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THE
TRICOLI
TEAM

CONTACT US TODAY TO HAVE YOUR HOME ADVERTISED IN OUR NEXT EDITION

CLIENT TESTIMONIALS

After a year of searching for a home with no luck, I am so glad we found the Tricoli team. We were able to find a home that we love and get our offer accepted in just a few weeks. Our agent was very responsive and always a step ahead. The entire team made the home buying process so easy and seamless. I definitely recommend the Tricoli team and I wish I had found them sooner.

- alyssa2814

Liz Bell along with the entire Tricoli team made selling my home from out of state a breeze. Actually, this sale was my deceased mother's home that was in probate and had liens, so you can only imagine all of the laws and legalese involved. They were very knowledgeable and responsive to all my questions and concerns. In fact, you are never left wondering the current status of negotiations, next steps of the process and all of my expectations were managed with specific and clear language that made the entire process a Florida breeze. OK, so everything mentioned so far is about their knowledge, expertise in intricate and confusing probate sales, but I haven't mentioned their strength in negotiating in getting top dollar. My mother's home was sold in two days at above asking price! I could go on, but be assured you will be very pleased with the Tricoli Team!

- user21461635

CHOCOLATE LAVA CAKE



INGREDIENTS Yield: 10 to 12 servings

- 1/4 c. unsalted butter, plus more for ramekins
- 2 tbsp. all-purpose flour, plus more for ramekins
- 6 oz. bittersweet chocolate, roughly chopped
- 2 large eggs
- 2 large egg yolks
- 1/4 c. granulated sugar
- 1 tbsp. vanilla extract
- 1/2 tsp. instant espresso granules
- 1/4 tsp. kosher salt
- Vanilla ice cream, chocolate or caramel sauce, halved strawberries, for serving

TO FINISH UNDER THE BROILER:

1. Preheat the oven to 450°. Butter and flour six 6-ounce ramekins. Place on a rimmed baking sheet and set aside.
2. In a medium, microwave-safe bowl, combine the butter and chocolate. Microwave at 50% power until the mixture is smooth and melted, about 2 minutes, stirring every 30 seconds. Set aside.
3. In the bowl of a stand mixer fitted with a whisk attachment, combine the eggs, egg yolks, sugar, vanilla, instant espresso granules, and salt. Beat on medium-high until thick and pale, about 3 minutes.
4. Immediately fold the warm chocolate mixture and flour into the whipped egg mixture. Divide the batter evenly among the prepared ramekins. (A heaping 1/3 cup should go in each).
5. Bake until the sides of the cakes are set, but the centers are still slightly jiggly, 8 to 10 minutes. Let the cakes cool in the ramekins for 1 minute. Invert each cake onto a serving plate. Serve immediately with ice cream, chocolate or caramel sauce and halved strawberries.

Thinking of Selling? 2 Easy Ways to Get Your Home Value

Text **"TValues"** to 59559 or visit www.HomeValuePalmBeach.com



19368preservedr.com

Elegant and spacious home in exclusive community of Boca Isles West.



208laspalmasstreet.com

Spectacular pool home in La Mancha on over half an acre and navigable water. NO HOA, tons of upgrades including kitchen, floors, and bathrooms.



1589neamyavenue.com

Cozy and spacious home in the community of Corona del Rio. Come inside and be greeted by inviting living areas, along with a sizeable kitchen.



8725seriverfrontter.com

Beautifully well kept home in the exclusive community of North Passage. Panoramic views of the community golf course.



7851carinacourt.com

Elegant and spacious lakefront home in a private Cul de sac. Spacious living areas with tons of natural light and an inviting kitchen with stainless steel appliances.



9521sedgewooddr.com

Wonderfully maintained waterfront, 3 car garage home with NEW AC in exclusive community of Savannah Estates.



2745cambridgeroad.com

Warm and cozy home in Floral Park Lantana. Come inside and be greeted by spacious living areas, along with an inviting kitchen.



2432sundownlane.com

Beautifully unique home in exclusive community of LANAIR PARK with waterfront views.



12517templeboulevard.com

Elegant and spacious home in exclusive community of Acreage. Home features complete solar power!



