

Back to School Check List!

A one-stop shopping list for all your back to school needs

- Index cards
- Lunch box
- Sharpie pens
- Highlighters
- Erasers
- Pencil sharpener
- Pencils
- Ballpoint pens
- Pencil pouch
- Glue stick
- Notebooks
- Calculator
- Calendar
- Graph paper
- Folders
- Hole-punch
- Protractor
- White-out
- Laptop
- Printer
- Ink cartridges
- Laptop bag
- Lunch bags
- Posted Notes
- Binder
- Slick New Sneakers
- Gym Bag
- Gym Socks



"From the first time I meet Serina she has been so warm and friendly. Trustworthy in her knowledge and care in the whole process. I meet her through a dear friend of ours and I trusted her in helping me find my forever home. Relocating was very hard for me as I was an OC girl my whole life. This process took some time because of Covid and waiting to get out of a lease. So much uncertainty, but Serina always was reassuring me and staying connected. She always took the time to be available and showing me around the areas that are up and coming. She saw my desires and keep me up to date with ever listing throughout my journey. Such a crazy market and changing so fast! I decided for me a Condo, that I bought brand new in Menifee, an area that is new and growing too. This location is close enough to OC in all directions. My decision was hard, but Serina knows this area so well and reassured me. I love how close I am to Temecula! I am so happy I was able to buy a home for myself and I couldn't feel more confident without having Serina by my side. Thanks girl you're the Best!"

– Tracey Mills



Eric Tomlinson

Broker Associate | Lic# 01428634
m 951.970.6727
ericTmyrealtor@gmail.com

Serina Ortiz-Tomlinson

REALTOR® | Lic# 01152416
m 951.805.1115
serinamyrealtor@gmail.com

corcoran

GLOBAL LIVING



44025 MARGARITA ROAD #100 TEMECULA CA 92592



August Featured Properties



32425 PERIGORD RD., WINCHESTER
5 BD | 3 BTH | 2,731 SQ FT
LISTING PRICE: \$699,900

In ground pebble tech pool home! Beautiful two-story home on a Cul-de-sac. Solar panels and no neighbors behind the property! Vaulted ceiling and cool tile. Berber carpet, arched walkways. Wood laminate flooring, custom chandeliers in dining room and entry. Cook's kitchen with white kitchen cabinetry, large center island. Granite kitchen countertops, 5 burner gas range. Custom backsplash. Alumawood patio. No HOA.



17412 CANTLAY ST., LAKE BALBOA
3 BD | 1.75 BTH | 1,303 SQ FT
LISTING PRICE: \$849,900

Gorgeous, completely remodeled home in Lake Balboa area of the San Fernando Valley. Home includes wood laminate flooring, ceiling fans and neutral colors. Newer windows, rain gutters, kitchen cabinets and countertops. Large backyard and a one car garage.



40970 S. CALIENTE CT., AGUANGA
4 BD | 2.5 BTH | 2,299 SQ FT
LISTING PRICE: \$665,000

Built in 2021. This is a ranch style home located in Lake Riverside Estates in Aguanga. 2.65 flat, usable lot. Welcoming veranda porch. 4 large oversize bedrooms and 2 ½ custom baths. Vinyl flooring, cool tile, whole house fan, central heat and air. Cozy wood fireplace. Cook's kitchen, Granite countertops, stainless steel appliances, soft closing all white cabinetry. Wiring for an electric vehicle. Well with large 5,000 gallon tank. 9 paid for solar panels!



30070 MILANO RD., TEMECULA
4 BD | 2.75 BTH | 2,198 SQ FT
LISTING PRICE: \$649,000

Private corner lot! 16 inch tile flooring, vaulted ceilings. Downstairs bedroom with three-quarter bath with shower. Dining room has bay window with bench seat. Dual sided fireplace, cook's kitchen with new cabinetry. Granite countertops, stainless steel appliances. Private backyard with wooden patio cover. Five queen palms. Vinyl fencing. Laminate flooring on the spiral staircase. Master has vaulted ceilings with a dual sided fireplace. Two car attached garage.



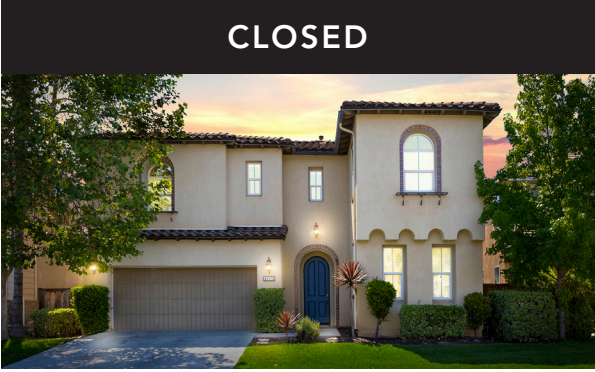
6718 GARBER AVE., SAN DIEGO
4 BED | 2 BATH | 1,554 SQ FT
LISTING PRICE: \$749,900

Charming 1 story, ranch style home in the "Paradise Hills" community in San Diego. Paid for solar panels!!! Freshly painted inside and out. Remodeled bathrooms. New carpet, Upscale laminate flooring, cool tile. Cook's kitchen, recessed lighting, 3-panel accordion door with screen. Cool ceiling fans, 3 solar tubes. Gas fireplace, tankless water heater. Large lot, pool size backyard. Designer pavers. Gas firepit. No HOA.



