

10 Steps to Prepare your Home for *Fall*

1. Purchase a Programmable Thermostat

2. Fertilize your Lawn

3. Reverse your Ceiling Fan

4. Clean the Gutters

5. Plant Bulbs for Spring-Blooming Flowers
6. Clean the Fireplace and Chimney

7. Check Smoke Detectors

8. Remove Warm Clothes from Storage

9. Check Windows & Doors for Leaks

10. Organize the Garage

“We are putting our house up for sale next Friday!”, said my husband. We immediately contacted Eric Tomlinson for help and received the best coach, counselor and teacher of patience all wrapped up into one Realtor. I cannot say how much I truly appreciate Eric for his talent, skills and communication style. He coached me, counseled my husband about selling correctly and not just “off the cuff”, and communicated with both of us on our level. He walked us through preparing for the sale, introduced us to professionals we needed to know, and actually FOLLOWED UP on his statements, and agreements. The sale of our home took some time for us to get there, but Eric Tomlinson was with us every step of the way with encouragement, help and a professionalism that tops the 1% of professionals. Thank you Eric for making our exit from California as painless as possible (for me). I will miss you.” – **Laura Roeder**

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realtor.com®    



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

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44025 MARGARITA ROAD #100 TEMECULA CA 92592



★ ★ ★
PATRIOT DAY
— WE WILL NEVER FORGET —
9/11



September Featured Properties



LAKE RIVERSIDE
40970 S. CALIENTE CT., AGUANGA
4 BD | 2.5 BTH | 2,299 SQ FT
LISTING PRICE: \$645,000

Built in 2021. This is a ranch style home located in Lake Riverside Estates in Aguanga. 2.65 flat, usable lot. 4 large oversize bedrooms and 2 ½ custom baths. Cozy wood fireplace. Tankless water heater. Granite countertops, stainless steel appliances, soft closing all white cabinetry. Well, with large 5,000 gallon tank. 9 paid for solar panels!



SERRANO RIDGE
11457 VALLEY OAK LN., CORONA
3 BD | 2.25 BTH | 2,220 SQ FT
LISTING PRICE: \$769,900

Private gated “Serrano Ridge” Community. High ceilings. Master bedroom is downstairs. Barn door in master bathroom. Large spacious inviting loft upstairs. Vinyl laminate floors. Neutral carpet, cool ceiling fans, central heat and air, cozy fireplace. Rheem tankless hot water heater. Cooks’ kitchen with flashy granite countertops. White cabinetry. Large, flat, pool size backyard w/pergola.



LAKE GREGORY
501 DORN DR., CRESTLINE
3 BD | 1 FULL - 2 3/4 BTH | 1,823 SQ FT
LISTING PRICE: \$479,900

Ready to move in! Walking distance to lake Gregory. Cool tile, laminate floors. 3-inch baseboards. Vaulted ceiling. Skip trowel ceiling in Master. Remodeled kitchen, Corian countertops and Corian built-in sink. Upgraded cabinetry. Completely remodeled three-quarter bath. Cozy brick fireplace, custom blinds. There are two long driveways on main level. Rain gutters. Newer air conditioner and furnace.



1.2 ACRES
2271 MARDAVIDO PL., FALLBROOK
4 BD | 3 BTH | 3,104 SQ FT
LISTING PRICE: \$1,150,000

Stunning 1 story ranch style home. RV access through wrought iron gates, vinyl fencing. Oversized bedrooms w/mirrored closets. 2 custom rock fireplaces. 2 light solar tubes. Tesla solar PPA w/16 panels. Anderson dual pane windows. Custom shutters. Water purifier, softener system owned. Cook’s kitchen with granite counters, pull-out shelving. Land is beautifully landscaped with trees and fruit trees. No HOA.



IN ESCROW
28960 BOULDER CREST WAY, MENIFEE
4 BED | 2 BTH | 2,152 SQ FT
LISTING PRICE: \$659,900

An entertainers dream home! Double door entry. French doors in bedroom, 2 full custom bathrooms. Cool, classy 18-inch travertine tile with custom inlays. Cook’s kitchen, granite countertops, stainless steel appliances. 3 car garage w/epoxy floors. Designer backyard. BBQ island, Alumawood patio cover, new vinyl fencing. 20 paid for solar panels and 2 Tesla power walls in garage!!



IN ESCROW
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. 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.



IN ESCROW
30070 MILANO RD., TEMECULA
4 BD | 2.75 BTH | 2,198 SQ FT
LISTING PRICE: \$619,900

Private corner lot! 16 inch tile flooring, 3 inch baseboards, 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. Five burner gas range oven combo, custom tile backsplash, 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.



IN ESCROW
40646 VIA JALAPA, MURRIETA
2 BD | 2 BTH | 1,607 SQ FT
LISTING PRICE: \$499,900

Ready to move in!!! Gorgeous single story located in “The Colony”. Vaulted ceilings, new luxury vinyl plank flooring. Four-inch baseboards, new Berber carpet in both bedrooms. Stainless steel appliances, ceiling fans throughout. Neutral paint. Custom blinds throughout. Private backyard includes wooden patio cover. Indoor laundry. Two car garage plus room for golf cart. Private courtyard entrance. Close to clubhouse amenities and golf course.



CLOSED
32425 PERIGORD RD., WINCHESTER
5 BD | 3 BTH | 2,731 SQ FT
CLOSED AT: \$705,000

SOLD FOR \$5,100 OVER ASKING!!! 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.

HOMES SOLD IN WINCHESTER WITHIN THE LAST 30 DAYS						HOMES SOLD IN MENIFEE WITHIN THE LAST 30 DAYS					
#	ADDRESS	SOLD PRICE	BR / BA	SQFT	DOM	#	ADDRESS	SOLD PRICE	BR / BA	SQFT	DOM
1	31594 Poppy ST	\$760,000	5/3	3037	0/0	1	29724 Berea RD	\$480,000	3/2	1188	0/0
2	29465 Marblewood CT	\$560,000	4/3	2239	2/2	2	28396 Champions DR	\$515,000	3/2	1466	0/0
3	28467 Fressia DR	\$615,990	4/3	2617	2/2	3	26718 Moonflower CT	\$566,580	4/3	1898	0/0
4	29301 Bronco CT	\$560,000	4/3	2239	3/3	4	26893 Via Valdez	\$408,000	2/2	1237	1/1
5	32178 Duclair RD	\$765,000	5/3	2731	5/5	5	26387 Mehaffey ST	\$375,000	2/2	1393	2/2
6	32285 Wild West CT	\$581,848	3/2	1751	7/7	6	27157 Comwell ST	\$385,000	2/2	1367	2/2
7	36474 Erika CT	\$670,000	4/2.5	2123	8/8	7	26221 Barrack CT	\$530,000	3/2	1430	2/2
8	30779 Expedition DR	\$614,940	4/3.5	2435	9/9	8	24802 Sandy Trail PL	\$700,000	5/3	2787	2/2
9	30805 Hawkscrest DR	\$620,000	4/3	2467	9/9	9	29332 Norwich Court	\$450,000	3/2	1523	3/3
10	31554 Alicante	\$530,000	3/2.5	1611	10/10	10	30393 Village Knoll DR	\$515,000	3/2.5	1937	3/3
11	31924 Via Santa Elena	\$800,000	5/5.5	3799	12/12	11	26585 Shooting Star WAY	\$622,495	5/3	2537	3/3