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experts and neighbors

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PALM BEACH
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

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

BECOME A TOURIST IN YOUR OWN TOWN THIS SUMMER!



- Take a Sightseeing Sunset Catamaran Cruise.
- Book a snorkeling experience.
- Join a guided cycling tour of the Historical Palm Beach Island.
- Enjoy an airboat ride through the Everglades.
- Hop on the Brightline train for a day trip to Miami.
- Cool off at Rapids Water Park.
- Take a guided kayak tour.
- Check out Resort Pass to book a relaxing day at a beautiful resort.

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

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



7037venetodrive.com

Step inside & be greeted by a spacious open layout that seamlessly connects the living spaces.



7221luganodrive.com

This charming Elodea Model boasts 3 bedrooms and 2 baths, offering a serene sanctuary for modern living.



11614creeksidedr.com

Boasting 3 bedrooms and 3 bathrooms, this meticulously maintained residence is the epitome of comfort and style.



5764nw125thterrace.com

Step into an enchanting world of modern elegance with this meticulous 4-bedroom, 2-story haven.



842highpointboulevardnb.com

Beautifully kept 55+ villa offering 1 bedroom and 1.5 baths along with ample living space.



14121nestingwayc.com

This 2-bedrooms, 2-bathrooms residence offers an array of features that promise a life of comfort and sophistication.



14626candyway.com

This captivating 2-bedroom, 2-bath corner villa nestled in the esteemed Delray Villas.



6165windingbrookeway.com

Step inside to discover a cozy sanctuary boasting 2 bedrooms and 2 pristine baths, perfectly designed for comfort and convenience.



7863selexingtonavenue.com

Experience the epitome of comfort and convenience in this expansive 3-bedroom, 2-bathroom home nestled in a pristine community.



7516oakborodrive.com

Experience the epitome of convenience with 3 bedrooms, 2.1 bathrooms and attached of 2 car garage.



9532wranglerdrive.com

This stunning single-story, 4 bedrooms, 2 bathrooms, pool, waterfront residence exudes luxury and comfort at every turn.



5978lincolncirclew.com

Step into the epitome of serenity with this immaculately kept 3-bedrooms, 2-bath pool home, boasting an additional office/den space & a 2-car garage.



5201sancerrecircle.com

This delightful 3-bedroom, 2-bathroom home offers a perfect blend of comfort.



3162viapoinciana5.com

Step into luxury living with this immaculate villa boasting with 3 bedrooms, 2 bathrooms, and captivating views of the serene lake and lush gardens.



1135056thplacen.com

Step inside and discover the spacious and inviting interior featuring 4 bedrooms and 3 bathrooms complete with a mother-in-law suite.



6945finamorecircle.com

This 5-bedroom, 3-bathroom masterpiece is cleverly designed as a 4-bedroom with an en suite office.

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

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



3672cypresslakedrive.com

This contemporary masterpiece boasts two stories of luxurious living space with 4 bedrooms and 2.1 bathrooms.



111landingsboulevard.com

Indulge in the epitome of luxury living with this inviting 3-bedroom, 2.5-bathroom townhouse with new roof (2023) boasting resort-style amenities.



1702noceanbreeze.com

The current configuration includes a primary 3-bedroom, 2-bathroom single-family residence, an inviting 2-bedroom, and 1-bathroom cottage.



15248tangeloblvd.com

This exquisite 4-bedroom residence showcases impeccable craftsmanship and model-quality finishes at every turn.



15363n77thplace.com

Discover the epitome of modern living in this Non HOA stunning 4-bedroom, 2.5-bathroom and 2-car garage.



11750valenciagardensavenue.com

This exceptional 3-bedroom, 3.5-bathroom corner unit Townhome.



12510grosspointedrive.com

Featuring 4 bedrooms and 4 bathrooms, this home offers ample space for relaxation and entertainment.



1532369thdriven.com

This remarkable 4-bedroom, 3-bathroom pool home offers a serene retreat on a sprawling 1.2-acre fenced lot, conveniently nestled on a paved road.



3070swcaptivacourt.com

This home boasts recent upgrades including a 2017 Roof, and a newer AC unit.



2504waterviewcircle.com

This delightful 1-story villa corner unit offers a perfect blend of comfort & style, boasting 3 bedrooms with newly installed carpets & 2 bathrooms with 2 patios.



170seospreyridge.com

Step inside to discover 4 bedrooms and 2.5 full bathrooms, providing ample space for both relaxation and entertainment.



2108swmonterreylane.com

This 5-bedroom, 3-bathroom haven comes complete with a 3-car garage.



