



Thanks To All Who Attended
FIRST TEAM
REAL ESTATE
1ST Annual Summer Carnival!
We Hope To See More Of You
Next Year!!

Many thanks to Eric for his professionalism and expertise!
From the beginning to the end Eric gave his attention to
all of my requests, concerns, and questions. I look forward
to working again with you!

~ *Priscilla Perez Ruben*

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FIRST TEAM
CHRISTIE'S
INTERNATIONAL REAL ESTATE

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Featured Properties Listed & Sold By The Tomlinson Group



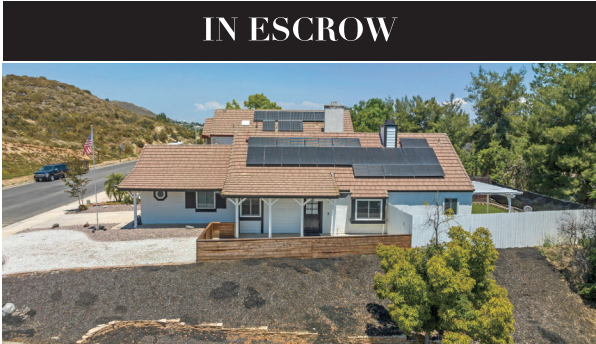
41842 PATTON PL. MURRIETA
MAIN HOME 4 BED / 3.25 BATH 3,100SQ.FT
MANUFACTURED HOME 3 BED. / 2 BATH
1,153 SQ.FT
LISTING PRICE: \$1,200,000

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.



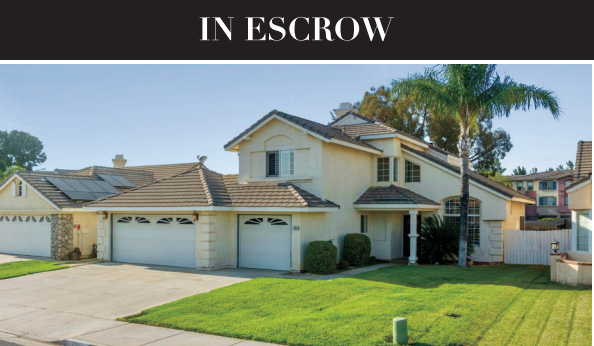
26742 TRAFALGAR WAY, MURRIETA
4 BED / 3 BATH / 2,701 SQ.FT.
LISTING PRICE: \$785,000

Beautiful upgraded one-story ranch home in sought-after Clarendon Hills, Murrieta. Original owners maintained meticulously. Private courtyard entry, Italian ceramic tile, gas fireplace, Fan Diego fans, wood shutters, granite countertops, crown molding, custom paint, stainless steel appliances, walk-in pantry, landscaped backyard with water features, Valley Hot Springs spa. 3-car garage. Backyard paradise with 2 water features. Professionally landscaped and hardscaped with lighting. Close to shopping, schools, medical facilities.



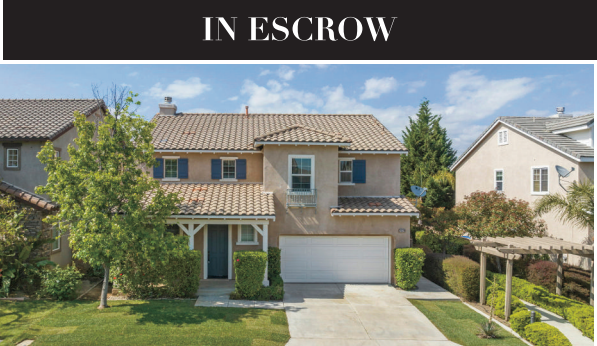
24091 FIVE TRIBES TR., MURRIETA
3 BED / 2 BATH / 1,213 SQ.FT.
LISTING PRICE: \$565,000

Welcome to the luxurious California Oaks area of Murrieta! This stunning home offers an array of desirable features. Ample space for comfortable living. The remodeled kitchen and bathrooms exude luxury, while the new dual pane windows and contemporary blinds offer natural light and privacy control. Updated with modern amenities, including a new air conditioner and furnace, this home guarantees comfort in all seasons. Situated on a corner lot with a drought-tolerant front yard and solar panels, it combines sustainability with convenience. No HOA fees and low taxes provide additional benefits. Experience the epitome of luxury and make this exquisite residence your own!



28188 FRUITWOOD DR., MENIFEE
4 BED / 3 BATH / 2,100 SQ.FT.
LISTING PRICE: \$559,900

Nestled in the desirable Country Gardens community. The spacious great room features a striking stacked stone wood-burning fireplace. Vaulted ceilings in the living room, dining room, and master bedroom create an open and airy ambiance. The master bedroom has recessed lighting, elegant plantation shutters, and a separate tub and shower. A small balcony off the master The kitchen is a chef's dream with recessed lighting, tile countertops, and a large sink with custom faucets. The backyard offers a recently painted wooden patio cover, potential for a future pool, and refreshing shade from trees. This home is in fantastic condition, with desirable features and a convenient location.