6442willoughbycircle.com

Elegant and spacious home in exclusive community of Willoughby Farms. Come inside and be greeted by spacious living areas, along with an inviting kitchen.



14924draffhorselane.com

Welcome to this sprawling estate home situated on nearly 2.5 acres in the exclusive Wellington neighborhood of Paddock Park.



6374branchwooddrive.com

Elegant home in the exclusive community of Smith Farm! Come inside and be greeted by spacious living areas, along with an updated kitchen.



421gazettaway.comm

Elegant and spacious home in exclusive community of Terracina!



1697670thstreetn.com

NEW ROOF! Fully updated, pool and waterfront home on the end of a PAVED ROAD!!

kW PREFERRED PARTNERS
KELLER WILLIAMS

THE TRICOLI TEAM

Thinking of Selling? 2 Easy Ways to Get Your Home Value

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1492397thrdn.com

Home features a full house generator with a 500 gallon in-ground propane tank (\$12K value) and many other upgrades!



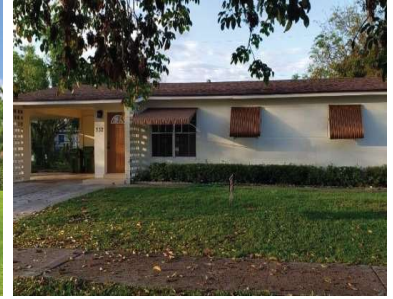
2515sanpietrocircle.com

Come inside this wonderful townhome and enjoy spacious living areas with tons of natural light throughout along with an inviting kitchen.



1327388thplacen.com

This property boasts solar panels that control the entire home!



332greenbrierdrive.com

Located in Village of Palm Springs, 3 bedrooms, 1.5 baths, a newer roof and A/C System, ceramic tiles, double carport, 2 driveways, & room for an boat/RV!



4649swdactylst.com

Beautiful home with over \$200,000 of upgrades features an updated kitchen with stainless steel appliances and granite countertops with an island.



1150swjerichoave.com

Elegant and spacious home in Port Saint Lucie. Come inside and be greeted by spacious living areas along with lots of natural light.



3119swannarborroad.com

Meticulously maintained pool home situated on a large lot where no one can build behind it!



1064w26thcourt.com

Come inside and be greeted by spacious living areas, along with an inviting kitchen.



22586vistawoodway.com

Come inside this wonderful home and enjoy spacious living areas with tons of natural light throughout.



12435persimmonboulevard.com

Farmhouse living while still close to everything! Come see this move-in ready, ranch style CBS home on 1.21 acres which offers 4 large bedrooms and 2 fully updated bathrooms.



201northwest3rdavenue.com

Elegant and spacious home with NEW ROOF & AC in a non-HOA community of South Bay.



1879nwazaleast.com

Ranch style home located in a the desirable Stuart, FL. Truly move in ready. Complete with a new roof installed 2020, AC & duct work replaced in 2021!



2887oakdrive.com

Oversized lot, with 3 bed 1 bath home in Laguna Park. No HOA. Opportunity to build.



1115959thstn.com

Spacious home in the Acreage with a huge and beautifully maintained yard.



1643780thstreet.com

Wonderful spacious home in the community of The Acreage. Original owners!



4901cantonroad.com

Great CBS home with newer roof, a/c and water heater, inviting kitchen and a convenient split bedroom plan.

Thinking of Selling? 2 Easy Ways to Get Your Home Value

Text **"TValues"** to 59559 or visit www.HomeValuePalmBeach.com



3235se26thst.com

This home is a fisherman's paradise! Enjoy a private dock on a canal with access to Lake Okeechobee.



1754piersidecircle.com

2 story home in exclusive community of Wellington Lakes and built in 2000!



11275manderlylane.com

Elegant and spacious single story, pool home on HUGE lot in exclusive community of Isles of Wellington.



4260lucernevillaslane.com

This villa features comfortable living spaces including a closing porch that provides you additional living space as well as a ton of natural light!



190619thway.com

Come inside this wonderful townhome and enjoy spacious living areas with tons of natural light throughout along with an inviting kitchen



110311thway.com

Wonderfully upgraded townhome! Spacious living areas with tons of natural light throughout along with an updated kitchen!



50436thst.com

Fully upgraded home with guest house & pool in the non-HOA community of NORTHWOOD.