1801swhudsonstreet.com

This stunning two-story residence boasts 4 bedrooms (2 master suites) 3 bathrooms, and a 3-car garage, offering ample space and luxury at every turn.



10075swcoraltreecircle.com

Boasting 2 bedrooms and 2 bathrooms, this home is designed to cater to your every need.



1036w31ststreet.com

The home boasts a remarkable configuration, featuring a total of 9 bedrooms and 2 baths.



817swsaintluciecrescent.com

The 3-bedroom, 2-bathroom split floor plan is complemented by an extra bonus room, providing versatility for various lifestyle needs.

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

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



12133bigconecourt.com

Welcome to your dream oasis in this charming 1-story home with 4 spacious bedrooms and 2 modern bathrooms.



12668westportcir.com

Step into the pristine embrace of this generously proportioned Wellington Lake retreat.



2075guadeloupedrive.com

This captivating 2-bedroom, 2-bathroom home is a true gem, offering a lifestyle of comfort and sophistication.



4347buenataradrive.com

Boasting a generous 2047 square feet, with 4 beds and 2.5 baths.



As the summer heats up, make sure you follow these essential safety tips:

- Check the weather before you head outside. South Florida summer weather is unpredictable. Make sure you are prepared for extreme heat or Thunderstorms before you leave the house!
- Lather on sunscreen anytime you're outdoors. Make sure you apply SPF 30 or higher and reapply at least every 2 hours.
- Be vigilant about water safety. If you are heading to the beach pay attention to the safety flags and warnings.
- Wear the right clothing and accessories. Hats, eyeglasses, and cooler clothing are summer essentials!
- Pack a refillable water bottle and first aid kit including bug spray, sunscreen, aloe vera and anti-itch cream.
- Know the risks and signs of heat exhaustion. Dizziness, muscle cramps, weakness, fatigue, confusion, heart palpitations & nausea.
- Never leave your pets or children unattended in a car. It only takes about two minutes for cars to heat up to lethal levels, so it is critical that you never leave a young child or animal alone in your vehicle at any time.

RECENT CLOSED SALES

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

BOCA/DELRAY

9471	Burlington	Place	\$690,000
9642	Chianti Classico	Terrace	\$3,100,000
17065	Cappuccino	Way	\$2,831,875
17160	Ludovica	Lane	\$2,350,000
10377	185th	Street	\$810,000
18262	104th	Terrace	\$749,000
18293	102nd	Way	\$697,500
10149	182nd	Court	\$680,000
18076	Park	Terrace	\$405,000
19958	Court Of The Lions		\$675,000
20230	Back Nine	Drive	\$775,000
20152	Back Nine	Drive	\$715,000
10207	Canoe Brook	Circle	\$665,000
10399	Canoe Brook	Circle	\$650,000
10161	Camelback	Lane	\$600,000
20077	Palm Island	Drive	\$890,000
20047	Palm Island	Drive	\$890,000
19729	Dinner Key	Drive	\$850,000
20261	Ocean Key	Drive	\$835,000
19665	Black Olive	Lane	\$1,050,000
9268	Lake Serena	Drive	\$823,000
18750	Caspian	Circle	\$635,000
15220	Cherry Creek	Lane	\$1,380,000
15393	Blue River	Road	\$1,150,000
18088	103rd	Trail	\$367,500
9980	Marsala	Way	\$930,000
16598	Fleur De Lis	Way	\$3,825,000
16573	Fleur De Lis	Way	\$3,150,000
9742	Vitrail	Lane	\$2,400,000
16825	Pavilion	Way	\$2,350,000
9541	Eden Roc	Court	\$1,550,000
17908	Hampshire	Lane	\$1,025,000
10595	Stonebridge	Boulevard	\$975,000
17664	Charnwood	Drive	\$850,000
10153	Spyglass	Way	\$585,000
15428	Blue River	Road	\$950,000
9510	Grand Estates	Way	\$3,100,000
17629	Circle Pond	Court	\$2,900,000
17642	Middlebrook	Way	\$1,800,000
17558	Circle Pond	Court	\$1,800,000
17979	Lake Azure	Way	\$1,662,500
18668	Ocean Mist	Drive	\$975,000
9921	Robins Nest	Road	\$550,000

BOYNTON BEACH

11133	Malaysia	Circle	\$510,000
7700	San Carlos	Terrace	\$427,500
11155	Polynesian	Court	\$525,000
7279	Lahana	Circle	\$550,000
9512	Verona Lakes	Boulevard	\$605,000
9843	Lago	Drive	\$442,500
11019	Via Sorrento		\$748,000
11040	Malaysia		\$665,000

