

Dear Clients & Friends

We have the great pleasure of announcing that Corcoran Global Living and The Tomlinson Group have successfully merged with First Team Christie's International Real Estate as of October 2022! We hope you will join us in celebrating this major milestone as it provides a tremendously exciting opportunity for you, our clients, and ourselves.

First Team Christie's International Real Estate shares the same values we do. We conducted an extensive search within our region looking for an opportunity like this. First Team exceeded our hopes for a real estate company we can combine with and continue the tradition we have for excellent service, deep expertise, and an environment our clients and colleagues want to be a part of. There are many new services and areas of proficiency we will be able to provide to you in the future.

Additionally, we will continue to operate from our current offices and all the contact information for us will remain the same.

If you have any questions about this exciting news and what it will mean for you, please contact Eric or Serina at any time. We look forward to introducing you to our new real estate family and to continue to provide superior real estate service.

We are grateful to you not only for giving us the opportunity to provide you with real estate services but for your loyalty and friendship. We are confident that our new merge will serve us all well.

Respectfully,
Eric & Serina Tomlinson, First Team

"First time selling a house. Eric made it simple for me and gave me direction all the way through. Three months and fully closed. Fantastic experience and would not hesitate to go to him for any future questions even if I'm no longer in the area. Fantastic person and I consider him a friend."

– Lois Kelly

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FIRSTTEAM®
CHRISTIE'S
INTERNATIONAL REAL ESTATE

44025 MARGARITA ROAD #100 TEMECULA CA 92592

2023

happy new year



Featured Properties



IN ESCROW

2271 MARDAVIDO PLACE, FALLBROOK
4 BED | 3 BATH | 3,104 SQ.FT.
LISTING PRICE: \$1,100,000

Stunning 1-story ranch style home. RV access through wrought iron gates, vinyl fencing. Oversized bedrooms with mirrored closets. 2 custom rock fireplaces. 2 light solar tubes. Tesla solar PPA with 16 panels. Anderson dual pane windows. Custom shutters. Navien tankless hot water heater. Water purifier, softener system owned. Cook's kitchen with granite counters, pull-out shelving, stainless steel appliances. Extremely large concrete enclosed patio. Land is beautifully landscaped with trees and fruit trees. No HOA.



IN ESCROW

34288 BLOOMINGTON DRIVE, MURRIETA
3 BED | 2 BATH | 1,959 SQ.FT.
LISTING PRICE: \$559,900

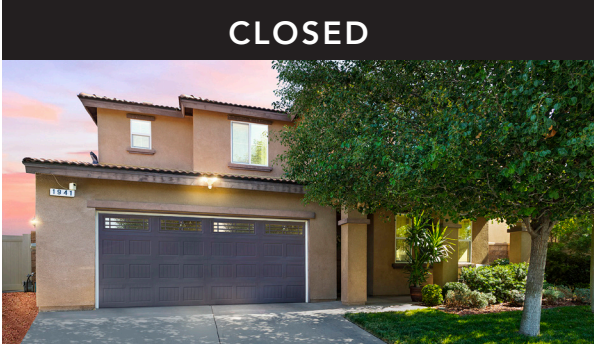
Beautiful single-story home, 10 solar panels, no neighbors behind you, and a very private lot. Boasting 9-foot ceilings, concrete tile roof, custom ADT doorbell, combo lock on the front door, race panel doors, custom baseboards, dual pane windows, carpet and laminate flooring throughout. Cooks' kitchen with granite countertops, stainless steel appliances. Recessed lighting in dining and great room. Huge walk-in closet in master. Garage also contains a tank less water heater and a remote garage door opener. Drought tolerant landscaping in front yard. Backyard has vinyl fencing and block wall back of property.



UPSCALE AVALON COMMUNITY

3445 SAINT AUSTELL WAY, PERRIS
3 BED | 2.5 BATH | 2,010 SQ.FT.
LISTING PRICE: \$536,500

Classy "Pulte" built home. So much attention to detail. Entrance has cool mosaic tile and medallion, also in master bathroom. Rich vinyl plank flooring and neutral carpet. Upscale plantation shutters downstairs and in master. Ceiling fans throughout. Central heat and air with Nest thermostat, Ring doorbell and alarm system. Built in cabinets and desk upstairs. Cozy gas fireplace. Recessed lighting. Spacious cooks' kitchen, quartz countertops, under cabinet lighting. Large, flat useable backyard with hardscape including sprinkler system. 2-car garage with opener. Community has private pool, spa, tennis, basketball and wonderful park.



CLOSED

1941 PORTAL DRIVE, SAN JACINTO
4 BED | 2.25 BATH | 1,869 SQ.FT.
CLOSED AT: \$450,000

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.



CLOSED

11457 VALLEY OAK LANE, CORONA
3 BED | 2.25 BATH | 2,220 SQ.FT.
CLOSED AT: \$669,000

Upscale 2-story home is located in the 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, subway backsplash, upgraded black and stainless-steel appliances. White cabinetry. Farm stainless steel sink. Large, flat, pool size backyard with pergola.



