

2025

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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

5 New Year Resolution Goals for your Home

Kickstart the year with fresh home goals for a more organized, comfortable, and safe living space!

1. DECLUTTER:

One of the simplest and most affordable ways to improve how you feel about your home is by decluttering. Clear anything that you don't use, wear or love and donate it to charity. Banish the junk drawer in the kitchen!

2. CHECK THE SAFETY OF YOUR HOME:

- Check all smoke and carbon monoxide detectors. If you do not have these, get them installed
- Buy an at home Radon test for your local hardware store and check your home for radon.
- If you suspect water damage or mold in your home, call an inspector.

3. SCHEDULE & BUDGET FOR MAINTENANCE AND RENOVATION JOBS:

Stop putting off important projects this year. Make a list and prioritize the most urgent jobs. Set a realistic timeframe and budget to get it completed.

4. CREATE A WEEKLY CLEANING SCHEDULE:

For optimum efficiency, get everyone in the house involved. Even small children can complete tasks such as picking up toys. Wash dishes daily and put all items back to their assigned place after use.

5. LOSE THE SHOES:

Studies show that wearing shoes in your home can bring in bacteria, allergens and other hazardous chemicals. Create a no shoe policy inside your home. Place a shoe bin, rack or bench by your entry ways to encourage guests to remove their shoes before entering your home.

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

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



14552shadowwoodlane.com

Situated on a peaceful cul-de-sac, this 1-story home offers a spacious 2-car garage and a welcoming screened porch at the main entrance.



805nevandaterrado.com

This 3-bedroom, 2-bathroom residence combines comfort and functionality, offering an ideal layout for everyday living and entertaining.



1539960thplacen.com

Discover your private retreat in this charming 3-bedroom, 2-bathroom home.



1279sw15thstreet.com

Offers an exceptional lifestyle with almost 1/2 acre, 5 bedrooms, and 3 baths across 4,031 total sqft.



6162arcadecourt.com

Discover the perfect blend of comfort and style in this charming 4-bedroom, 2-bathroom pool home, nestled within a beautiful community.



84430thcourt.com

NEW ROOF, new driveway & fresh interior and exterior paint, the property also features a welcoming front porch that invites you to relax and take in the neighborhood's character.



1156swelmgrovecourt.com

Single-story, 3-bedroom, 3-bathroom home offers an exceptional blend of comfort and style.



12424ushighway441se.com

Custom-built residence crafted in 2016, offering over 4,000 square feet of refined living space on a tranquil waterfront lot with direct lake access.



6928pisanodrive.com

Discover elegant living in this beautifully appointed 3-bedroom, 2-bathroom home with a 2-car garage.



16115tangerineboulevard.com

This home is a rare find, boasting almost 2400 sq ft under air, 4 bedrooms, 3 full bathrooms and a functional open concept.



6371cortonastreet.com

Experience unparalleled luxury in this exquisite 4-bedroom, 3-bath waterfront home, perfectly designed for both relaxation and entertaining.



258nesagamoreterrace.com

Welcome to your dream home—a stunning blend of luxury and comfort, set on an oversized lot that ensures both privacy and plenty of room to roam.



9574sedgewooddrive.com

Beautifully maintained 1-story residence offers 2,553 sqft of living space, featuring 4 bedrooms and 3 bathrooms. With a new roof installed in 2024.



371037thway.com

Enter through the fenced front patio—a perfect space for morning coffee or outdoor gatherings—that leads into a cozy living and dining area.



1568783rdwayn.com

The home is an entertainers dream, boasting a stunning back yard with tropical landscaping, a fully renovated pool & jacuzzi, perfect for relaxing and large covered patio space.



1768284thcourtn.com

Charming 1-story house offers the perfect blend of comfort and tranquility. Nestled on a generous 1.15-acre lot with no HOA.

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



4667islandreefdrive.com

NEW ROOF COMPLETED SEPT 2024 & BEST BACKYARD IN COMMUNITY!!!



1158367thplacen.com

Fully furnished optional!! The main home features a spacious master suite with his-and-her walk-in closets, vaulted ceilings, and a master bath with a unique step-down shower.



519sw16thstreet.com

Spacious back porch and carport, both upgraded with durable epoxy flooring, adding a modern touch to your outdoor spaces.



