

# Free Community Fall Festival

Sunday, October 29th 3 - 5 pm

**First Team / Christie's International  
Real Estate**

**Free Raffles, Chili Cook-Off, Hot Dogs, Cotton Candy, Face Painting, Bounce House, Games, Trunk or Treating, & Much More!**

**Parking Lot @ 44025 Margarita Rd - Temecula**

Serina Tomlinson

*Serina is awesome!! How she has had so many years in this industry (giving her the experience, pace, wisdom and knowledge) while having so much energy and passion for what she does is beyond me. I cannot give a higher recommendation!! She is simply the best at what she does!!*

~ Troy Beers

Sep 2023

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**FIRSTTEAM®**  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

44025 MARGARITA ROAD #100 TEMECULA CA 92592





# Home inventory is at an all time low! Call us today for your FREE home evaluation!

## Featured Properties Listed & Sold By The Tomlinson Group

### STUNNING SINGLE-STORY



24117 VERDUN LN. MURRIETA  
3 BED / 2 BATH 2,030 SQ.FT  
PLUS 4TH ROOM/DEN  
LISTING PRICE: \$685,000

Welcome to this exquisite Mediterranean-style single-story stucco home. Architectural details and vaulted ceilings create a timeless aesthetic. Three bedrooms, two full baths, with a potential fourth bedroom or office. Custom diagonal tile, a dual-sided gas fireplace, and plantation shutters enhance the interior. Gourmet kitchen with stainless steel appliances and a spacious backyard oasis with an in-ground pool and heated spa. Central location near shopping, restaurants, and top schools. This property combines elegance and convenience for sophisticated living.

### IN ESCROW



1565 MILKY WAY, BEAUMONT  
4 BED / 2 BATH 1,971 SQ.FT  
LISTING PRICE: \$535,000

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. Located in the Cascade community, this home offers access to amenities situated near schools, shopping, and major freeways.

### IN ESCROW



31618 CORTE ROSARIO, TEMECULA  
5 BED / 3 BATH 3,087 SQ.FT  
**POOL HOME**  
LISTING PRICE: \$850,000

Stunning forever-views home with an in-ground pool in Temecula's Rancho Vista Estates. Spacious 3,087 sq ft layout, 5 bedrooms, 3 baths, one bed/bath downstairs. Tile, carpet, and vinyl plank flooring. Cozy fireplaces in family, dining, and master. Nest and alarm systems, central heat/air, indoor laundry. Cook's kitchen with quartz, white cabinets, pantry, garden window. Gas-heated gunite pool, new gas pool heater. Landscaped, vinyl-fenced yard. Three-car garage, attic storage. Three community parks, close to schools, shopping, medical, wineries, freeway.

### IN ESCROW



32046 CALLE CABALLOS, TEMECULA  
3 BED / 2 BATH / PLUS DEN 2,417 SQ.FT  
LISTING PRICE: \$771,000

This 1-story cul-de-sac home in Temecula's "Paseo Del Sol" community offers 3 bedrooms plus an office/den, spanning 2,417 sq ft. The interior features mirrored wardrobe doors, tile flooring, central HVAC, recessed lights, a gas fireplace, and a well-equipped kitchen with granite countertops. The large 3-car garage, rain gutters, and a spacious backyard with custom landscaping add to its appeal. Paseo Del Sol amenities include pools, spa, park, tennis courts, and more, with easy access to schools, medical facilities, shopping, parks, and highways.

### CLOSED SEPTEMBER 2023



33555 VALENCIA ST.. WILDORAR  
3 BED / 2 BATH 1,616SQ.FT LOT .56 ACRES  
CLOSED AT: 470,000

Dynamite manufactured home with cul-de-sac location. Located in the highly sought after Wildomar area. This adorable manufactured home is on permanent foundation, 1616 SqFt. with three large bedrooms and two baths. Age is 1977. Cozy gas fireplace. Newer windows per seller, indoor laundry. Two sets of French doors. Flat extremely usable lot .56 acres completely fenced. Above ground spa which remains as is. Covered porch both front and back of home. Definite RV property potential, horse property and or build on the land.

### CLOSED SEPTEMBER 2023



24591 FAIR OAKS LN, MENIFEE  
4 BED / 3.5 BATH 3,639 SQ.FT  
**POOL / SPA + LOFT 2YR. OLD HOME**  
CLOSED AT: \$860,000  
SOLD FOR :\$100.00 OVER ASKING

Immaculate 2021-built two-story home in Menifee's Audie Murphy Ranch community. Corner lot with a stylish veranda porch. Luxury vinyl plank flooring throughout, elegant lighting, custom paint, and upscale finishes. Four spacious bedrooms plus a potential fifth downstairs. Classy kitchen with GE Profile appliances, granite counters, and walk-in pantry. Cozy fireplace in family room. Stunning master with sunken tub, custom shower, and walk-in closet. Expansive loft area. Backyard oasis offers Pebble Tec saltwater pool/spa, built-in BBQ, vinyl/block fence. Three-car garage, solar panels, Vivint alarm. Community amenities, schools, shopping nearby.

