

FREE GUIDE

May 2018



UNITED STATE OF AMERICA

# MEMORIAL DAY

REMEMBER AND HONOR

Live  33411

Live  33413

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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



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may be worth  
WAY more  
than you think!

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[www.HomeValuesRoyalPalmBeach.com](http://www.HomeValuesRoyalPalmBeach.com)

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YOUR LOCAL REAL ESTATE  
experts and neighbors



## FEATURED LISTING



### 2948 Bellarosa Cir in Portosol

Beautiful lakefront Monaco model home in the gated community of Portosol! This home features an oversized backyard with an amazing lake view and gorgeous paver patio. Step inside and be wowed by spacious living areas with porcelain diagonal tile, 5.25 inch baseboards, crown molding and LED high hats throughout. The gourmet kitchen is equipped with stainless steel appliances, granite counter tops and 42' wood cabinets. All of the bedrooms are spacious and offer high end laminate floors along with built ins in the closets. The luxurious master bath boasts a Jacuzzi tub and separate shower. This beautiful home also features double shades on the windows, impact windows and doors and much more. Live the resort lifestyle in this well maintained community which features a fitness center, billiardroom, outdoor basketball and tennis courts, a resort-style swimming pool and much more. Portosol is convenient located just minutes from the Turnpike, I-95, downtown West Palm Beach and 3 international airports.



## CLIENT TESTIMONIAL

Jeff just sold two of my properties. Each experience was seamless, organized, correct, and communication was amazing. I would and will continue to use Jeff in future sales. Thank you to his team as well. Kathy C.



# SELLING 1 HOME EVERY 2 DAYS!



**8413 Butler Greenwood Drive \$599,900**  
Courtyard, pool home with guest house!



**63 Cuyahoga Road \$425,000**  
Great pool home in sought after Florida Gardens on an expansive lot



**7811 Vista Palm Way \$359,900**  
Wonderful home in upscale, active adult community Valencia Shores



**8885 Club Estates Way \$750,000**  
Exquisite, Mediterranean inspired, lakefront, pool home in exclusive San Messina



**10388 Oak Meadow \$518,000**  
Beautiful, lakefront home in Countryside Estates



**5083 Dalewood Lane \$309,900**  
Beautiful lakefront, pool home in Countrywood



# HOW MUCH IS MY ? HOME WORTH

FREE Home valuation in seconds at:  
[www.HomeValuePalmBeach.com](http://www.HomeValuePalmBeach.com)



**7361 Court Winder \$399,900**

Gorgeous lakefront, pool home in desirable Lake Charleston



**602 N Lakeside Drive \$649,900**

Award winning house of month for February 2018!  
Flawlessly update Spanish style home with sweeping golf and Intracoastal views



**8751 Sand Lake Court \$349,900**

Spectacular pool home in the desirable West Lake Worth community of Lakes of Sherbrooke!



**8064 Burlington Court \$319,900**

Beautiful home on expansive, pie shaped, cul-de-sac lot with sweeping golf course views in Lacuna



**6225 Beaconwood Road \$359,900**

Gorgeous pool home in Lacuna with sweeping golf course views



**5049 Northern Lights Drive \$299,900**

Gorgeous home in gated community of Nautica Isles!

# SELLING 1 HOME EVERY 2 DAYS!



**6724 Country Winds Cove \$299,900**  
This beautiful home on expansive corner lot in Rivemill has it all.



**7755 Oak Grove Circle \$350,000**  
beautiful 4 bedroom, 3 bath home in the desirable, gated community of Smith Farm



**10578 Galleria Street \$429,900**  
Gorgeous pool home on expansive lot which backs to a lake and nature preserve for lots of privacy in resort style Wellington, Florida community!



**6878 Langdon \$384,900**  
Like new home in Abbingtion located on a corner lot with tons of privacy and serene lake views.



**5282 Oakmont Village Circle \$349,900**  
Beautiful lake front home in gated, golf course community of Winston Trails



**121 Elysium Drive \$389,900**  
Lakefront, pool home in central Royal Palm Beach location



# HOW MUCH IS MY ? FREE Home valuation in seconds at: **HOME WORTH** [www.HomeValuePalmBeach.com](http://www.HomeValuePalmBeach.com)



## **8837 Laguna Royale \$435,000**

Gorgeous, lake front home in upscale, active adult community Valencia Shores!



## **4090 Cedar Creek Ranch \$479,900**

Wonderful 4 bedroom, 3 bath, 3 car garage, pool home on expansive lot in the exclusive, gated community of Cedar Creek Ranch



## **2504 Maplewood Drive \$225,000**

Beautiful 3 bedroom (master on the first floor), lakefront townhome with attached garage



## **2165 Widener Ter \$750,000**

Expansive, lakefront, estate home offering 5 bedrooms plus a den in Olympia, a resort style community located in Wellington, Florida within an excellent school zone!