7496154thcourtn.com

Boasting 3 bedrooms and 2.5 bathrooms, the residence welcomes you with vaulted ceilings and an open living design that fills the living and dining areas with natural light from wide windows.



801lakeshoredrive310.com

With balconies and windows on three sides, you'll enjoy an abundance of natural light and panoramic vistas that will leave you in awe.



11623nw26thcourt.com

This beautifully updated 3-bedroom, 2.5-bathroom townhome in Coral Springs offers 1,800 square feet of stylish living space.



2000soceanboulevard301.com

Offering over 2000 square feet of sophisticated living space. This stunning 3-bedroom, 2-bathroom residence is perfectly positioned to capture breathtaking ocean views.



3510haldinplace.com

This elegant two-story residence boasts four bedrooms, three and a half bathrooms, tons of upgrades including full impact windows & doors.



9096silverglenway.com

Stunning 5-bedroom, 3-bathroom lakefront home offers the perfect blend of elegance, comfort, and functionality.



801spalmway.com

Charming 3-Bedroom Home in Non-HOA historic Lake Worth Beach Community of South Palm Park with tons of potential.



132wleeroad.com

Discover this stunning 3-bedroom, 2-bathroom pool home nestled in a private, gated community of just 54 homes in central Delray Beach.



1767433rdroadn.com

This exquisite 5-bedroom residence offers over 2,400 square feet of open and inviting living space, perfect for both relaxation and entertaining.



5109gardenavenue.com

New AC - 2023. Impact windows and doors throughout. The home boasts restored dark hardwood floors, graceful arches, and a stately mantle, capturing the essence of Spanish style.



1379158thcourtn.com

NEW ROOF & new water softener pump!!! Discover the perfect blend of space and tranquility in this expansive single-story.



100elysiumdrive.com

This beautifully maintained residence features 3 bedrooms and 2 bathrooms, offering ample space for comfortable living.



8586dumfordlane.com

This spacious 3-bedroom, 2-bath home boasts an open and airy layout with soaring 12' ceilings, elegant crown molding, and walk-in closets in every bedroom.

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

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



6727palermoway.com

Welcome to this modern oasis! This stunning home boasts a 2021 roof and a 2023 AC, offering both comfort and peace of mind.



9822arborviewdrives.com

The attached car garage ensures convenient parking and storage, while the den/office room offers flexibility to accommodate your lifestyle needs.



8098montserratplace.com

Wonderful single story, 2 bedroom, 2 bath home in the exclusive community of Village Walk.



137elysiumdrive.com

From the moment you step inside, you'll be captivated by the open floor plan and the indoor garden feature that brings nature into the heart of the home.



5449bonkycourt.com

Upon entering, you're greeted by a well-appointed kitchen and the first bedroom, ideal for guests or a home office. The convenient laundry room ensures everyday tasks are easily managed.



2401maplewooddrive.com

This 2-bedroom, 2-bathroom home boasts an open living concept, designed to maximize space.



7384monetastreet.com

Marvelous 2-story home boasts 5 bedrooms and 3 bathrooms within 2,916 sqft of beautifully designed living space.



110wpalmavenue.com

Splendid 4-bedroom, 2.5-bath single-story home offers no HOA and is perfect for those seeking comfort and privacy.



1514leecourt.com

This charming 3-bedroom, 2-bathroom single-family home offers a blend of comfort and functionality.



1403574thstreetn.com

Stunning 4-bedroom, 2-bathroom, single-story residence sits on a spacious 1.15-acre corner lot with no HOA & on public water!



5708nw22ndstreet.com

The property has an open patio perfect for outdoor gatherings, and a one-car garage. Inside, you'll find 3 bedrooms and 2 bathrooms with a large Florida room.



12059sunsetpointcourt.com

Lovely home that offers 3 beds and 2 baths, spacious and inviting living space. The fenced and private backyard provides a perfect retreat, while accordion shutters add extra peace of mind.



984swcorneliaavenue.com

This 3-bedroom, 2-bathroom residence greets you with a cathedral ceiling that enhances the spacious feel of the living room with new flooring.