American Homes
Boca Bridges
Boca Bridges
Boca Bridges
Boca Chase
Boca Chase
Boca Chase
Boca Chase
Boca Chase
Boca Fontana
Boca Greens
Boca Greens
Boca Greens
Boca Greens
Boca Greens
Boca Isles South
Boca Isles South
Boca Isles South
Boca Isles South
Boca Isles West
Boca Landings
Boca Landings
Dakota
Dakota
Riviera
Saturnia Isles
Seven Bridges
Seven Bridges
Seven Bridges
Seven Bridges
Seven Bridges
Seven Bridges
Stonebridge
Stonebridge
Stonebridge
Stonebridge
Sussman
The Oaks at Boca Raton
The Oaks at Boca Raton
The Oaks at Boca Raton
The Oaks at Boca Raton
The Oaks at Boca Raton
The Shores At Boca Raton
Weitzer

11788	Castellon		\$540,000
8029	Via Grande	Circle	\$725,000
7101	Haviland	Circle	\$715,000
11574	Ballylee	Circle	\$710,000
11091	Mandalay	Way	\$695,000
7214	Louisiane	Way	\$675,000
7987	Via Grande	Circle	\$645,000
7238	Haviland	Street	\$690,000
7612	San Carlos	Court	\$650,000
7434	Lahana	Street	\$525,000
9681	Lago	Drive	\$437,000

WEST LAKE WORTH

6848	Langdon	Way	\$680,000
6899	Elianto	Way	\$510,000
6251	Via Primo	Street	\$505,000
9507	Bergamo	Street	\$475,000
9036	Silver Glen	Way	\$569,000
9156	Silver Glen	Way	\$565,000
7787	Canal	Drive	\$435,000
7828	Blackwood	Lane	\$425,000
3833	Cypress Lake	Drive	\$650,000
4640	Eventing	Street	\$879,000
8347	Pedigree	Circle	\$740,000
87	Cuyahoga	Road	\$652,000
109	Mango	Road	\$530,000
13	Plumosa	Lane	\$510,000
21	Pine Tree	Avenue	\$470,000
14	Palm	Avenue	\$343,000
6670	Chandra	Way	\$950,000
6380	C Durham	Drive	\$725,000
6112	Wilbur	Way	\$705,000
7194	Catalina Isle	Drive	\$789,000
7573	Brunson	Circle	\$625,000
7153	Michigan Isle	Road	\$520,000
7637	Springfield Lake	Drive	\$500,000
5365	Ouachita	Drive	\$515,000
5507	Egret Isle	Trail	\$590,000
5056	Chelan	Way	\$431,000
6683	Blue Bay	Circle	\$685,000
6084	Yerba Buena	Court	\$610,000
4589	Hunting	Trail	\$1,700,000
4531	Hunting	Trail	\$1,209,500
6787	Calumet	Circle	\$1,200,000
5339	Island Gypsy	Drive	\$605,000
5097	Starblaze	Drive	\$572,000
6381	Vireo	Court	\$909,500
6446	Grebe	Court	\$850,000
5314	3rd	Road	\$560,000
3164	Medinah	Circle	\$630,000
9107	Pinion	Drive	\$999,000
6910	Calumet	Circle	\$1,650,000
7216	Copperfield	Circle	\$570,000
7701	Rockport	Circle	\$545,000

Tivoli Reserve
Valencia Isles
Valencia Isles
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Valencia Lakes
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Citrus Isle
Citrus Isle
Countrywood
Countrywood
Cypress Woods
Fields at Gulfstream Polo
Fields at Gulfstream Polo
Florida Gardens
Florida Gardens
Florida Gardens
Florida Gardens
Florida Gardens
Journeys End
Journeys End
Journeys End
Lake Charleston
Lake Charleston
Lake Charleston
Lake Charleston
Lakes of Lantana
Lakes of Sherbrooke
Lakes of Sherbrooke
Lakeview Estates
Lantana Farms
Legend Lake Estates
Legend Lake Estates
Lexington of Sherbrooke
Nautica Isles
Nautica Isles
Osprey Oaks
Osprey Oaks
Palm Beach Farms
Palm Beach Natl Golf
Palm Beach Ranchettes
Sherbrooke Estates
Smith Farm
Smith Farm

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!

