

# Back-to-School Checklist

**School Supplies:** Notebooks, pens, pencils, and a backpack.

**Textbooks:** Check required textbooks and workbooks.

**Uniform or Clothes:** Ensure appropriate attire.

**Lunchbox and Water Bottle:** For meals and hydration.

**School Calendar:** Mark important dates.

**Completed Forms:** Return necessary school paperwork.

**Medical Checkup:** Schedule health appointments.

**Transportation Plan:** Know bus schedules or driving routes.

**Homework Area:** Create a study space.

**Morning Routine:** Establish a smooth start to the day..

Eric Tomlinson

*If you're looking for an honest, dependable, and responsive realtor, Eric is absolutely the one. He took great care of us from the start. We purchased in the area from out of state and not only was he creative in ensuring we didn't miss any opportunities in finding our home, but he found ways to ease any logistical challenges. After our first meeting, we trusted him 100% to advise us and ensure we were making a sound decision, even from a state away. Eric is a true professional and we certainly plan to work with him in the future when we sell and purchase again!*

~ Jorge & Lauren Medina

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Featured Properties Listed & Sold By The Tomlinson Group



**SPRING KNOLLS COMMUNITY**  
38650 VIA ESCARLATA, MURRIETA  
2 BED / 2 BATH 1,344 SQ.FT  
LISTING PRICE: \$299,999

This spacious home features mirrored wardrobe doors, laminate flooring, open layout, central HVAC, private porch, indoor laundry with washer/dryer, and a well-equipped kitchen. Enjoy a beautiful front and backyard with fruit trees (apricots, oranges, apples, peaches, persimmons, grapes). Newer water heater and rolled roof (2020) plus a covered carport. Located in the "Spring Knolls 55+" master planned community offering pools, spa, clubhouse, library, gym, pool room, patio, and BBQ facilities.



**STUNNING SINGLE-STORY**  
24117 VERDUN LN. MURRIETA  
3 BED / 2 BATH 2,030 SQ.FT  
PLUS 4TH ROOM/DEN  
LISTING PRICE: \$670,000

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.



**PASEO DEL SOL COMMUNITY**  
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.



**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**  
33555 VALENCIA ST.. WILDOMAR  
3 BED / 2 BATH 1,616SQ.FT LOT .56 ACRES  
LISTING PRICE: \$475,000

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.



**IN ESCROW**  
24591 FAIR OAKS LN, MENIFEE  
4 BED / 3.5 BATH 3,639 SQ.FT  
**POOL / SPA + LOFT 2YR. OLD HOME**  
LISTING PRICE: \$859,900

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.



**IN ESCROW**  
41842 PATTON PL. MURRIETA  
MAIN HOME 4 BED / 3.25 BATH 3,100SQ.FT  
MANUFACTURED HOME 3 BED. / 2 BATH  
1,153 SQ.FT  
LISTING PRICE: \$995,000

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 AUGUST . 2023**  
30172 SILVER RIDGE CT, TEMECULA  
4 BED / 1.75 BATH 1,424 SQ.FT  
**CLOSED AT: \$620,000**  
**SOLD FOR \$20,100 OVER ASKING**

Discover a stunning single-story three-bedroom, two-bath home with an office, family room, and two dining areas. High ceilings and ample natural light create an airy atmosphere. Notable features include a deep pantry, French doors to an outdoor space, and a master bedroom with high ceilings and a walk-in shower. The great room boasts a cozy fireplace, while modern paint and plantation shutters add style. Enjoy a sleek kitchen, in-ground pool with Guardian fence, and a mix of fencing types for privacy. This no HOA, low-tax property offers a two-car garage, clay tile roof, and a blend of comfort and elegance.



**CLOSED AUGUST . 2023**  
2905 N GAREY AVE., POMONA  
6-PLEX RESIDENTIAL INCOME PROPERTY  
5,014 SQ.FT  
**CLOSED AT: \$1,250,000**  
**SOLD FOR \$50,000 OVER ASKING**

Wow!!! Excellent opportunity sixplex located in the highly desirable and sought after Pomona area. All units are rented with long-term tenants. All on a month to month basis. Property located on a corner lot. 3 - 2 bedroom and 1 bath. 2 -1 bedroom and 1 bath. 1 - 2 bedroom and 1.5 bath. Separate electric meters. Units are all electric. Owner pays water, trash, sewer, insurance, and gardener. Composition roof. 2 to 2 car garage. 3 carports. Close to shopping, schools, freeway, and medical.

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
31141 Gardner Dr	\$315,000	2/22	1248	16	40266 Via Ambiente	\$494,000	3/2	1263	112
39567 June Rd	\$539,000	4/3	1571	1	23927 Via Pamilla	\$520,000	2/2	1344/P	3
31249 Comotilo Ct	\$580,000	3/2.5	1279	4	24189 Via Prima Vera	\$544,000	2/2	1502	5
44540 Cayenne	\$592,000	3/2	1205	6	25434 Boxelder Dr	\$565,000	3/2	1400	8
30740 Canterfield Dr	\$600,000	3/2.5	1502	18	26241 Cypress Union Ln	\$575,000	3/2.5	1773	44
30172 Silver Ridge Ct	\$620,000	3/1.75	1424	6	23296 Shooting Star Ln	\$600,000	3/2	1887	0
42650 San Julian Pl	\$630,000	4/2	1645	7	40150 White Leaf Ln	\$604,999	4/2.5	2360	10
31864 Green Oak Way	\$640,000	4/2.5	2156	23/45	24578 Avenida Musico	\$607,000	3/2	1857	4
30393 Cupeno Ln	\$650,000	3/2.5	1289	7	39996 Malacca Way	\$610,000	4/3	2156	14
31941 Calle Espinosa	\$654,500	3/2.5	1508	22	25164 Corte Sombrero	\$617,000	4/2.5	2002	45
28277 Ashtree St	\$666,695	3/2.5	1883	0	24748 Leafwood Dr	\$620,000	3/5	1577	25

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