

**FREE GUIDE**

**April 2018**

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DAY

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### **1843 Waldorf Drive** in **Madison Green**

Gorgeous pool home on the golf course in Madison Green! Come inside passed the fountain and through the art deco glass front doors and be wowed by soaring tray ceiling and spacious living areas with beautiful tile flooring throughout. The inviting kitchen offers newer stainless steel appliances and a great breakfast nook. All of the extra bedrooms are spacious as well with carpeted floors. The master suite boasts tile flooring and a lovely sitting area, his & hers walk-in closets and a luxurious master bathroom with walk-in double shower and spa tub. Step outside and enjoy Florida living at its finest which in-



cludes a relaxing, screened in pool and private backyard which overlooks the golf course. Live the resort lifestyle in Madison Green a sought after subdivision in the heart of Royal Palm Beach close to everything! This communities offers its residents many amenities and is within an excellent school zone.

## CLIENT TESTIMONIAL

It was excellent working with Jeff and team. Selling a property has never been this easy and seamless. We sold it under a month just as he promised. Excellent marketing strategy, excellent team and communication. Everything was well executed. Thank You! Highly recommended if you're looking for the best of the best.



# 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



**121 Elysium Drive \$399,900**  
Lakefront, pool home in central Royal Palm Beach location



**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!



**10648 Fawn River Trail \$489,900**  
Gorgeous lakefront home in luxury, active adult community of Valencia Pointe



# HOW MUCH IS MY ? HOME WORTH

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



**9057 New Hope Court \$529,900**

Gorgeous, lakefront, pool home in gated, resort style community of Palm Beach Plantation



**9670 Eagle Point \$639,900**

Expansive, lakefront, pool home in exclusive Legend Lake Estates



**6268 Barton Creek Circle \$325,000**

Beautiful home in gated, golf course community of Winston Trails



**10746 Versailles Blvd. \$659,900**

Luxurious estate in the exclusive community of Versailles offering 5 bedrooms, 3.5 baths and a 3 car garage.



**9146 Perth Road \$750,000**

Stunning estate, pool home on 1+ acre lot in beautiful Sherbrooke Estates an upscale community located within an excellent school zone!



**3167 Verdmont Lane \$319,900**

Gorgeous extended Capri model in Village Walk

# SELLING 1 HOME EVERY 2 DAYS!



**8880 S Kendale Circle \$825,000**

Waterfront, estate home situated on over 1 acre in the subdivision of Sherbrooke Estates. The 4 bedrooms, 3.5 baths, and lovely split floor plan make this home second to none



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

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



**10388 Oak Meadow \$525,000**

Beautiful, lakefront home in Countryside Estates



**6878 Langdon \$384,900**

Like new home in Abbington located on a corner lot with tons of privacy and serene lake views.



**9179 Bryden \$425,000**

Great home on corner, cul-de-sac lot in Olympia



**8885 Club Estates Way \$750,000**

Exquisite, Mediterranean inspired, lakefront, pool home in exclusive San Messina



# 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!



## **6181 Branchwood Drive \$335,900**

Beautiful home in Smith Farm. A resort style community within an excellent school zone!



## **1719 Sawgrass Circle \$309,900**

Beautiful home offering 3 bedrooms plus a den situated on an expansive corner lot with privacy fence in the sought after, gated community of Olive Tree



## **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!



Earth Day is an annual event, celebrated on April 22nd. On this day events worldwide are held to demonstrate support for environmental protection. It was first celebrated in 1970, and is now coordinated globally by the Earth Day Network, and celebrated in more than 192 countries each year.





## The Story Behind

# TAKE ME OUT TO THE BALL GAME

Did you know that “Take Me Out To The Ball Game” was written by a guy who had almost no interest in the sport? Even after Jack Norworth came up with the idea for the song, it took him more than thirty years to attend his first major league game.

At the turn of the last century, Norworth a talented entertainer who was best known for his comedy started trying his hand at songwriting. The story goes that in the summer of 1908, he was riding the New York subway when he saw a sign: “Baseball Today at the Polo Grounds!” The ad for the New York Giants home game got him thinking. Was there a better example of a nationally shared experience than a ball game? Always on the lookout for commercial ideas, he scribbled down a verse and a chorus with the title “Take Me Out To The Ball Game” (his original handwritten lyrics are now on display in the Baseball Hall of Fame).

Norworth took the words to composer Albert Von Tilzer, his collaborator on hits such as “Meet Me In Apple Blossom Time” and “Honey Boy.” Von Tilzer wasn’t much of a baseball fan either, but he recognized a potential hit and in less than an hour and they put together a melody that fit the lyrics perfectly!

The first recording of “Ball Game,” by Edward Meeker, was a huge success. Sheet music and piano rolls of the song flew out of music stores. While there had been other popular baseball songs like “The Baseball Polka,” “It’s Great at a Baseball Game” and the similarly titled “Take Your Girl To The Ball Game” – “Take Me Out” is by far the top hit!



**Jeffrey L. Tricoli, P.A.**

**Keller Williams Realty**

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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 \$8,135,476.36 MORE!

## RECENT CLOSED SALES

**BELLA TERRA**

133 Sarona Circle  
107 Catania

## OLIVE TREE

1782 Sawgrass	
1486 Fairway	Circle
1204 Hatteras	Circle
1153 Hatteras	Circle
1405 Fairway	Circle
200 Malibu	Circle

## RIVERWALK CONTINUED

\$305,000	7058 Fish Creek	Lane	\$374,000
\$298,000	2524 James River	Road	\$340,000
\$285,000	7243 Elkhorn	Drive	\$335,000
\$270,000			
\$245,000	<b>SEQUOIA</b>		
\$280,000	170 Atwell	Drive	\$305,000

## CYPRESS KEY

12031 Cypress Key Way

## ESTATES OF PIONEER LAKES

7070 Pioneer Lakes Circle

**ESTATES OF ROYAL PALM BEACH**

131 Cypress Crescent  
155 Cypress Trace

## GREENWOOD MANOR

8358 Butler Greenwood Drive  
8357 Butler Greenwood Drive

## LA MANCHA

101	Cortes	Avenue
207	Bilbao	Street
135	Granada	Street
110	Santander	Court
114	Santander	Court
115	Gibraltar	Street
264	Ponce De Leon	Street
112	Madrid	Street
110	Segovia	Avenue
120	Bilbao	Street

## PALM BEACH FARMS

6656 Wilson Road

## PORTO SOL

2814 Bellarosa Circle  
2540 Vicara Court  
2378 Bellarosa Circle

## RIVER BRIDGE

124 Hammocks Court  
2829 Waters Edge Circle  
117 Egret Circle

## RIVERWALK

7600 Red River	Road	\$480,000
7818 Spring Creek	Drive	\$480,000
7646 Red River	Road	\$472,500
2720 Hancock	Creek	\$460,000
2729 Irma Lake	Drive	\$406,250
2666 Irma Lake	Drive	\$398,000
2663 Irma Lake	Drive	\$385,500
2515 Kittbuck	Way	\$380,000

## WESTWOODS

\$280,000	105	Westwood	Circle	\$640,000
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## WINDWARD ISLE

\$384,000	149	Island	Way	\$285,000
\$538,000				
\$485,000				



## 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.