

## Springfest: Celebrating Spring All Season Long!

Springfest celebrates the warm days and cool evenings of Temecula. From wine-tasting to golfing, hot-air ballooning to biking, shopping to casino gaming, there's always something fun to do in our sunny, relaxed destination. And/or plan to join in the fun at these signature springtime events:

### Temecula Bluegrass Festival 2017

Working to keep the best Bluegrass Festival on the West Coast - Outdoor Concerts, Camping, Jamming, and Workshops.

**April 28-30th, 2017**

**Address:** 39550 E. Benton Rd, Temecula, CA 92592

**Venue Name:** Tucolata Creek Ranch

**Time:** 10:00 AM - 08:00 PM

**Admission price:** \$15 to \$30

### Taste of Temecula Valley in Old Town Temecula

Nestled in front of Temecula City Hall in historic Old Town Temecula, CA, just steps from one-of-a-kind boutiques and antique stores, the annual Taste of Temecula Valley (TOTV) is held the last weekend in April. Hours may vary slightly, but are generally Friday, 6pm-10pm, and Saturday, 11am-7pm, in Town Square Park, in front of the Temecula Civic Center, 41000 Main Street, Old Town Temecula.

**April 28-29, 2017**

**Address:** 41000 Main St., Temecula, CA 92590

**Venue Name:** Temecula Civic Center

**Time:** 06:00 PM - 10:00 PM

**Admission price:** Adults \$10, Kids under 12 Free

"Serina was referred to us through a past client and was able to sell our second home in La Cresta. She was persistent, detailed oriented, and constantly kept us informed. Great job Serina."

~ Bill and Tracy



2011, 2012, 2013, 2014,  
2015, 2016



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**Serina: 951.805.1115 / Eric: 951.970.6727 / Jan: 553.9865**  
44025 Margarita Road Ste. 100 / Temecula CA 92592

**The Tomlinson Group  
successfully SOLD  
and CLOSED 84  
Homes in 2016!!**



**The Tomlinson Group  
successfully CLOSED  
\$36,047,285  
in Homes in 2016!!**

From left: Jan Tomlinson, Eric Tomlinson, Dan Stephenson (Owner of Rancon)  
and Serina Ortiz-Tomlinson at the

**2016 Rancon Real Estate Awards Breakfast in February.**



# APRIL INVENTORY



## TOMLINSON GROUP

Real Estate Professionals



### 27015 Calle Escadera, Temecula

Private with Forever Views!  
3176 SqFt - 5 Bed/3 Bath  
Comfortable Elegance in this  
Country Estate in De Luz  
Fully Fenced & Gated 5.31 Acre.  
**Listing Price: \$1,050,000**



### 29169 Walker Point Lane, Menifee

Spacious single story home!  
2533 SqFt - 4 Bed/ 2.5 Bath  
Located in the highly sought after  
"Heritage Lake" community.  
**Listing Price: \$379,900**



### 27660 Boston Dr., Sun City

Cute, clean and spacious!  
1213 SqFt 2Bed/2 Bath  
Lovely 1 story home  
located in a 55+ community  
**Listing Price: \$229,900**



### 28733 Sunridge Ct., Menifee

Entertainer's Dream!  
2497 SqFt - 4 Bed/2.5 Bath  
Upscale custom outdoor entertainment  
Grotto with waterfall and bar!  
**Listing Price: \$405,000**



### 31271 Gardenside Lane, Menifee

Gorgeous Menifee pool and spa home  
2374 SqFt - 4 Bed/2.75 Bath  
So much attention to detail!  
Close to schools, shopping, & parks  
**Listing Price: \$413,990**



### 30522 Iron Bark Ct., Temecula

Located in the heart of central Temecula!  
1235 SqFt - 3 Bed/2 Bath  
LOW LOW LOW Taxes and HOA!  
**Listing Price: \$332,000**



### 26254 Douglass Union Lane, Murrieta

Located in the gated community  
of Old School House!  
2601 SqFt - 3 Bed/2.5 Bath  
Spacious and stunning 3-story home!  
**Listing Price: \$389,900**



### 28824 Almondwood Ct., Menifee

Gorgeous upscale executive home!  
3795 SqFt - 4 Bed/3.25 Bath  
Quiet cul-de-sac. No HOA!  
**Listing Price: \$459,900**



### 25211 Corte Sombrero, Murrieta

Forever views from private backyard!  
2222 SqFt - 4 Bed/3 Bath  
LOW, LOW Taxes. No HOA!  
**Listing Price: \$375,000**

# SOLD in the Area:

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

### Temecula - North

Address	List Price	Bd/Ba	Sqft	DOM
June	\$261,800	3/2.5	1328	9
Camino Verde	\$287,500	3/1.5	972	17
Knollridge	\$310,500	3/2.5	1245	14
Sarah	\$318,000	3/2.5	1471	6
Canyon Rim	\$325,900	3/2	1143	13
Via Halcon	\$330,000	3/2	1120	12
Jon Christian	\$331,000	3/2	1254	13
Calabria	\$335,000	3/2.5	1855	5
Mimulus	\$345,000	3/2.5	1487	14
Chantilly	\$366,000	3/2	1405	11
Laurel Creek	\$370,000	3/2.5	1692	6

Address	List Price	Bd/Ba	Sqft	DOM
Nellie	\$380,500	3/2	1513	6
Via Puesta Del Sol	\$390,000	3/2.5	1668	7
Corte Castille	\$401,750	3/2	1803	4
Cape Charles	\$405,000	3/2.5	1890	26
Canton	\$425,000	3/2.5	2037	4
Dog Leg	\$435,000	4/2.5	2689	15
Links	\$445,000	4/2.5	2584	13
Congressional	\$451,000	4/2.5	2475	7
Monterey	\$462,000	3/2	2237	3
Yuba	\$476,900	4/2.5	2561	0
Meadow View	\$505,000	4/2.25	2811	29



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