

It's Grilling Season!

TOP **1%** OF REAL ESTATE AGENTS
IN THE COUNTRY



Your home may be worth
WAY more than you think!
Call Jeff at 561-220-2278

2 easy ways to get your home value
Text "TTValues" to 59559 or visit
www.HomeValuePalmBeach.com

kw PREFERRED
PARTNERS
KELLERWILLIAMS

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

The Tricoli team made selling my property tremendously easy. They were very professional right from the beginning. The online photos were terrific and it brought many offers for the house. Nicole from their office was amazing as she answered every question I had promptly and professionally. I would not hesitate to use their office in the future.

- Tmkraider2

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

We are so glad we picked the Tricoli team to sell our house. From the first meeting with Jeff we could tell we picked the best. Their photographer made our home look so good we almost changed our minds. They know how to market a home and got us lots of showings and even better lots of offers. We ended up with more than we ever expected. And a special shout out to Nicole for putting up with all our questions. She was there whenever we called and if she did not know the answer she got it for us. We would recommend using Jeff and the Tricoli team for all of your real estate needs. I would like to add the main reason we picked the Tricoli team in the first place. About 10 years ago while on the internet I saw a Facebook add to find your home value. All you had to do was fill out a form. An hour after filling it out I called a call my husband telling me Jeff stopped by our house. Not that's was I call an aggressive sales person and as I was also in sales I decided that day Jeff would sell my house when I was ready.

- Mark Hayward

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

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



www.862edgebrooklane.com

Spacious lakefront, pool home built by luxury home builder.



www.7695blairwoodcircles.com

This corner lot is truly move in ready, complete with a new roof, and a new AC.



www.9821ebayharbordrunit702.com

Fully updated condo, come enjoy amazing views of the intercoastal.



www.22731sw55thway.com

Elegant and spacious home in exclusive community of Sandalfoot cover.



www.7799colonylakedr.com

Beautiful private backyard with a preserve behind the property which will never be developed.



www.2011se7thst.com

Large residential lot in a quiet neighborhood within close proximity to the beaches & intracoastal.



www.6531springmeadowdrive.com

Elegant and spacious waterfront home in exclusive community of Dillman Farms.



www.5507mainshipdr.com

Fully updated home in exclusive community of Nautica Isles West with new AC.



www.224trailsend.com

Located in exclusive community of River Bridge on a quiet street.



www.7289nauticaway.com

Escape to your own private paradise with a beautiful pool featuring a rock waterfall.



www.3229windwardlane.com

Charming and spacious home in the community of Hypoluxo Village.



www.3286narcaraaway204.com

Meticulously maintained corner unit located in desirable Poinciana community.

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

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



www.6531marbletreelane.com

Spacious pool & lakefront home in exclusive community of Legacy Chase in Smith Dairy Farm.



www.9110banquetway.com

Large corner lot home in exclusive community of Tropical Country Estates!



www.3akronrd.com

Almost 1/2 acre, corner property located at the corner of Lake Worth Road and The Turnpike.



www.503sest.com

Great opportunity to own a wonderful home located conveniently in Lake Worth Beach.



www.1212deerhavendr.com

Well maintained Spanish-inspired, Lennar Sage model home in the exclusive community of Arden.



www.259oleanderave.com

Rarely available opportunity in the heart of Palm Beach within walking distance to the beach.



www.3710gullrd.com

Beautiful corner lot home in the community of Palm Beach Cabana Colony.



www.225legendarycir.com

Wonderful waterfront condo on the fabulous Champions Golf Course at PGA National Resort & Spa.



www.11985carnegiepl.com

Expansive lakefront home abutting PGA National greenways.



www.5050noceandrive703.com

Waterfront condo with tons of natural light and breathtaking views of the ocean & intercoastal.



www.1379442ndroadn.com

Charming 4br, 3 bath home in The Acreage.



www.1391963rdlanen.com

Elegant and spacious home in a non-HOA community of The Acreage.