6627	Columbia	Avenue	\$455,000
6547	Constance	Street	\$525,000
3740	Green Cypress	Way	\$449,000
8369	Vaulting	Drive	\$900,000
5779	Raceway	Road	\$575,000
8218	Sandpiper Glen	Drive	\$470,000
9678	Mosler	Trail	\$852,760
9686	Mosler	Trail	\$730,000
5858	Bay Hill	Circle	\$830,000
5954	Las Colinas	Circle	\$807,500
5938	Bay Hill	Circle	\$791,000
5591	Bermuda Dunes	Circle	\$735,000
6037	Indian Forest	Circle	\$710,000
5858	La Gorce	Circle	\$690,000
5642	Kingsmill	Court	\$505,000

WELLINGTON

10489	Galleria	Street	\$820,000
9457	Via Elegante		\$590,000
8803	Via Prestigio		\$475,000
1915	Newhaven	Avenue	\$705,000
13745	Aldsworth	Court	\$640,000
11575	Sunrise View	Lane	\$1,232,500
4030	Bahia Isle	Circle	\$800,000
4120	Sea Mist	Way	\$610,000
2693	Cooper	Way	\$1,265,500
2712	Danforth	Terrace	\$925,000
9800	Stover	Way	\$860,000
9934	Shepard	Place	\$825,000
2816	Shaughnessy	Drive	\$725,000
9048	Alexandra	Circle	\$685,000
9886	Warner	Lane	\$580,000
3820	Miramontes	Circle	\$520,000
13566	Exotica	Lane	\$490,000
5779	Raceway	Road	\$575,000
10706	Versailles	Boulevard	\$1,730,000
10678	Versailles	Boulevard	\$1,145,000
8317	Xanthus	Lane	\$720,000
1752	Pierside	Circle	\$545,000

ROYAL PALM BEACH

3218	Klays	Court	\$680,000
133	Prestige	Drive	\$475,000
126	Cocoplum	Circle	\$645,000
126	Elysium	Drive	\$547,500
142	Cypress	Trace	\$650,000
136	Sherwood	Drive	\$595,000
157	Rivera	Court	\$560,000
213	Bilbao	Street	\$520,000
172	Miramar	Avenue	\$465,000
8037	Mariposa Grove	Circle	\$645,000
425	Cottagewood	Lane	\$760,000
9457	Madewood	Court	\$660,000
2534	Vicara	Court	\$775,000

Smith Farm
Spinnaker Bay
Summer Chase
The Fields
Thoroughbres Lakes
Valencia Shores
Windsong Estates
Windsong Estates
Winston Trails
Winston Trails
Winston Trails
Winston Trails
Winston Trails
Winston Trails

Black Diamond
Buena Vida
Buena Vida
Greenview Shores
Greenview Shores
Isles at Wellington
Isles at Wellington
Isles at Wellington
Olympia
Olympia
Olympia
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Olympia
Orange Point
Sugar Pond Mnr of Wellington
Thoroughbred Lake
Versailles
Versailles
Villagewalk
Wellington

BellaSera
Country Club Views
Crestwood
Elysium at Arbors
Estates of Royal Palm Beach
Huntington Woods
La Mancha
La Mancha
La Mancha
Mounts
Palm Beach Plantation
Palm Beach Plantation
Portosol

2906	Bellarosa	Circle	\$620,000
2159	Vero Beach	Lane	\$800,000
7081	Deer Point	Lane	\$689,900
7165	Fish Creek	Lane	\$650,000
7175	Deer Point	Lane	\$614,900
2554	James River	Road	\$495,000
104	Royal Pine	Circle	\$585,000
709	Gazetta	Way	\$570,000
719	Cresta	Circle	\$565,000
4387	Buena Tara	Drive	\$637,500
573	Alejandro	Lane	\$560,000
783	Ryanwood	Drive	\$550,000

WEST PALM BEACH

240	Malibu	Circle	\$465,000
2700	Pointe	Circle	\$515,000
117	Harbor Lake	Circle	\$500,000
2248	Soundings	Court	\$475,000
2805	Waters Edge	Circle	\$460,000

JUPITER FARMS

11470	172nd	Place	\$2,000,000
18485	131st	Trail	\$2,000,000
16085	Mellen	Lane	\$1,858,350
16215	121st	Terrace	\$1,135,000
18540	126th	Terrace	\$929,900
12660	157th	Street	\$915,000
15240	111th	Terrace	\$890,000
16470	134th	Terrace	\$790,000
11954	164th	Court	\$755,000
12647	Randolph Siding	Road	\$720,000
15718	Haynie	Lane	\$715,000
11446	154th	Road	\$655,375
9475	159th	Court	\$550,000
15622	116th	Terrace	\$525,000