1444drexelroad.com

Spacious corner-lot home in the community of Wynnewood Acres!



505sbstreet.com

Wonderful opportunity to purchase in a non-HOA community in Lake Worth! . Come inside and be greeted by spacious living areas, along with an inviting kitchen.



5735dewberryway.com

Charming 3/2 located in the family friendly community of Victoria Woods. Come inside and be greeted by cozy living spaces.



1268958thplacen.com

Private sanctuary. With over 18 fruit trees including mango, avocado, starfruit, guava, soursop, banana, fig and papaya trees.



631swglencrestway.com

Meticulously maintained, split plan 3 bedroom, 2.5 bath townhome!

Jeffrey L. Tricoli, PA

www.HomeValuePalmBeach.com

Search the MLS www.TricoliTeam.com

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THE
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TEAM

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PARTNERS
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RECENT CLOSED SALES

WE MADE OUR SELLERS \$7,402,500 MORE IN 2022!

BOCA/DELRAY

17143	Ludovica	Lane	\$2,800,000	Boca Bridges
10779	Buttonwood Lake	Drive	\$575,000	Boca Chase
18078	Clear Brook	Circle	\$525,000	Boca Chase
18336	Coral Isles	Drive	\$585,000	Boca Chase
19590	Sea Pines	Way	\$565,000	Boca Greens
20267	Ocean Key	Drive	\$1,050,000	Boca Isles
19724	Dinner Key	Drive	\$960,000	Boca Isles
10857	Japonica	Court	\$960,000	Boca Isles
19417	Black Olive	Lane	\$850,000	Boca Isles
19417	Preserve	Drive	\$800,000	Boca Isles
9416	Lake Serena	Drive	\$750,000	Boca Landings
15384	Seaglass Terrace	Lane	\$1,500,000	Dakota
15399	Blue River	Road	\$1,475,000	Dakota
9772	Celtic Sea	Lane	\$1,100,000	Dakota
20408	San Rafael	Court	\$720,000	Mission Bay
17830	Monte Vista	Drive	\$2,225,000	Oaks at Boca Raton
17800	Key Vista	Way	\$2,050,000	Oaks at Boca Raton
17881	Villa Club	Way	\$1,725,000	Oaks at Boca Raton
9435	Boca River	Circle	\$496,000	Pleasant Lakes
10655	Rio Hermoso		\$1,650,000	Rio Poco
9579	Barletta Winds	Point	\$1,250,000	Saturnia Isles
9795	Rennes	Lane	\$2,825,000	Seven Bridges
16702	Picardy	Way	\$2,650,000	Seven Bridges
9712	Ohio	Place	\$490,000	Southwind Lakes
9808	Liberty	Road	\$475,500	Southwind Lakes
9640	Wyoming	Court	\$240,000	Southwind Lakes
17759	Litten	Drive	\$2,000,000	Stonebridge
17908	Hampshire	Lane	\$875,000	Stonebridge
10615	Stonebridge	Boulevard	\$870,000	Stonebridge
17695	Litten	Drive	\$650,000	Stonebridge
10280	Spyglass	Way	\$435,000	Stonebridge

BOYNTON BEACH

6982	Castlemaine	Avenue	\$565,000	Cascades
11585	Pallas	Drive	\$529,000	Cascades
11536	Pallas	Drive	\$490,000	Cascades
7278	Mistral	Court	\$450,000	Cascades
7338	Granville	Avenue	\$440,000	Jones
7831	Via Grande		\$710,000	Tivoli Reserve
11026	Via Lucca		\$705,000	Tivoli Reserve
7723	Via Grande		\$650,000	Tivoli Reserve
11278	Kona	Court	\$735,000	Valencia Isles
11124	Mandalay	Way	\$585,000	Valencia Isles
11100	Mandalay	Way	\$580,000	Valencia Isles
6674	Hawaiian	Avenue	\$542,500	Valencia Isles
11432	Kanapali	Lane	\$505,000	Valencia Isles