### CLOSED SEPTEMBER 2023



41842 PATTON PL. MURRIETA  
MAIN HOME 4 BED / 3.25 BATH 3,100 SQ.FT  
MANUFACTURED HOME 3 BED. / 2 BATH  
1,153 SQ.FT  
CLOSED AT: \$1,002,000  
SOLD FOR \$7,000 OVER ASKING

Desirable west side Murrieta on Cul-De-Sac with two homes on 1.11 acres. Main home: 2-story, 3,100 sq ft, 4 beds, 3.25 baths, master suite with fireplace, walk-in shower, and tub. High ceilings, tile/hardwood floors, fireplaces, central heat/air, recessed lights, tankless water heater, surround sound, alarm system, 35 solar panels. Cook's kitchen, city water, 2 septic units. Attached 2-car garage..Detached 4 car garage. Manufactured home: 1,153 sq ft, 3 beds, 2 baths. Low taxes, no association, close to amenities.

### CLOSED SEPTEMBER . 2023



24979 3RD AVE., MURRIETA  
4 BED / 2 BATH 1,463 SQ.FT  
CLOSED AT: \$617,000.00  
SOLD FOR \$32,100 OVER ASKING

Welcome to the newly renovated home on 3rd Avenue! Modern upgrades and classic charm blend seamlessly, featuring dual-pane windows for tranquility and energy efficiency. Luxury vinyl plank flooring and fresh paint create an inviting atmosphere. The spacious kitchen, a chef's dream, boasts stainless steel appliances and a subway tile backsplash. The home offers a humongous, flat backyard for outdoor activities. The master bedroom has two wall closets, and both bathrooms feature granite tile countertops. Don't miss this fantastic opportunity!to the home's appeal. Don't miss this fantastic opportunity!

### CLOSED AUGUST . 2023



32641 BATSON LN., WILDORAR  
3 BED / 2 BATH 1,344 SQ.FT  
CLOSED AT: \$535,000.00  
SOLD FOR \$5,100 OVER ASKING

Welcome to this stunning 3-bed, 2-bath home on a .53-acre lot. Enjoy a fully covered front porch and a spacious backyard with an alumawood patio. The kitchen features granite countertops and stainless steel appliances. New windows, carpeting, and custom tile flooring enhance the modern ambiance. A detached two-car garage with a workshop, rain gutters, and an RV garage provide ample storage and parking. The home includes a unique unpermitted addition with custom brickwork around a wood-burning stove. With low taxes, no HOA fees, and privacy at the end of a cul-de-sac, this home offers a serene lifestyle.

### HOMES SOLD IN LAST 45 DAYS IN TEMECULA

| ADDRESS                 | SOLD PRICE | BR / BA | SQFT | DOM |
|-------------------------|------------|---------|------|-----|
| 30210 Cupeno Ln.        | \$505,000  | 2/2     | 902  | 10  |
| 29733 Calle Palmas      | \$600,000  | 3/2     | 1477 | 35  |
| 29989 Jon Christian Pl. | \$635,000  | 4/3     | 1996 | 13  |
| 44860 Machon Rd.        | \$650,000  | 4/2     | 2076 | 18  |
| 45063 Corte Valle       | \$668,168  | 4/3     | 2118 | 48  |
| 28267 Ashtree St.       | \$705,695  | 4/3     | 2155 | 1   |
| 44364 Kingston Dr.      | \$745,000  | 5/3.5   | 3777 | 16  |
| 45738 Shasta Ln.        | \$765,000  | 3/2.5   | 2654 | 14  |
| 34419 Coppola St.       | \$805,000  | 3/3     | 2374 | 25  |
| 33022 Anasazi Dr.       | \$845,000  | 4/3     | 3138 | 13  |
| 45141 Willowick St.     | \$895,000  | 4/3     | 3747 | 13  |

### HOMES SOLD IN LAST 45 DAYS IN MURRIETA

| ADDRESS                | SOLD PRICE | BR / BA | SQFT | DOM |
|------------------------|------------|---------|------|-----|
| 23927 Via Pamilla      | \$520,000  | 2/2     | 1344 | 3   |
| 31849 Cotton Thorn Ct. | \$525,000  | 3/2     | 1940 | 24  |
| 29659 Woodlands Ave.   | \$550,000  | 3/2     | 1012 | 24  |
| 41164 Primula Cir.     | \$580,000  | 3/2.5   | 1202 | 36  |
| 40023 Daphne Dr .      | \$600,000  | 3/2     | 1555 | 6   |
| 25164 Corte Sombrero   | \$617,000  | 4/2.5   | 2002 | 45  |
| 24558 New Haven Dr.    | \$640,000  | 4/2.5   | 1828 | 5   |
| 39676 Ridgedale Dr.    | \$655,000  | 3/2.5   | 2204 | 50  |
| 39588 Chalk Hill Drive | \$675,000  | 3/2     | 2262 | 6   |
| 39888 Hillsboro Cir.   | \$700,000  | 3/2.5   | 1837 | 12  |
| 29820 Gardenia Cir .   | \$730,000  | 5/4     | 4050 | 35  |