5352lugostreet.com

Experience modern living in this beautifully upgraded 2022-built home featuring a rare three-car garage.



RECENT CLOSED SALES

WE MADE OUR SELLERS \$7,448,000 MORE IN 2023!

BOCA/DELRAY

9477	Burlington	Place	\$550,000	American Homes
9737	Alaska	Circle	\$520,000	American Homes
9964	Espresso	Manor	\$3,200,000	Boca Bridges
15280	Waterleaf	Lane	\$1,500,000	Dakota
17709	Circle Pond	Court	\$1,875,000	Fox Hill Estates
9115	Long Lake Palms	Drive	\$875,000	Long Lake Palms
17839	Monte Vista	Drive	\$2,099,000	Oaks at Boca Raton
16888	Matisse	Drive	\$3,650,000	Seven Bridges
9224	Affirmed	Lane	\$550,000	Spanish Isles
10762	Stonebridge	Boulevard	\$1,200,000	Stonebridge
10471	Stonebridge	Boulevard	\$1,160,000	Stonebridge
10770	Stonebridge	Boulevard	\$900,000	Stonebridge
17525	Circle Pond	Court	\$3,450,000	The Oaks
11047	Blue Coral	Drive	\$980,000	The Shores
18724	Ocean Mist	Drive	\$970,000	The Shores
11371	Sea Grass	Circle	\$840,000	The Shores

BOYNTON BEACH

6711	Liseron		\$625,000	Cascades
6624	Sherbrook	Drive	\$515,000	Cascades
7131	Whitfield	Avenue	\$409,000	Cascades
11341	Ohanu	Circle	\$745,000	Valencia Isles
11108	Malaysia	Circle	\$650,000	Valencia Isles
11930	Arias	Avenue	\$485,000	Valencia Lakes
7903	Samara	Street	\$455,000	Valencia Lakes
9488	Verona Lakes	Boulevard	\$560,000	Verona Lakes
9074	Tremezzo	Lane	\$400,000	Verona Lakes

WEST LAKE WORTH

5155	Beland	Drive	\$1,127,500	Andalucia
6648	Turchino	Drive	\$510,000	Bellaggio
9647	Positano	Way	\$495,000	Bellaggio
6795	Rienzo	Street	\$470,000	Bellaggio
4145	Cedar Creek Ranch	Circle	\$975,000	Cedar Creek
6811	Sugarloaf Key	Street	\$460,000	Charleston Shores
7755	Canal Dr		\$465,000	Countrywood
5074	Canal	Circle	\$420,000	Countrywood
5183	Canal	Circle	\$407,000	Countrywood
9247	Emily	Circle	\$810,000	Cypress Lake Estates
3755	Spring Crest	Court	\$460,000	Cypresswood

8	Cypress	Road	\$550,000	Florida Gardens
55	Arch	Drive	\$540,000	Florida Gardens
9044	Gulf Cove	Drive	\$689,000	Gulfstream Preserve
6043	C Durham	Drive	\$775,000	Journeys End
7576	Wentworth	Drive	\$799,000	Lake Charleston
7367	Zurich	Circle	\$590,000	Lake Charleston
7758	Hoffy	Circle	\$549,900	Lake Charleston
7197	Davit	Circle	\$502,500	Lake Charleston
5281	Chelan	Cove	\$600,000	Lakes of Sherbrooke
8522	White Egret	Way	\$448,000	Lakes of Sherbrooke
8146	Waccamaw	Lane	\$446,000	Lakes of Sherbrooke
7270	Windy Preserve		\$850,000	Lakeview Estates
6028	Oceanaire	Way	\$600,000	Lantana Farms
7461	Moonrise	Drive	\$590,000	Lantana Farms
4576	Hunting	Trail	\$850,000	Legend Lake Estates
5484	Queenship	Court	\$575,000	Nautica Isles
6213	Vireo	Court	\$975,000	Osprey
9214	Pineville	Drive	\$950,000	Osprey
7404	Oakmont	Drive	\$735,000	Palm Beach National
5446	Rivermill	Lane	\$599,000	Rivermill
6316	Prestwick	Court	\$715,000	Smith Farm
7606	Oak Grove	Circle	\$620,000	Smith Farm
6574	Stonehurst	Circle	\$590,000	Smith Farm
9179	Lantern	Drive	\$506,000	Tropical Country Estates
9052	Fountain	Road	\$357,500	Tropical Country Estates
7804	Gold Lenox	Cove	\$605,000	Valencia Shores
7839	Vista Palms	Way	\$495,000	Valencia Shores
9674	Mosler	Trail	\$1,122,870	Windsong Estates
6348	Hatteras Club	Drive	\$855,000	Winston Trails
5313	Oakmont Village	Circle	\$635,000	Winston Trails
6239	Grand Cypress	Circle	\$535,000	Winston Trails
6710	Green Island	Circle	\$430,000	Winston Trails
6669	Green Island	Circle	\$430,000	Winston Trails