7230	Wailea	Avenue	\$505,000	Valencia Isles
11464	Kanapali	Lane	\$475,000	Valencia Isles
7338	Kea Lani	Drive	\$461,000	Valencia Isles
7428	Tonga	Court	\$455,000	Valencia Isles
11185	Kaui	Court	\$439,000	Valencia Isles
11115	Mandalay	Way	\$416,500	Valencia Isles
11480	Kanapali	Lane	\$401,000	Valencia Isles
7452	Tonga	Court	\$390,000	Valencia Isles
7578	Las Cruces	Court	\$670,000	Valencia Lakes
11748	Cardenas	Boulevard	\$550,000	Valencia Lakes
11316	Vivero	Avenue	\$520,000	Valencia Lakes
11674	Caracas	Boulevard	\$495,000	Valencia Lakes
7561	Las Cruces	Court	\$475,000	Valencia Lakes
11355	Barca	Boulevard	\$475,000	Valencia Lakes
11365	Deleon	Circle	\$467,500	Valencia Lakes
7644	San Carlos	Street	\$455,000	Valencia Lakes
9061	Tremezzo	Lane	\$399,900	Melrose
9037	Tremezzo	Lane	\$385,000	Melrose
9328	Cove Point	Circle	\$555,000	Verona Lakes
9577	Verona Lakes	Boulevard	\$524,000	Verona Lakes

WEST LAKE WORTH

5029	Beland	Drive	\$850,000	Andalucia
6644	Pavone	Street	\$549,900	Bellaggio
6550	Via Primo	Street	\$472,500	Bellaggio
6704	Rienzo	Street	\$455,000	Bellaggio
9167	Oak Alley	Drive	\$975,000	Country Cove Estates
5271	Canal	Circle	\$410,000	Countrywood
7771	Blackwood	Lane	\$404,900	Countrywood
8286	Cinch	Way	\$755,000	Fields at Gulfstream Polo
4909	Exmoor	Street	\$725,000	Fields at Gulfstream Polo
110	Rubber Tree	Drive	\$530,000	Florida Gardens
8289	Genova	Way	\$765,000	Isola Bella
8045	Pelican Harbour	Drive	\$475,000	Lacuna
7433	Shell Ridge	Terrace	\$490,000	Lake Charleston
7676	Bristol Bay	Lane	\$485,000	Lake Charleston
6547	Constance	Street	\$480,000	Lake Charleston
7563	Santee	Terrace	\$410,000	Lake Charleston
5651	Egret Isle	Trail	\$565,000	Lakes of Sherbrooke
8781	Placid	Terrace	\$471,000	Lakes of Sherbrooke
8370	Bonita Isle	Drive	\$455,000	Lakes of Sherbrooke
6425	Hudson Bay	Lane	\$680,000	Lakeview Estates
10113	Calumet	Lane	\$3,400,000	Sherbrooke Estates
7651	Ace	Road	\$335,000	Meed Racquet Club
5311	Island Gypsy	Drive	\$609,900	Nautica Isles
5096	Starblaze	Drive	\$570,000	Nautica Isles
5197	Canoe Bend	Drive	\$500,000	Rivermill
6459	Marbletree	Lane	\$780,000	Smith Farm

RECENT CLOSED SALES

WE MADE OUR SELLERS \$7,402,500 MORE IN 2022!

7610	Oak Grove	Circle	\$590,000
7647	Oak Grove	Circle	\$515,000
5880	Strawberry Lakes	Circle	\$420,000
3864	Summer Chase	Court	\$479,900
8530	Cypress Glen	Court	\$470,000
8189	Tailshot	Court	\$705,000
4930	Blistering	Way	\$689,445
9052	Melody	Road	\$430,000
7933	Sonata Bay	Point	\$700,000
9832	Chantilly Point	Lane	\$670,000
7816	Royal Lace	Terrace	\$649,000
7582	Seashell Crest	Lane	\$550,000
5830	La Gorce	Circle	\$639,000
6494	La Gorce	Lane	\$575,000
6335	Shadow Tree	Lane	\$570,000
6789	Green Island	Circle	\$465,000
5744	Green Island	Drive	\$405,000

