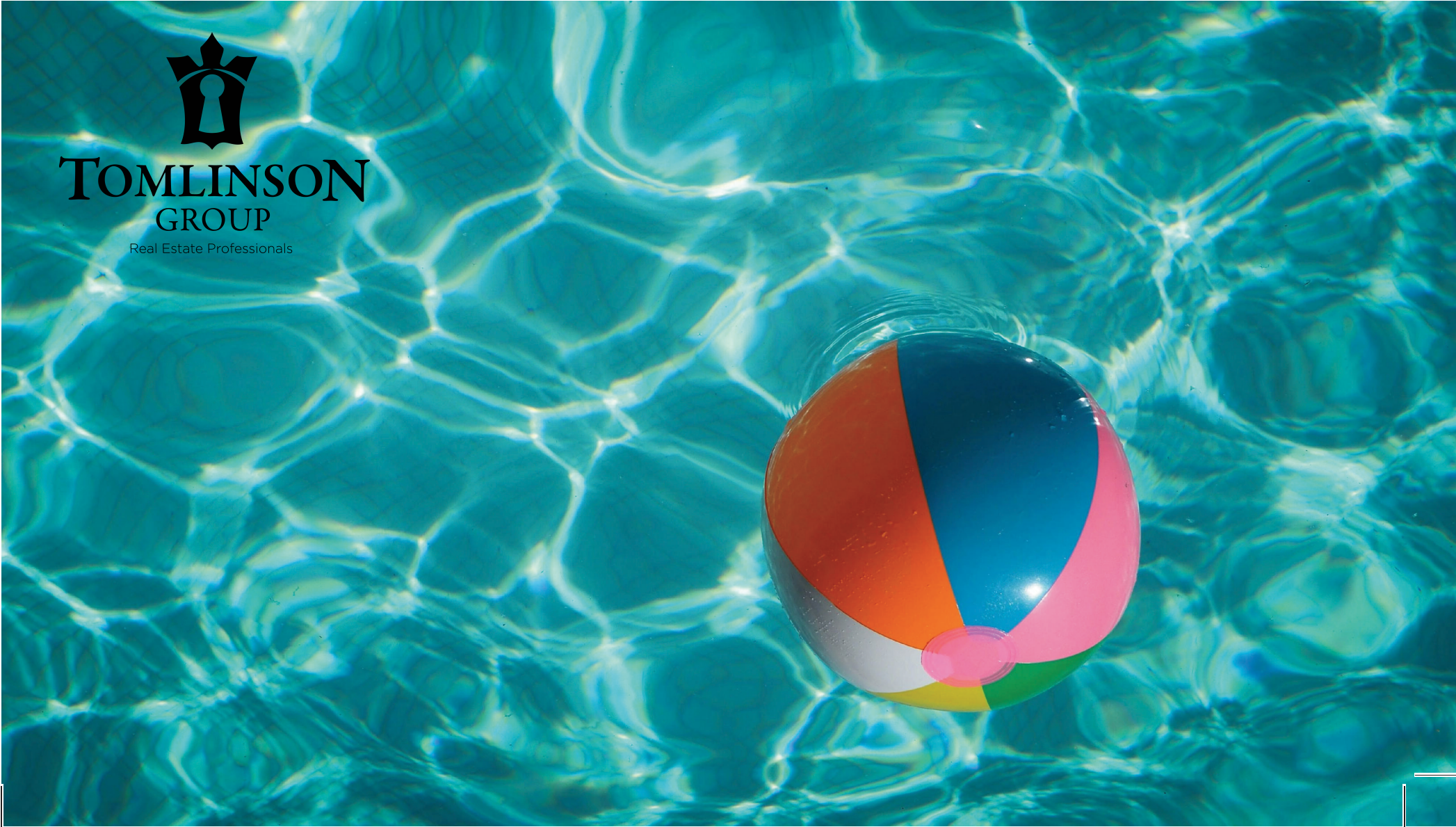


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44025 MARGARITA ROAD #100 TEMECULA CA 92592



Featured Properties Listed & Sold By The Tomlinsons



28188 FRUITWOOD DR., MENIFEE
4 BED / 3 BATH / 2,100 SQ.FT.
LISTING PRICE: \$559,900

Nestled in the desirable Country Gardens community. The spacious great room features a striking stacked stone wood-burning fireplace. Vaulted ceilings in the living room, dining room, and master bedroom create an open and airy ambiance. The master bedroom has recessed lighting, elegant plantation shutters, and a separate tub and shower. A small balcony off the master The kitchen is a chef's dream with recessed lighting, tile countertops, and a large sink with custom faucets. The backyard offers a recently painted wooden patio cover, potential for a future pool, and refreshing shade from trees. This home is in fantastic condition, with desirable features and a convenient location.



