

# 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!**

*"Eric and his team delivered a first class experience in helping me sell my Condo. Communication was always timely and Eric had the best answers every step of the way. I was very happy to work with Eric again and will do so again in the future. Highly recommended."*

*~Isaac Sandoval*



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



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



**RANCON REAL ESTATE**

**Tomlinson Group**

Serina **951-805-1115**

Eric **951-970-6727**



# SEPTEMBER INVENTORY



## TOMLINSON GROUP

Real Estate Professionals



**41225 Hacienda Dr., Murrieta**  
Beautiful Picturesque Custom Home!  
2256 SqFt 4 Bed/2 Bath  
**Located in La Cresta Highlands**  
**with approx. 5 acres of stunning**  
**land with 200+ trees.**  
**Listing Price: \$825,000**



**32295 Cask Lane., Temecula**  
Stunning 2 story Home in Redhawk!  
**2282 SqFt 3Bed/2.5 Bath**  
Custom Painted!  
Upgraded Neutral Carpet!  
Walk to Great Oak School.  
Upstairs Laundry!  
**Listing Price: \$475,000**



**40773 Engelmann Oak Street., Murrieta**  
Gorgeous Home in Upscale Community!  
**2390 SqFt 4 Bed/2.25 Bath**  
Crown Molding, Neutral Carpet,  
Cozy Fireplace.  
Large, Flat, Pool Size Backyard.  
No Backyard Neighbors!  
**Listing Price: \$429,999**



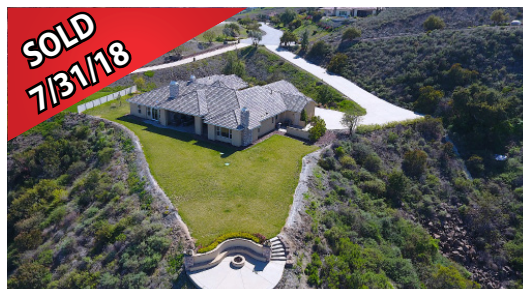
**0 Vista Del Mar Lot 1**  
Stunning 6.5 acre parcel in De Luz  
A Charming Seasonal Stream Runs  
Through It! Welcoming Street Leading  
to Property is Paved.  
Minutes from Downtown Temecula!  
**Listing Price: \$210,000**



**41492 Willow Run Rd., Temecula**  
Wonderful Home Located on a  
Charming Street!  
**1951 SqFt 4Bed/2.5**  
Wood Laminate Floors, Upscale Carpet,  
Neutral Paint  
Large, Flat, Usable backyard!  
**Listing Price: \$429,900**



**25303 Apache Hill Cr., Menifee**  
Gorgeous 2 Story Home on a  
Cul-De-Sac!  
**3284 SqFt 5 Bed/3Bath**  
Oversize Bedrooms, 1 Bed/Bath  
Downstairs Located in Highly Sought  
After Audie Murphy Ranch  
**Sold Price: \$425,000**



**42311 Vista Montana Ct., Temecula**  
Beautiful residence in the enclave of  
Los Alturas in upscale De Luz!  
**5585 SqFt 5 Bed/ 5.5 Bath**  
Spacious, one story, custom executive  
home! 1.3 acres overlooking  
the Temecula Valley!  
**Sold Price: \$1,239,000**



**26127 Bradshaw Dr., Sun City**  
Beautiful single story home  
on a cul-de-sac!  
**1558 SqFT 3 Bed/2 Bath**  
Open floor plan,  
completely tiled throughout!  
Huge flat, pool-sized backyard.  
**Sold Price: \$339,900**



**12191 Cuyamaca College Dr. #612  
El Cajon**  
Super cute upstairs condo in  
Rancho San Diego!  
**664 SqFt 1 Bed/1Bath**  
New Carpet! Stainless steel appliances!  
Washer & Dryer included!  
**Sold Price: \$254,000**

## Homes sold in Lake Elsinore within the last 30 days

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

Address	List Price	Bd/Ba	Sqft	DOM	Address	List Price	Bd/Ba	Sqft	DOM
Vista Wy	\$249,500	2/2	1141	9	Wild Lilac	\$402,900	4/3	2309	5
Canyon Hills Rd	\$295,500	2/2.25	1565	0	Hilldale Ln	\$412,000	4/2.25	2749	9
Woodmont	\$350,000	3/2.25	1767	8	Lakeshore Dr	\$249,500	3/2.25	1477	2
Renton Dr	\$355,000	4/3	1767	4	Cimarron	\$440,000	4/2.5	1921	9
Agave Rd	\$376,000	3/2	1532	9	Eucalyptus Ave	\$282,000	3/2	1628	3
Torrey Pines Ct	\$378,000	3/3	2434	3	Merano St	\$330,000	3/2.25	1942	9
Botany Ct	\$394,000	3/2.25	2284	10	Maritime Cr	\$350,000	3/2	1597	7
Manzanita Ln	\$395,000	4/3	2310	5	Ash St	\$410,000	4/2	2330	8
Yarrow Ct	\$409,900	4/3	2005	1	Brianna Cr	\$411,000	5/2.25	2525	10
Agaliya Ct	\$417,000	5/2.5	2614	4	Ryan Ct	\$425,000	4/2.25	2073	3
Rome Hill Rd	\$300,000	3/1.5	1344	2	Edgewood Dr	\$449,000	4/3	2582	7



**Serina Tomlinson**

serinamyrealtor@gmail.com  
951.865.1115 LIC# 91152415

**Eric Tomlinson**

ericTmyrealtor@gmail.com  
951.970.6727 LIC# 91428634

**Jan Tomlinson**

janTmyrealtor@gmail.com  
951.553.9865 LIC# 91269315