WELLINGTON

212	Berenger	Walk	\$500,000	Anthony Groves
110	Berenger	Walk	\$470,000	Anthony Groves
9568	Via Elegante		\$515,000	Buena Vida
1544	Lake Breeze	Drive	\$535,000	Emerald Forest
11715	Waterbend	Court	\$805,000	Grand Isles
3694	Old Lighthouse	Circle	\$620,000	Grand Isles
13461	Northumberland	Circle	\$769,000	Greenview Shores
11620	Bald Cypress	Lane	\$2,425,000	Homeland

The listings above are just a sample of recent sales by all Realtors. All data is taken from the MLS. If you have a brokerage relationship with another agency, this is not intended as a solicitation.

RECENT CLOSED SALES

WE MADE OUR SELLERS \$7,448,000 MORE IN 2023!

1611	Yachtman	Place	\$540,000	Meadowland Cove	1525	Wandering Willow	Way	\$710,000	Arden
12956	Meadowbreeze	Drive	\$490,000	Meadowland Cove	19541	Wheelbarrow Bend		\$700,000	Arden
2154	Balsan	Way	\$940,000	Olympia	19015	Wood Stork	Way	\$693,990	Arden
3160	Hartridge	Terrace	\$915,000	Olympia	19683	Rugged Trunk	Trail	\$592,500	Arden
3053	Payson	Way	\$857,500	Olympia	1406	Thistle	Place	\$570,000	Arden
9020	Alexandra	Circle	\$700,000	Olympia	7734	Eden Ridge	Way	\$1,510,000	Bay Hill Estates
1550	Newhaven Point	Lane	\$685,000	Stonehaven	5353	Saint Vincent	Lane	\$779,990	Cresswind
1106	Staghorn	Street	\$600,000	Sugar Pond Manor	15617	Longboat Key	Drive	\$720,000	Cresswind
11742	Sunrise View	Lane	\$1,150,000	The Isles	4887	Rivo Alto	Circle	\$589,990	Cresswind
11766	Osprey Point	Circle	\$1,050,000	The Isles	15780	Key Biscayne	Lane	\$580,000	Cresswind
11849	Osprey Pointe	Circle	\$860,000	The Isles	2670	Doe	Trail	\$1,299,000	Deer Run
4001	Bahia Isle	Circle	\$695,000	The Isles	12986	Marcella	Boulevard	\$895,000	Loxahatchee
8405	Belize	Place	\$760,000	Village Walk	14892	88th	Place	\$725,000	Loxahatchee
8308	Rosalie	Lane	\$581,500	Village Walk	2761	Misty Oaks	Circle	\$620,000	Madison Green
ROYAL PALM BEACH					173	Monterey	Way	\$580,000	Saratoga
118	Tuscany	Drive	\$755,000	Bella Terra	7445	Apache	Boulevard	\$1,000,000	The Acreage
3145	Streng	Lane	\$775,000	Crestwood	12684	70th	Place	\$799,900	The Acreage
113	Queens	Lane	\$598,000	Crestwood	13785	63rd	Lane	\$750,000	The Acreage
124	Sycamore	Drive	\$555,000	Crestwood	17792	Prado		\$730,808	The Acreage
129	Barcelona	Drive	\$615,000	La Mancha	4332	129th	Avenue	\$695,000	The Acreage
2651	Windwood	Way	\$822,000	Madison Green	17191	82	Road	\$693,460	The Acreage
1325	Isleworth	Court	\$545,000	Madison Green	13088	Citrus Grove	Boulevard	\$680,000	The Acreage
2907	Bellarosa	Circle	\$649,000	Portosol	17500	38th	Road	\$670,000	the acreage
2663	Irma Lake	Drive	\$612,500	Riverwalk	17681	90th	Street	\$663,000	The Acreage
2622	James River	Road	\$483,000	Riverwalk	18522	44th	Place	\$610,000	The Acreage
142	Derby	Lane	\$562,500	Saratoga	17117	46th	Court	\$600,000	The Acreage
168	Saratoga	Boulevard	\$535,000	Saratoga	11350	56th	Place	\$600,000	The Acreage
1550	Newhaven Point	Lane	\$685,000	Stonehaven	14644	83rd	Lane	\$580,000	The Acreage
8702	Tally Ho	Lane	\$605,000	Victoria Groves	14194	82nd	Lane	\$560,000	The acreage
474	Westwood	Circle	\$791,000	Westwoods	11128	63rd	Lane	\$550,000	The Acreage
JUPITER FARMS					13573	49th	Street	\$549,000	The Acreage
11245	153rd	Court	\$980,000	Jupiter Farms	12417	Key Lime	Boulevard	\$540,000	The Acreage
11911	162	Place	\$823,000	Jupiter Farms	4751	126th	Drive	\$525,000	The Acreage
10889	157th	Street	\$646,000	Jupiter Farms	4151	121st	Terrace	\$500,000	The Acreage
15184	Alexander	Run	\$500,000	Jupiter Farms	16570	72nd	Road	\$420,800	The Acreage
LOXAHATCHEE/THE ACREAGE					16129	Whippoorwill	Circle	\$880,000	Westlake
637	Hookline	Circle	\$1,014,990	Arden	15848	Orchard	Drive	\$825,000	Westlake
1575	Wandering Willow	Way	\$710,000	Arden	5998	Jasmine	Lane	\$739,000	Westlake
					5699	Liberty	Lane	\$630,000	Westlake
					4609	Ambersweet	Way	\$578,000	Westlake
					5894	Quailberry	Court	\$545,000	Westlake
					5939	Buttonbush	Drive	\$517,500	Westlake