28370 BRUNING ST., MURRIETA
4 BED / 2.5 BATH / 2,297 SQ.FT.
LISTING PRICE: \$599,900

Move-in ready! This stunning home features fresh interior paint, new carpet, and luxury vinyl plank flooring. The spacious kitchen with granite countertops flows into the great room with a cozy fireplace. Upstairs, four generously sized bedrooms and two and a half bathrooms provide convenience. Enjoy privacy and charm on the corner lot with block and wooden fencing. The oversized three-car garage offers ample space. Close to amenities, freeway access, and community pool and spa. A must-see for a comfortable and luxurious lifestyle!



1970 VERMEL AVE., ESCONDIDO
4 BED / 3 BATH / 2,152 SQ.FT. LOT: 23,200
CLOSED AT: \$723,000

One story, ranch style in-ground pool home. Located in the highly desirable Escondido area. Corner lot home on a quiet cul-de-sac boasting 23,200 square feet. This home has so much potential. A spacious 2,152 square feet with 4 bedrooms and 3 baths. Library could be a possible 5th bedroom. Indoor laundry. Cozy fireplace. 2 car attached garage. Newer water heater. Furnace not working. Flat, usable lot with in ground pool. Pool heater and light are not working. Seller states the pool pump is 3 to 4 years old. Roof, per seller, is a composition shingle. Close to schools, shopping, medical, Palomar Hospital, beaches, Lake Hodges,



41498 AVENIDA BARCA, TEMECUA
6 BED / 2.75 BATH / 2,766 SQ.FT.
CLOSED AT: \$950,000

Gorgeous and spacious two-story home in the highly sought after Meadowview community in Temecula. Three bedrooms are downstairs including the master bedroom. Wood laminate flooring in the formal living and dining. Dual zone AC and furnace. Custom stacked stone, wood burning fireplace. French doors in the dining room. Cook's kitchen with beautiful white cabinetry and stainless steel all electric appliances. French doors in master bedroom. Backyard is all flat and landscaped with concrete and grass. Unimproved horse property. Trees throughout the property. Concrete area for RV parking. HOA amenities include, two pools, one clubhouse, tennis courts, pickle ball court, basketball court, tennis court, playground area, hot tub, equestrian center.



1740 49TH ST., SAN DIEGO
3 BED / 2 BATH / 1,066 SQ.FT.
CLOSED AT:: \$738,000
\$49,000 OVER ASKING

Completely upgraded. New shi lap siding, freshly painted both inside and out. Luxury vinyl plank flooring. Mirrored wardrobe doors. Canned recessed lighting. Thick 4 1/2-inch baseboards. Both bathrooms have quartz countertops. Inviting cook's kitchen with stainless steel appliances, quartz countertops and soft close cabinets. Above stove island hood. AKDY stainless steel single bowl sink. Chefs' faucet. Stackable washer, dryer area. Cool air conditioner and furnace. New dual pane windows. Large flat usable pool size lot with patio cover. Close to schools, shopping, medical, beaches, and freeway.



25317 WILD VIEW RD., MENIFEE
5 BED / 3.5 BATH / 3,284 SQ.FT.
CLOSED AT: \$834,900

Stunning, two-story home, located in the highly sought after "Audie Murphy ranch". 1 office/den/study with two sets of French doors. Upstairs loft/bonus room. Gorgeous wood distressed look flooring downstairs. Neutral cut Berber carpet. Surround sound speakers. 2 central heat and air units. 7 cool ceiling fans. Noritz tankless water heater. Gorgeous backyard complete with saltwater, pebble tech pool and spa with stacked stone. Handy Pentair system. Fire pit and welcoming Arizona room. Amazing custom built, two-tier redwood deck. Three car tandem garage with automatic garage door opener and epoxy floors.

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
44613 Arbor Ln.	\$535,000	3/2.5	1172	100	29039 Camino Alba	\$300,000	2/2	1808	9
30952 Corte De Los Santos	\$605,000	3/2	1514	8	24026 Via Astuto	\$485,000	3/2	1230	38
44658 Mill Run Ct.	\$635,000	4/2.5	1844	7	40401 Via Siena	\$500,000	2/2	1502	21
32477 Sunnyvail Cir.	\$647,500	3/2.5	2180	4	40250 Colony Dr.	\$555,000	2/2.5	2086	3
31885 Via Cordoba	\$665,000	3/2	1668	6	24210 Via Llano	\$595,000	3/1.75	2100	9
40059 Annapolis Dr	\$685,000	4/3	2203	6	30232 Stargazer Way	\$606,000	3/2	1311	11
30864 Medinah Way	\$715,000	4/2.5	2422	12	40000 Via Oporta	\$615,000	3/2	2010	1
31401 Culbertson Lane	\$740,000	5/3	3197	15	39941 Lafayette Dr.	\$625,000	5/3	2282	11
43520 Calle Nacido	\$755,000	5/3	2676	22	24492 Pantera Ct.	\$699,500	4/3	2302	200
45310 Vista Verde	\$785,000	4/2	2690	6	41444 Agean Ct.	\$700,000	5/3	2850	5
31661 Corte Rosario	\$840,000	4/3	2622	23	37905 Apache Plume Dr.	\$770,000	5/3	3823	11