



## 6 Ways To Tell If A Home Has Good Bones



Here are some of the go-to features to look for when scouting out a new space!

### Strong Systems and Structure

One way to assess if a home has good bones is to check out its structural, electrical, plumbing, and mechanical systems. Are they in good condition? Pay attention to inconsistencies and discoloration in finishes and structural elements. When in doubt, don't be afraid to call in an expert.

### Cosmetic Issues

Style is making a comeback! There are definitely trends from the past that just don't speak to us today. If you find a place that's filled with old tile, dingy wallpaper, or dark paint colors, try to see beyond all that. Imagine the space with gleaming hardwood floors and bright white walls. There, that's better already, isn't it?

### Floor Plan

Once you've filtered out all the bad decor, consider the flow of rooms, their size, and any wasted space. This is easiest to do by looking at a floor plan, because you can quickly see funky-shaped rooms, and potential ways to recapture unused square footage.

### Natural Light and Views

Another important element to consider is the location, size, and number of windows. Where windows are located will determine how much or how little sunlight you get during the day. Because it can be difficult and expensive to add windows, think carefully about spaces that have few or no windows.

### Quality Finishes and Materials

There is something to be said for finishes that have lasted through the years and have a timeless quality. Hardwood floors, solid wood doors, and molding are the kinds of elements that were built to last. These features can bring a lot of charm and character to a space that can be hard to find elsewhere.

### Location, Location, Location

There are some things you just can't change about a property, and where it's located is one of those things. You've heard it from every real estate agent, and they're right: Location is paramount.

"I have known Serina for over 20 years. My husband first met her at Costco where she was promoting her business there. He was very impressed with her drive and work ethic. She became our realtor and a friend. She sold our first home here in the valley. She then helped my daughter and her family buy their first home and then sold it for them when they had to move. She sold my mother's house in Canyon Lake. I recently retired and decided to move out of state, I was now widowed and nervous about the prospect of selling my home on my own. Serina met with me last year to advise me how to make my home more desirable and to hopefully get the best possible price. I reconnected with her earlier this year to show her what I had done and if she had any other recommendations. I took her advice then put my home on the market. I had a full price offer the very first day and another offer the following day for more than asking. She kept me informed every step of the way and made the whole process easy and worry-free for me. She is a true professional. So, thank you Serina for giving me a smooth start to the next chapter in my life."

~ Diane Huber July 2020



2011, 2012, 2013, 2014,  
2015, 2016, 2017, 2018, 2019



Presort Standard  
US Postage  
PAID  
Print & Mail Guy



**TOMLINSON  
GROUP**

Real Estate Professionals

**Serina: 951.805.1115 / Eric: 951.970.6727 / Jan: 553.9865**  
**Steve: 951.514.5918**

44025 Margarita Road Ste. 100 / Temecula CA 92592



**TOMLINSON  
GROUP**

HAPPY  
LABOR  
DAY



# SEPTEMBER INVENTORY



## TOMLINSON GROUP

Real Estate Professionals



### 7919 Woodland Dr., Riverside

Gorgeous 2 story home located in a highly sought-after area in Riverside.

**2687 SqFt. 4 Bed/4 Bath**

This home has 4 oversize bedrooms, including a bedroom suite downstairs and bath. Your own private paradise of .52 acres with a stunning pool/spa/fire pit! Low taxes. No HOA.

**LISTING PRICE: \$729,900**



### 23797 Brookside Ct., Murrieta

Stunning West Murrieta pool home.

**3168 SqFt. 6 Bed/ 2.5 Bath**

Completely remodeled and upgraded. This home sits on a large, spacious, corner lot located in a cul de sac. Completely landscaped and hardscaped with a full patio cover and cool ceiling fan.

Low taxes. No HOA.

**LISTING PRICE: \$665,000**



### 27285 Carlton Oaks St., Murrieta

Lovely two-story home located in the highly sought after "Murrieta Oaks" Community.

**3872 SqFt. 6 Bed/ 3 Bath**

6 oversize bedrooms and 3 full baths. Huge upstairs loft that includes a spacious built in desk area. Master bedroom includes a master suite. Large flat pool size usable lot approximately 7,500 SqFt. Low taxes. No HOA!

