

TIPS FOR SELLING YOUR HOME FAST

Price it Right From the Start

Sellers often think they should start the asking price high & then lower it later if the house fails to sell but that can result in a slower sale & sometimes even a lower price. The first 30 days activity of your house being on the market is always the best activity you're going to see. If the price is too high, many buyers will stay away, assuming you're not serious about selling or unwilling to negotiate.

Enhance Your Home's Curb Appeal

This could mean adding new sod, planting flowers or decorating the porch. Prospective buyers form an opinion the moment they spot the home. Curb appeal is everything. Driving into the driveway & walking into the front door sets the expectations.

Update the Interior & Exterior

New fixtures, fresh paint & updated landscaping are all fairly easy & affordable ways to give your home a makeover. It's got to look up to the current market conditions & what's in style.

Make the Property Easy to Show

The more flexible you are about visits, the more people will be able to see your home. Be ready for prospective buyers every day, including weekends, with little notice. Also, leave when the house is shown so prospective buyers can feel free to move about without feeling like they're intruding & can discuss the home's pros & cons honestly.

Call the Tomlinson Group today to get your home *SOLD!*

“To say we would recommend Serina and Eric to sell your house is an understatement. We can't say enough about the professionalism and expertise they have in the real estate market. Serina lead us through the process of selling our house and made it very easy for us. We would use the Tomlinson Group again in a heart beat.”

~Stephen & Carole



2011, 2012, 2013, 2014,
2015, 2016, 2017, 2018



Presort Standard
US Postage
PAID
Print & Mail Guy



**TOMLINSON
GROUP**

Real Estate Professionals

Serina: 951.805.1115 / Eric: 951.970.6727 / Jan: 553.9865
44025 Margarita Road Ste. 100 / Temecula CA 92592

Are you thinking of

BUYING OR SELLING?

Contact Our Team Today



SEPTEMBER INVENTORY



TOMLINSON GROUP

Real Estate Professionals



37064 Almond Cr., Murrieta

Gorgeous upgraded home in highly sought-after Rancho Bella Vista!
3677 SqFt 5 Bed/2.75 Bath
New windows, full bed/bath downstairs, huge loft upstairs!
Granite kitchen countertops & backsplash.
Hardscape in front & backyard!
LISTING PRICE: \$485,000



437 Newport Ave., Long Beach

Excellent Opportunity! Close to Long Beach State University!
Unit 1-1800 SqFt 3 Bd/2 Ba., Fireplace & 2 Car Detached Garage
Unit 2-1100 SqFt 2Bd/1Ba., 1 Car Gar.
Unit 3-1395 SqFt 2 Bd/1.5 Ba., 1 Car Gar.
Unit 4-1395 SqFt 2 Bd/1.5 Ba., 1 Car Gar.
LISTING PRICE: \$1,649,999



45566 Lizard Lane., Aguanga

A truly peaceful, private 4.88 acre oasis!
1152 SqFt 3 Bed/2 Bath
Wonderful, remodeled manufactured home on a permanent foundation!
Property features a large workshop, private well & over 50 young fruit trees!
LISTING PRICE: \$379,900



30578 Lake Pointe Dr., Menifee

Precious 2 story home within walking distance to private 35 acre man-made lake!
1655 SqFt. 3 Bed/2.25 Bath
3 oversized bedrooms, all upstairs, master bathroom completely remodeled. Seller to pay off 22 solar panels through escrow!
LISTING PRICE: \$369,000



29043 Via Playa Del Rey., Murrieta

Gorgeous, spacious, double-wide manufactured home on permanent foundation!
1536 SqFt. 2Bed/2Bath
Master bath has soaking tub & walk-in shower. Central heat & air. Renovated cooks kitchen with farmhouse sink!
LISTING PRICE: \$224,900



26465 Lore Heights Ct., Hemet

Gorgeous ranch home on .27 acre lot in neat cul-de-sac location in East Hemet!
2074 SqFt. 3 Bed/2 Bath
Master bedroom upgraded w/custom walk-in shower & sunken tub! Quiet Cool whole house fan, 3 car garage!
LISTING PRICE: \$369,900



43198 Corte Tolosa., Temecula

Wonderful 2 story home located in highly sought after Paloma Del Sol!
1956 SqFt 4 Bed/3 Bath
1 Bed/Bath downstairs. All neutral carpet & wood-like vinyl downstairs. Master bedroom has inviting balcony. Cooks kitchen with newer black & stainless steel appliances.
LISTING PRICE: \$441,000



38596 Avenida Bonita., Murrieta

Stunning Upscale, Gated Executive Custom View Estate Home in La Cresta!
5649 SqFt 5 Bed/4 Bath
Cooks Kitchen with Granite, View Garden Window, Built-In Subzero Fridge! 10 Ft In-Ground Salt Water Pebble Tech Pool! 6 Solar Panels Paid In Full!
LISTING PRICE: \$1,395,000



26114 Brandywine Dr., Sun City

So much attention to detail in this precious single story home!
1328 SqFt 2 Bed/1.5 Bath
Boasting a spacious open floor plan, with an attached lanai/sunroom! Big lot with alumawood patio cover and fruit trees that is completely fenced in!
SOLD PRICE \$240,000

Homes **Sold** in Temecula Within the Last 30 Days

Information obtained from the MLS. Rancon may or may not have participated in the sale of these homes.

Address	Sold Price	Bd/Ba	Sqft	Days on Market	Address	Sold Price	Bd/Ba	Sqft	Days on Market
Garoli Pass	\$457,000	4/2	2076	4	Cannes Court	\$410,000	4/3	2198	5
Calle Katherine	\$615,000	5/4.5	3494	4	Corte Avalos	\$412,000	3/2.5	1539	8
Cupa Lane	\$499,000	5/2.5	2371	8	Camino Gonzales	\$425,000	4/3	2023	3
Bellflower Lane	\$309,900	2/1.75	1104	4	Johnston Drive	\$436,000	4/2.5	1748	5
Cara Way	\$315,000	3/3	1407	5	Vail Brook Drive	\$450,000	4/3	2135	5
Compania Drive	\$380,000	3/2.5	1855	9	Corte Florecita	\$468,000	3/2	1830	2
Caserta Drive	\$385,000	3/2	1148	3	Heitz Lane	\$475,000	4/3	1803	5
Corte Encinas	\$395,000	3/2	1197	0	Corte Amalia	\$482,500	4/2.5	1825	5
Calle Redondela	\$405,000	3/2	1541	8	Loma Linda Road	\$485,000	4/3	2371	3
Arcadia Court	\$408,000	3/2.5	1552	6	Via Saltio	\$515,000	4/3	2323	3
Palmira Circle	\$410,000	3/2.5	2223	8	Corte Carmela	\$550,000	4/3	2595	6



Serina Tomlinson

serinamyrealtor@gmail.com
951.805.1115 LIC# 01152416

Eric Tomlinson

ericTmyrealtor@gmail.com
951.970.6727 LIC# 01428634

Jan Tomlinson

janTmyrealtor@gmail.com
951.553.9865 LIC# 01249315