WELLINGTON

146	Canterbury	Place	\$460,000
8902	Estate Drive		\$1,430,000
10502	Galleria	Street	\$610,000
10520	Marsh	Street	\$530,000
9470	Via Elegante		\$550,000
10407	Cypress Lakes Presv.	Drive	\$630,000
1019	Sweet Briar	Place	\$585,000
1104	Lake Breeze	Drive	\$580,000
1560	Lake Breeze	Drive	\$530,000
1148	Wild Cherry	Lane	\$518,000
3709	Miramontes	Circle	\$465,000
13678	Callington	Drive	\$895,000
11219	Narragansett Bay	Court	\$695,000
3644	Miramontes	Circle	\$550,000
3628	Miramontes	Circle	\$495,000
3714	Old Lighthouse	Circle	\$470,000
6209	Homeland	Road	\$4,950,000
6021	Duckweed	Road	\$2,100,000
12724	Headwater	Circle	\$805,000
4076	Manchester Lake	Drive	\$750,000
13072	Meadowbreeze	Drive	\$550,000
3254	Watercress	Court	\$850,000
10657	Willow Oak	Court	\$645,000
2218	Stotesbury	Way	\$1,346,500
3105	Hamblin	Way	\$1,330,000
3136	Hartridge	Terrace	\$992,000
8999	Alexandra	Circle	\$835,000
9084	Alexandra	Circle	\$785,000
9593	Worswick	Court	\$760,000

Smith Farm
Smith Farm
Strawberry Lakes
Summer Chase
Summer Chase
The Fields
The Fields
Tropical Country Estates
Valencia Shores
Valencia Shores
Valencia Shores
Valencia Shores
Winston Trails
Winston Trails
Winston Trails
Winston Trails
Winston Trails

8986	Alexandra	Circle	\$675,000
2151	Balsan	Way	\$665,000
9219	Dupont	Place	\$565,000
13590	Exotica	Lane	\$500,000
12716	Headwater Circle	Circle	\$875,000
11815	Windsor Bay	Place	\$1,125,000
4605	Island Reef	Drive	\$1,040,000
11893	Osprey Point	Circle	\$1,000,000
4672	Sugar Beach	Way	\$850,000
10249	Clubhouse Turn	Road	\$600,000
10659	Versailles	Boulevard	\$1,500,000
10504	Vignon	Court	\$1,230,000
3444	Collonade	Drive	\$715,000
8021	Jolly Harbour	Court	\$700,000
8318	Rosalie	Lane	\$650,000
11212	Cobblefield	Road	\$850,000
10535	Laurel Estates	Lane	\$775,000
4198	Imperial Club	Lane	\$450,000

ROYAL PALM

130	Tuscany	Drive	\$670,000
122	Queens	Lane	\$595,000
130	Nottingham	Road	\$565,000
138	Cypress	Trace	\$710,000
168	Fernwood	Crescent	\$675,000
103	Cypress	Crescent	\$595,000
114	Gibraltar	Street	\$350,000
2944	Bellarosa	Circle	\$780,000
2389	Bellarosa	Circle	\$633,650
2863	Bellarosa	Circle	\$610,000
2560	Kittbuck	Way	\$600,000
7095	Fish Creek	Lane	\$545,000
250	Saratoga	Boulevard	\$460,000
164	Saratoga	Boulevard	\$455,000
136	Derby	Lane	\$395,000
6651	Aliso	Avenue	\$519,000
128	Mulberry Grove	Road	\$515,000

WEST PALM

121	Egret	Circle	\$527,000
2808	Waters Edge	Circle	\$450,000
357	Hammocks	Trail	\$288,000
153	Island	Way	\$490,000
1633	Crooked Stick	Way	\$435,000

Olympia
Olympia
Olympia
Sugar Pond Manor
The Island
The Isles
The Isles
The Isles
The Isles
Thoroughbred Lake Estates
Versailles
Versailles
Versailles
Village Walk
Village Walk
Wellington Shores
Wycliffe
Wycliffe

Bella Terra
Crestwood
Crestwood
Estates of Royal Palm Beach
Estates of Royal Palm Beach
Estates of Royal Palm Beach
La Mancha
Portosol
Portosol
Portosol
Riverwalk
Riverwalk
Saratoga
Saratoga
Saratoga
Terracina
Victoria Groves

River Bridge
River Bridge
River Bridge
River Bridge
Olive Tree



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POSTAL CUSTOMER

MORE RECENT CLOSED SALES INSIDE

[illegible]

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