**LISTING PRICE: \$568,500**



### 36265 Alta Mesa Ct., Temecula

Gorgeous single-story home located in the highly sought-after Temecula Wine Country.

**4291 SqFt. 5 Bed/4 Bath**

Lovely Cul-De-Sac location. 5 Large, oversize bedrooms and 4 baths. 2.8 Gorgeous acres! Complete with vineyard, in ground pool and gratto, and outdoor BBQ.

**LISTING PRICE: \$1,249,000**



### 26640 Peach Street, Perris

Located in a park like setting surrounded by mature pistachio trees, pine trees, and palms.

**1248 SqFt. 3 Bed/2 Bath**

Beautiful double wide home on permanent foundation with 3 oversized bedrooms and 2 bathrooms. This home has been remodeled with lots of upgrades. 3 covered parking spaces plus workshop and 3 handy outbuildings. Low taxes and No HOA!

**LISTING PRICE: \$349,999**



### 152 Wagon Trail, Fallbrook

Beautiful single story home

**1624 SqFt 3 Bed/ 2 Bath**

This private lot is located in a cul de sac and is approximately 1/3 of an acre. Delicious, producing avocado, lemon, and orange trees. 3 spacious bedrooms and 2 baths. Vaulted wood beam ceilings. Low taxes. No HOA!

**LISTING PRICE: \$499,000**



### 2128 Gum Tree Ln, Fallbrook

Gorgeous single-story ranch home.

**2086 SqFt 3 Bed/2 Bath**

Completely remodeled and highly upgraded. 1.32 Beautiful acres almost completely vinyl fenced. Stunning pool and spa. 3 oversize bedrooms and 2 full baths. 17 highly energy efficient leased solar panels. Low taxes. No HOA! A true must see!

**CLOSING PRICE: \$695,000**



### 538 Womack Ln., Fallbrook

Precious Fallbrook Family Home

**950 SqFt 2 Bed/ 1 Bath**

Completely upgraded and remodeled ranch style home. So much attention to detail in this beauty. 2 oversize bedrooms and 1 full bath. Custom paint, classy tile, and neutral carpet. Flat usable landscaped backyard with delicious fruit trees. Low taxes. No HOA.

**CLOSING PRICE: \$389,000**



### 1003 E Francis St., Corona

Lovely single-story ranch style home located on a spacious, flat, usable, corner lot.

**1177 SqFt. 3 Bed/ 2 Bath**

Rich, wood floors, custom painted, adorable kitchen, neat breezeway. Newer asphalt, shingle roof approximately 3 years old. RV access that even includes RV gate.

Low taxes. No HOA!

**CLOSING PRICE: \$460,000**



### 40452 Calle Medusa, Temecula

Stunning, Temecula pool/spa home.

**2223 Sqft. 5 Bed/ 2.75 Bath**

Spacious open floorplan with 5 oversize bedrooms. Large bonus room upstairs. Backyard is terraced and landscaped/hardscaped with fabulous built in bbq. 20 paid for solar panels. Low taxes. No HOA!

**CLOSING PRICE: \$560,000**



### 31610 Corte Paderera, Temecula

Beautiful ranch style home located in the highly sought after "Rancho Vista Estates."

**2160 SqFt. 4 Bed/ 2 Bath**

Quiet, end of cul de sac location. Featuring 4 oversize bedrooms and 2 full custom baths. Cool Italian ceramic tile with gorgeous medallion at entrance.

**CLOSING PRICE: \$575,000**



### 31360 Verde Mare Dr., Winchester

Located in "Sweetwater Ranch"

**3748 SqFt 5 Bed/ 4.5 Bath**

Lots to offer in this 2 story Beazer home! Beautiful kitchen with custom cabinetry, stainless steel appliances, and quartz countertops. Luxury vinyl plank flooring. Master retreat. Upgraded block wall fencing surrounding the perimeter.

**CLOSING PRICE: \$530,000**



**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

**Steve Turner**

sturner@rancon.com  
951.514.5918 LIC# 02110547