## **6954 Oak Bridge Lane \$209,900**

Great townhome with attached garage in gated community of Smithbrooke



## **3758 Woods Walk Boulevard \$399,900**

Wonderful 4 bedroom plus loft, 2.5 bath, 2 car garage lake front, pool home in Woods Walk



**1843 Waldorf Drive**      **\$466,000**  
Gorgeous pool home on the golf course in Madison Green!



**10693 Misty Lane**      **\$239,900**  
Completely remodeled home in central Royal Palm Beach with no HOA!

**WHY WE  
CELEBRATE**

**MEMORIAL  
DAY**  
HOME OF THE BRAVE

Memorial is much more than a three-day weekend! It was originally called Decoration Day and is a day of remembrance for those who have died in service of the United States. More than two dozen cities and towns claim to be the birth place of Memorial Day. In May, 1966 President Johnson officially declared Waterloo, NY the birthplace of Memorial Day. Regardless of its origin, one thing is certain, Memorial Day was born out of the Civil War and the desire to honor those who died while serving their country.

On the first Decoration Day, General James Garfield made a speech at Arlington National Cemetery and over 5,000 participants decorated the graves of the 20,000 soldiers buried there. The first state to recognize the holiday was New York in 1873. By 1890 it was recognized by all of the northern states. It is now observed in almost every state on the last Monday in May and was recognized by Congress as a national holiday in 1971.



Jeffrey L. Tricoli, P.A.  
Keller Williams Realty  
[www.HomeValuePalmBeach.com](http://www.HomeValuePalmBeach.com)  
[www.HomeSearchPalmBeach.com](http://www.HomeSearchPalmBeach.com)

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Interested in a career in real estate?  
Email [jefftricoli@gmail.com](mailto:jefftricoli@gmail.com)

# SELLING 1 HOME EVERY 2 DAYS!

Ranked #1 in Palm Beach County!

## We made our sellers \$8,503,581 MORE!

### RECENT CLOSED SALES

#### BELLA TERRA

136	Tuscany	Drive	\$375,000
156	Catania	Way	\$370,000
150	Catania	Way	\$355,000

#### COUNTRY CLUB VIEWS

145	Prestige	Drive	\$250,000
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#### CRESTWOOD

192	Park	Road	\$360,000
107	Queens	Lane	\$330,000
142	Park	Road	\$325,000

#### CYPRESS KEY

11941	Cypress Key	Way	\$510,000
12041	Cypress Key	Way	\$480,000

#### ELYSIUM AT ARBORS

119	Elysium	Drive	\$305,000
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#### ESTATES OF ROYAL PALM BEACH

119	Pepper Tree Cres	\$465,000	
235	Cypress	Trace	\$460,000
155	Cypress	Trace	\$345,000

#### GREENWOOD MANOR

8357	Butler Greenwood Drive	\$389,000
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#### LA MANCHA

207	Bilbao	Street	\$330,000
132	Galiano	Street	\$315,000
159	Viscaya	Avenue	\$305,000
264	Ponce De Leon Street	\$277,200	
181	Cordoba	Circle	\$260,000
127	Bilbao	Street	\$225,000

#### MOUNTS

8055	Mariposa Grove Circle	\$311,000
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#### OLIVE TREE

1251	Olympic	Circle	\$286,000
1204	Hatteras	Circle	\$285,000
1770	Sawgrass	Circle	\$271,000
1726	Sawgrass	Circle	\$265,000

#### PALM BEACH PLANTATION

521	Mulberry Grove Road	\$430,000	
160	Belle Grove	Lane	\$370,000
8702	Tally Ho	Lane	\$345,000

#### PORTOSOL

2378	Bellarosa	Circle	\$485,000
2868	Bellarosa	Circle	\$450,000
2945	Bellarosa	Circle	\$425,000
2433	Bellarosa	Circle	\$416,000

#### RIVER BRIDGE

164	Egret	Circle	\$365,000
2554	Egret Lake	Drive	\$340,000
101	Harbor Lake	Circle	\$282,000
2829	Waters Edge	Circle	\$280,000
149	Cove	Road	\$265,000
121	Harbor Lake	Circle	\$265,000
106	Pacer	Lane	\$260,000
132	Caribe	Court	\$250,000

#### RIVERWALK

7600	Red River	Road	\$480,000
7219	Crystal Lake	Drive	\$462,500
2207	Vero Beach	Lane	\$418,000
2666	Irma Lake	Drive	\$398,000

#### SOUTH COVE

189	Cove	Road	\$286,000
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#### STONEHAVEN

9430	Bristol Ridge	Court	\$510,000
1548	Stonehaven Estates Dr	\$465,000	
1429	Stonehaven Estates Dr	\$428,000	
1324	Stonehaven Estates Dr	\$365,000	



## WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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