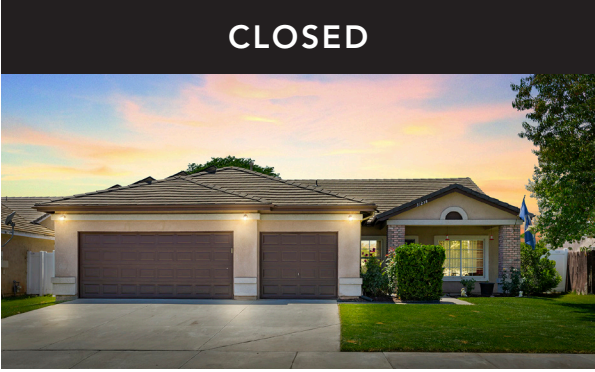
1941 PORTAL DR. SAN JACINTO
4 BD | 2.25 BTH | 1,869 SQ FT
LISTING PRICE: \$459,999

Gorgeous 2 story home located in the private gated community of "Kirby Village". The master has a separate stall shower and sunken tub. This open and airy floorplan offers rich sheet vinyl flooring, neutral carpet, custom painted, cool tile. Ceiling fans. Nest System will remain. Window coverings, cloth blinds, can recessed lights. Upstairs laundry. Washer and dryer included (gas dryer). Cooks Kitchen, Flashy granite countertops and backsplash. Walk in pantry.



45478 SEAGULL WAY, TEMECULA
4 BD | 3.75 BTH | 2,632 SQ FT
CLOSED AT: \$741,000

SOLD FOR \$1,100 OVER ASKING!!! Beautiful two-story home in south Temecula. Located in Wolf Creek. Part of the Great Oak High School district. Bright and airy, vaulted ceilings and new carpet. Custom arched front door. Formal living and dining room. Granite countertops, stainless steel appliances, double oven. Gas fireplace and French doors leading to the backyard. Spacious backyard.



31238 JAN STEEN CT., WINCHESTER
4 BD | 2 BTH | 1,838 SQ FT
CLOSED AT: \$580,000

SOLD FOR \$100 OVER ASKING!!! This home is ready to go! Beautiful vaulted ceilings, arched walkways, neutral paint, ceiling fans, luxury vinyl plank flooring throughout. Cook's kitchen with black appliances, oven, microwave, dishwasher, and newly refurbished cabinetry. Three car garage and concrete tile roof. Property has 21 solar panels on PPA.



27144 RIO PRADO DR., VALENCIA
4 BD | 1 FULL -2 3/4 BATH | 2,032 SQ FT
CLOSED AT: \$615,000

Quaint townhome in the beautiful city of Valencia. Private fenced courtyard. Downstairs master bedroom. Brick fireplace in the spacious living room. Vaulted ceilings. Kitchen has tiled flooring, chestnut cabinetry, black appliances. Laundry hook ups in 2 car garage. Walking distance to schools, close to shopping areas and parks. Great price! Property is part of the Valencia racquet club HOA.

| HOMES SOLD IN MURRIETA WITHIN THE LAST 30 DAYS | | | | | | HOMES SOLD IN TEMECULA WITHIN THE LAST 30 DAYS | | | | | |
|--|-------------------|------------|---------|-------|-----|--|-------------------|-------------|---------|-------|-----|
| # | ADDRESS | SOLD PRICE | BR / BA | SQFT | DOM | # | ADDRESS | SOLD PRICE | BR / BA | SQFT | DOM |
| 1 | Amaryliss Way | \$645,000 | 3/3 | 2,585 | 6/6 | 1 | Nightview Circle | \$587,300 | 3/2 | 1,429 | 0/0 |
| 2 | Vercors St | \$715,000 | 5/3 | 2,945 | 6/6 | 2 | Cercle Beauregard | \$695,000 | 4/2.5 | 1,688 | 0/0 |
| 3 | Cork Oak Circle | \$600,000 | 3/2.5 | 1,646 | 7/7 | 3 | Cala Carrasco | \$695,000 | 4/2 | 1,617 | 0/0 |
| 4 | Birchtree Dr | \$705,000 | 4/3 | 1,904 | 7/7 | 4 | Corte Rosario | \$775,000 | 4/3 | 2,854 | 0/0 |
| 5 | Bottle Brush Way | \$759,000 | 4/3 | 2,945 | 7/7 | 5 | La Colima Rd | \$1,150,000 | 4/2 | 2,185 | 1/1 |
| 6 | Via Estrada | \$605,000 | 3/2 | 1,614 | 8/8 | 6 | Gold Mine Dr | \$735,000 | 3/2 | 2,081 | 2/2 |
| 7 | Calle Tassjara | \$610,000 | 3/2.5 | 1,541 | 8/8 | 7 | Niblick Rd | \$687,500 | 3/2 | 2,032 | 3/3 |
| 8 | Crosby St | \$625,000 | 4/3 | 2,058 | 8/8 | 8 | Teton Trl | \$810,000 | 4/3 | 3,133 | 3/3 |
| 9 | Spinning Wheel Dr | \$625,000 | 3/2.5 | 2,052 | 8/8 | 9 | Culbertson Ln | \$814,000 | 5/3 | 2,867 | 3/3 |
| 10 | Colony Dr | \$625,000 | 3/2 | 1,921 | 8/8 | 10 | Camino Caruna | \$655,000 | 4/3 | 2,201 | 4/4 |