LOXAHATCHEE/THE ACREAGE

1341	Harvester	Crossing	\$1,159,900
1016	Castaway	Court	\$875,000
19576	Broad Shore	Walk	\$859,900
1184	Tangled Orchard Trce		\$812,000
19014	Rolling Acres	Road	\$812,000
1154	Tangled Orchard Trce		\$812,000
1166	Tangled Orchard Trce		\$812,000
17230	Tawny Owl	Trail	\$774,900
1072	Haywagon	Trail	\$750,000
5609	Saint Armands	Way	\$1,043,750
15841	Key Biscayne	Lane	\$898,888
16070	Key Biscayne	Lane	\$600,000
1587	Stallion	Drive	\$1,300,000
17652	Shetland	Lane	\$1,250,000
1201	F	Road	\$1,750,000
14805	Okeechobee	Boulevard	\$1,650,000
15349	Collecting Canal	Road	\$1,070,000

Portosol
Riverwalk
Riverwalk
Riverwalk
Riverwalk
Riverwalk
Royal Pine Estates
Terracina Johnson
Terracina Johnson
Villa Tara
Waterways Taheri
Wooded Acres

Olive Tree
River Bridge
River Bridge
River Bridge
River Bridge

Jupiter Farms
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Fox Trail
Loxahatchee
Loxahatchee
Loxahatchee

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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!

MORE RECENT CLOSED SALES INSIDE

1805	C	Road	\$996,000	Loxahatchee	11068	66th	Street	\$590,000	The Acreage
14277	Tripp	Road	\$975,000	Loxahatchee	6846	Royal Palm Beach	Boulevard	\$575,000	The Acreage
18345	44th	Place	\$715,000	Loxahatchee	11955	62nd	Lane	\$575,000	The Acreage
3576	161st	Terrace	\$650,000	Loxahatchee	12483	67th	Street	\$575,000	The Acreage
15618	80th	Lane	\$646,000	Loxahatchee	11286	57th	Road	\$575,000	The Acreage
16117	Tangerine	Boulevard	\$600,000	Loxahatchee	12069	59th	Street	\$555,000	The Acreage
13392	63rd	Lane	\$559,000	Loxahatchee	11546	59th	Street	\$548,500	The Acreage
16700	Pimlico	Drive	\$405,000	Loxahatchee	11821	62nd	Lane	\$545,000	The Acreage
136	Saratoga	Boulevard	\$605,000	Saratoga	5911	Royal Palm Beach	Boulevard	\$540,000	The Acreage
17665	44th	Place	\$1,108,191	The Acreage	11715	52nd	Road	\$520,000	The Acreage
3880	Learwood	Drive	\$975,000	The Acreage	13014	47th	Court	\$515,000	The Acreage
12821	85th	Road	\$925,000	The Acreage	18890	44th	Place	\$505,000	The Acreage
13926	78th	Place	\$775,000	The Acreage	4361	126th	Drive	\$500,000	The Acreage
17688	71st	Lane	\$725,000	The Acreage	11158	51st	Court	\$494,000	The Acreage
13593	87th	Street	\$690,000	The Acreage	11983	54th	Street	\$320,000	The Acreage
12783	83rd	Lane	\$665,000	The Acreage	14788	76th	Road	\$270,000	The Acreage
17187	Hamlin	Boulevard	\$645,000	The Acreage	4548	Estates	Circle	\$1,225,000	Westlake
14680	82nd	Street	\$640,000	The Acreage	4734	Estates	Circle	\$1,075,000	Westlake
7357	120th	Avenue	\$625,000	The Acreage	15145	Goldfinch	Circle	\$700,000	Westlake
12207	77th	Place	\$600,000	The Acreage	15914	Rain Lilly	Way	\$575,000	Westlake
18266	90th	Street	\$599,000	The Acreage					

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.



Beat the heat with these refreshing fruit pops!

Prep Time: 10 minutes

Freeze Time: 4 hours

Total Time: 4 hours 10 minutes

Servings: 10 popsicles

EQUIPMENT

- Popsicle Mold
- Blender

INGREDIENTS

- 2 cups fresh berries of your choice
- 1 cup vanilla Greek yogurt, or your favorite flavor
- 3 Tablespoons honey, add more for desired sweetness

INSTRUCTIONS

- Purée the berries in a blender.
- Combine the yogurt and honey in a small bowl.
- Layer the popsicle mold by alternating pouring in the berries and yogurt until it reaches the top (I like to add the berries first).
- Insert popsicle stick into the top and then place into the freezer. Freeze for four hours, or until hard.
- Run mold under warm water for a few seconds and then remove popsicles. Serve while cold.

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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