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

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



www.1396268thstreetn.com

Secluded, private nature lover's hideaway on 1.16 acres.



www.1456578thplacen.com

Elegant home located on a large lot in the Acreage.



www.2650wbrookfieldway.com

Elegant and spacious home in exclusive community of Drexel Park.



www.11096stonecreekstreet.com

Rarely available lakefront, pool home in the exclusive community of Orange Grove Estates.



www.220cambridgei.com

Spacious condo in exclusive community of Century Village.



www.2191regentsboulevard.com

Elegant and spacious lakefront home in the exclusive community of Regents Place.



www.190619thway.com

Great townhome with spacious living areas with tons of natural light.



www.610clematisstreet319.com

This unit has 2 spacious master suites with ample closet space.



www.3804greenwoodavenue.com

Large residential lot, a unique opportunity to build your dream home!



www.612neptunest.com

Spacious home on a huge lot in the non-HOA community of Sky Ranch.



www.1397bluecloverlane.com

Elegant home in exclusive community of Victoria Woods.



www.5974albertd.com

Large corner lot home with inviting kitchen.

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

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



www.1550newhavenpointln.com

4 bedroom plus den home in exclusive community of Stonehaven. NEW ROOF!



www.2775vistaparkwayg5.com

A great space located in the Vista Center area of West Palm Beach.



www.101slstreet8.com

Charming 1 bedroom condo located just minutes from Lake Worth Beach.



www.772swpelicancove.com

A mediterranean masterpiece with beautiful crown molding throughout the home.



www.1615ne3rdcourt.com

Elegant and spacious pool home in Rolling Green.



www.9756saddlecourt.com

Pool home situated on 1.3 acres in the exclusive community of Legend Lake Estates.



www.121ndanvillecirclesw.com

Large residential lot located in a quiet neighborhood.



www.2570barkleydriveeh.com

Charming villa located in the Cresthaven Villas community.



www.4148napolilakedr.com

Wonderful townhome and enjoy spacious living areas with tons of natural light.



www.2840cynthialane211.com

Spacious condo in exclusive community of Murray Hills located steps from Lake Osborne!



www.337rilyndr.com

Custom built pool home located steps to the Intracoastal Waterway!



www.1834494thstreetn.com

Beautifully upgraded, modern colonial ranch home with pool in the Acreage.

SUMMER REAL ESTATE TIPS: SELLING A HOME

- **MAKE CURB APPEAL TOP OF MIND**

1. Keeping lawn mowed.
2. Weeding gardens.
3. Pruning bushes and flowers.
4. Sweeping porch, walk and driveway.
5. Clearing away cobwebs.
6. Replacing burned out exterior lights.
7. Maintaining your mailbox.
8. Putting away summer accessories, toys and bicycles.
9. Store trashcans out of sight.
10. Freshening mulch in gardens as necessary.



- **HIGHLIGHT YOUR OUTDOOR LIVING SPACE**

Make sure your outdoor living space includes everything a buyer would want in the ideal backyard:

1. Grill
2. Patio furniture
3. Umbrella
4. Lounge chairs or Adirondack chairs
5. Fire pit
6. Patio or deck
7. Well-kept lawn

- **ADDRESS HOME REPAIRS BEFORE LISTING YOUR HOME**

- **GET YOUR HVAC SYSTEM SERVICED BEFORE SHOWINGS START**



Jeffrey L. Tricoli, PA
Keller Williams Realty

Search the MLS for Free at www.TricoliTeam.com

www.HomeValuePalmBeach.com | www.TricoliTeam.com | 561-220-2278

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

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US POSTAGE
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ECRWSS

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



Worcestershire-Glazed Burgers

YIELDS: 8 servings

TOTAL TIME: 35 mins

INGREDIENTS

- Canola oil for grill grates
- 2 1/2 lb. ground beef
- Kosher salt and freshly ground black pepper
- 3 tbsp. Worcestershire sauce
- 8 hamburger buns
- Cheese, lettuce leaves, pickles, and sliced tomatoes, for serving

DIRECTIONS

1. Set up grill for direct cooking and heat to medium-high. Once hot, clean and lightly oil grates with oil.
2. Gently shape beef into 8 balls, then flatten into 3/4-inch-thick patties. Using your thumb, make a shallow (1 1/2-inch-wide) indent in the top of each patty. Season with salt and pepper.
3. Grill patties, indent sides up, until browned and patties easily lift from the grates, 3 to 4 minutes. Flip and grill, basting with Worcestershire, to desired doneness, 3 to 4 minutes more for medium.
4. Serve burgers on buns with cheese, lettuce, pickles, and tomatoes alongside.

Recipe from: www.countryliving.com BY TAYLOR MURRAY

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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