CLOSED

501 DORN DRIVE, CRESTLINE
3 BED | 1 FULL - 2 3/4 BATH | 1,568 SQ.FT.
CLOSED AT: \$419,000

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. Ceiling fans throughout. Completely remodeled three-quarter bath. Cozy brick fireplace, custom blinds, indoor laundry, Carrier furnace. Three balconies. There are two long driveways on main level. Rain gutters. Exterior has vinyl siding. Newer air conditioner and furnace.



CLOSED

28960 BOULDER CREST WAY, MENIFEE
4 BED | 2 BATH | 2,152 SQ.FT.
CLOSED AT: \$650,000

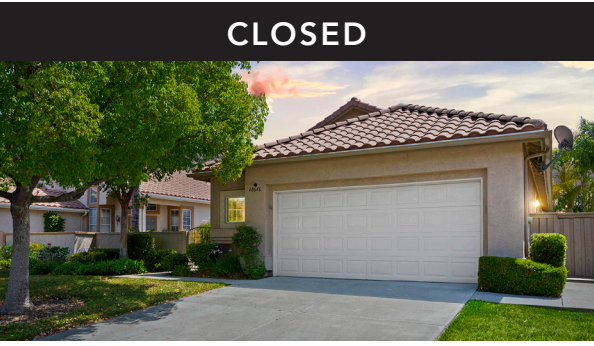
An entertainers dream home! Double door entry. French doors in bedroom, 2 full custom bathrooms. Cool, classy 18-inch travertine tile with custom inlays. New Berber carpet, upscale vinyl floors, mirrored closet doors, cool ceiling fans, quiet cool whole house fan, gas fireplace, beveled glass windows, dual pane windows. Custom Bali and IR blinds remodeled designer Cook's kitchen with granite countertops. Stainless steel appliances. All white cabinetry with pull out drawers and farm sink. 3-car garage with epoxy floors. Designer backyard. Above ground 2018 California spa with warranty. Full upscale lion BBQ and island. Full Alumawood patio cover, new vinyl fencing and 20 paid solar panels and 2 tesla power walls in garage!!



CLOSED

30070 MILANO ROAD, TEMECULA
4 BED | 2.75 BATH | 2,198 SQ.FT.
CLOSED AT: \$615,000

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. Ceiling fan and attic access in bedroom four. Two car attached garage.



CLOSED

40646 VIA JALAPA, MURRIETA
2 BED | 2 BATH | 1,607 SQ.FT.
CLOSED AT: \$499,900

Gorgeous single story. Vaulted ceilings throughout make this home light, bright and airy. New luxury vinyl plank flooring, four-inch baseboards. New Berber carpet. Stainless steel appliances. Ceiling fans throughout. Neutral paint. Custom blinds throughout. Private backyard includes wooden patio cover. Indoor laundry. Raised panel doors throughout. Two car garage plus room for golf cart. Private courtyard entrance. Close to clubhouse amenities and golf course, which include pool, spa, bar, tennis courts, etc. Beautiful trees in front yard add to the appeal of this charming home.

COMPREHENSIVE HOUSING REPORT IN TEMECULA					COMPREHENSIVE HOUSING REPORT IN MURRIETA				
ADDRESS	SOLD PRICE	BR BA	SQFT	DOM	ADDRESS	SOLD PRICE	BR BA	SQFT	DOM
7434 Glenoaks Road	\$975,000	4 2.5	2,628	3	26784 Lemon Grass Way	\$899,900	4 3	2952	4
39500 Buenos Way	\$960,000	3 2	1,700	0	25282 Via Pera	\$800,000	5 3	2538	7
29201 Via Norte	\$875,000	4 2	1,760	4	26077 Schafer Drove	\$790,000	5 4.5	3869	7
45787 Corte Ricardo	\$870,000	3 3	2,722	3	39234 Corte Tesoro	\$734,000	4 2	1895	4
46289 Hunter Trail	\$780,000	4 3	3,322	3	35094 Goldthread Lane	\$715,000	4 3	2955	3
31119 Bunker Drive	\$715,000	3 3	1,841	3	39700 Clos du Val	\$675,000	3 2	2262	3
43135 Lancashire Common	\$700,000	3 2.5	2,153	4	40628 Sunflower Road	\$644,400	4 2.5	1727	8
42811 North Star Court	\$650,000	3 2	1,132	5	29279 Masters Drive	\$620,000	4 3	2484	7
43295 Corte Almeria	\$615,000	4 3	1,525	4	42019 Thoroughbred Lane	\$589,000	3 2	1818	3
31985 Corte Algete	\$585,000	3 2.5	1,307	2	30608 Gill Street	\$583,000	4 2.5	1849	4
32063 Corte Bonilio	\$560,000	4 2	2,049	3	30564 Parkview Lane	\$575,000	4 2.5	1849	8

This representation is based on information from California Regional Multiple Listing Service/Association of REALTORS®, as of <<date the data was obtained>>. Display of MLS data is deemed reliable but is not guaranteed accurate by the MLS. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent. © First Team® Real Estate. All rights reserved. This is not intended to solicit a listed property. If your property is currently listed for sale with a broker, please disregard. 75159