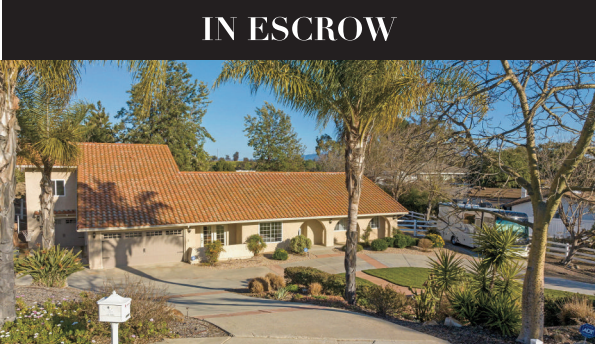
1970 VERMEL AVE., ESCONDIDO
4 BED / 3 BATH / 2,152 SQ.FT. LOT: 23,200
LISTING PRICE: \$849,999

One story, ranch style in-ground pool home. Located in the highly desirable Escondido area. Corner lot home on a quiet cul-de-sac boasting 23,200 square feet. This home has so much potential. A spacious 2,152 square feet with 4 bedrooms and 3 baths. Library could be a possible 5th bedroom. Indoor laundry. Cozy fireplace. 2 car attached garage. Newer water heater. Furnace not working. Flat, usable lot with in ground pool. Pool heater and light are not working. Seller states the pool pump is 3 to 4 years old. Roof, per seller, is a composition shingle. Close to schools, shopping, medical, Palomar Hospital, beaches, Lake Hodges,



1740 49TH ST., SAN DIEGO
3 BED / 2 BATH / 1,066 SQ.FT.
LISTING PRICE: \$689,000

Completely upgraded. New shiplap siding, freshly painted both inside and out. Luxury vinyl plank flooring. Mirrored wardrobe doors. Canned recessed lighting. Thick 4 1/2-inch baseboards. Both bathrooms have quartz countertops. Inviting cook's kitchen with stainless steel appliances, quartz countertops and soft close cabinets. Above stove island hood. AKDY stainless steel single bowl sink. Chefs' faucet. Stackable washer, dryer area. Cool air conditioner and furnace. New dual pane windows. Large flat usable pool size lot with patio cover. Close to schools, shopping, medical, beaches, and freeway.



41498 AVENIDA BARCA, TEMECUA
6 BED / 2.75 BATH / 2,766 SQ.FT.
LISTING PRICE: \$950,000

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. 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.



1460 W. HARRIET LN, ANAHEIM
3 BED / 2.50 BATH / 1,460 SQ.FT.
CLOSED AT: \$825,000

Welcome to this stunning home, just blocks from Disneyland! With a refreshing in-ground pool, it's perfect for outdoor entertainment and relaxation. This single-story gem offers 3 bedrooms, 2.5 baths, and a spacious living space. The updated kitchen and flooring give the home a modern appeal. Brand new countertops and a microwave add elegance to the heart of the home. An indoor laundry room and two-car garage provide convenience and storage. The large master bedroom features ample storage with three closets. A new air conditioning unit ensures year-round comfort. The backyard is an oasis with a flat and usable grassy area for outdoor activities. The property's sidewalk enhances



41985 BLACK MOUNTAIN TRAIL, MURRIETA
4 BED / 2.75 BATH / 2,855 SQ.FT.
CLOSED AT: \$727,000

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.



40970 S. CALIENTE CT., AGUANGA
4 BD | 2.5 BATH + DEN / 5TH BD / 2,299 SQ FT
CLOSED AT: \$605,000

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.



25317 WILD VIEW RD., MENIFEE
5 BED / 3.5 BATH / 3,284 SQ.FT.
CLOSED AT: \$834,900

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.



954 WHITECLIFF WAY, CORONA
2 BED / 1.25 BATH / 720 SQ.FT.
CLOSED AT: \$185,000

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.

HOMES SOLD IN LAST 45 DAYS IN TEMECULA					HOMES SOLD IN LAST 45 DAYS IN MURRIETA				
ADDRESS	SOLD PRICE	BR / BA	SQFT	DOM	ADDRESS	SOLD PRICE	BR / BA	SQFT	DOM
29738 Avenida De Calazada	\$520,000	3/2	1278	152	40320 Via Francisco	\$490,000	3/2.5	1,722	94
30925 Loma Linda Rd.	\$600,000	3/2.5	1597	4	40223 Via Ambiente	\$525,000	3/1.75	1,243	14
32819 Tiempo Cir	.\$639,999	3/2	1729	43	34728 Candlestick CIR	\$595,000	3/2.5	2,383	336
30940 Branford Dr.	\$647,000	4/2.5	2141	3	24253 Saradella CT	\$615,000	3/2.5	1,794	7
32185 Corte Carmona	\$675,000	3/2	2000	36	23089 Joaquin Ridge DR	\$625,000	3/2.5	1,858	137
43056 Calle Reva	\$715,000	5/3	3067	42	39689 Chambray DR	\$640,000	4/2.5	2,601	14
43511 Calle Nacido	\$723,000	4/2.5	2130	6	24666 Leafwood DR	\$656,500	3/2	1,747	9
40453 Wgasa PL.	\$826,000	4/3.5	3457	19	27431 Mangrove ST	\$680,000	5/3	2,649	41
27406 Quincy Ln.	\$865,000	5/4	3318	5	23858 Via De Gema Linda	\$700,000	4/3	2,441	5
32074 Camino Seneco	\$890,000	4/3	2590	3	34653 Plateau Point PL	\$740,000	4/2.5	2,818	6
33898 Parador St.	\$1,000,000	4/2.5	3196	6	38248 Willow CT	\$800,000	5/3.5	2,948	75

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