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Jeffrey L. Tricoli, PA
Keller Williams Realty

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Interested in a career in real estate? Email: Hilda@TricoliTeam.com

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Thinking of Buying NEW CONSTRUCTION? Call us TODAY for a REBATE!

RECENT CLOSED SALES INSIDE

May the new year bring you endless opportunities, success, and happiness. We are excited about what lies ahead and look forward to serving you in 2025 with even more dedication and commitment.

Wishing you a prosperous and joyful New Year!

Warm regards,
The Tricoli Team



PALM BEACH JANUARY-FEBRUARY EVENTS

NOV 2ND - MAR 1ST

Winter Wonderland at the Ben

Nov 2, 2024 - Mar 1, 2025 Recurring daily

251 N Narcissus Ave

West Palm Beach, FL 33401

For more info visit:

www.thebenevents.com/event-details/winter-wonderland-at-the-ben

JAN 1ST - FEB 16TH

Morikami Museum and Japanese Gardens Exhibition: Time Flows like Water: Works by Masumi Sakagami

10:00 AM - 5:00 PM

4000 Morikami Park Road Delray Beach, FL 33446

JAN 1ST - MAR 31ST

Boca Raton Museum of Art Exhibition Splendor and Passion: Baroque Spain and Its Empire

11:00 PM - 6:00 PM

501 Plaza Real Boca Raton, FL 33432

JAN 17TH - FEB 2ND

South Florida Fair

South Florida Fairgrounds

9067 Southern Blvd. West Palm Beach, FL 33411-3625

For more information visit:

www.southfloridafair.com/p/south-florida-fair

JAN 17TH - 19TH

Artisans of Wine & Food

The Boca Raton 501 E. Camino Real Boca Raton, FL 33432

For more information visit:

www.artisansofwineandfood.com

FEB 1ST - 2ND

26th Annual South Florida Garlic Fest

Village of Wellington Town Center &

Amphitheater

12100 Forest Hill Blvd. Wellington, FL 33414

For more information visit:

www.garlicfestfl.com

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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