

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

TOP REAL ESTATE AGENTS IN THE COUNTRY!





Your home may be worth WAY more than you think!

Call Jeff at 561-440-4003 www.HomeValuesWellington.com www.HomeSearchWellington.com

YOUR LOCAL REAL ESTATE experts and neighbors









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.



CLIENT TESTIMONIAL

"It was excellent working with Jeff and team. Selling a property has never been this easy and seemless. 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."

"Jeff was professional, knowledgeable, and had our house sold in 2 weeks. After being listed for 3 months with another agent this was wonderful. His team was responsive to all of my questions and kept me informed of every happening."

SELLING 1 HOME EVERY 2 DAYS!



8413 Butler Greenwood Drive \$599,9 Courtyard, pool home with guest house!



\$599,900 63 Cuyahoga Road \$425,000 se! 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 MYFREE Home valuation in seconds at: Www.HomeValuesWellington.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.



2984 Deer Run Trail \$619,900

Expansive estate on 5 acres in a gated community.

This beautiful estate home will wow you with gorgeous, soaring ceilings and spacious living areas!



16848 Shetland Lane \$699,900 Small horse farm for sale! This equestrian estate offers 2 barns and 10 stalls!

HOW MUCH IS MY 7

FREE Home valuation in seconds at: www.HomeValuesWellington.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!



9650 Wolcott Place \$389,900 Beautiful 4 bedroom pool home in Olympia



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!



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



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!



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Jeffrey L. Tricoli, P.A. **Keller Williams Realty** www.HomeValuesWellington.com www.HomeSearchWellington.com

© Jeffrey L Tricoli, PA Interested in a career in real estate? Email iefftricoli@gmail.com

4481 Wellington Shores Drive

11153 Pacifica

\$575,000

\$385,000

Street

561-440-4003 search the MLS for free at www.TricoliTeam.com

HOME EVERY 2 DAYS!

Ranked#1 in Palm Beach County!

We made our sellers \$8,135,476.36 MORE!

RECENT CLOSED SALES

BLACK DIAMOND			OAKMONT ESTATES			VERSAILLES		
1191 Bay View Way		\$410,000	3254 Watercress	Court	\$498,000	10592 Versailles	Blvd	\$1,000,000
10620 Old Hammock	Way	\$346,500	3250 Watercress	Court	\$468,000	10699 Versailles	Blvd	\$690,000
10463 Galleria	Street	\$338,000	10740 Ivanhoe	Lane	\$375,000	10569 Versailles	Blvd	\$659,000
						10277 Trianon	Place	\$590,000
COUNTRYSIDE ESTATES			OLYMPIA			3425 Collonade	Drive	\$530,000
4874 Forest Dale	Drive	\$529,000	2258 Stotesbury	Way	\$835,000			
			2173 Widener	Terrace	\$794,900	VICTORIA GROVE		
GRAND ISLES			9535 Phipps	Lane	\$680,000	105 Kensington	Way	\$370,000
3642 Old Lighthouse	Circle	\$355,000	9585 Shepard	Place	\$650,000	206 Berenger	Walk	\$300,000
3946 Diamond Chip	Court	\$480,000	2346 Thomson	Way	\$605,000	171 Berenger	Walk	\$330,000
3771 Moon Bay Circle		\$427,500	2633 Cooper	Way	\$585,000	272 Berenger	Walk	\$310,000
3690 Old Lighthouse	Circle	\$365,000	2732 Eleanor	Way	\$585,000	355 Berenger	Walk	\$347,000
3718 Old Lighthouse	Circle	\$300,000	2220 Balsan	Way	\$480,000			
			9680 Phipps	Lane	\$475,000	VILLAGEWALK		
HOMELAND			9003 Alexandra	Circle	\$460,000	3155 Ushant	Court	\$435,000
6259 Homeland	Road	\$9,500,000	2840 Shaughnessy	Drive	\$445,000	8218 Rosalie	Lane	\$429,000
6688 Duckweed	Road	\$1,050,000	2635 Danforth	Terrace	\$435,000	8085 Laborie	Lane	\$425,000
			2788 Shaughnessy	Drive	\$435,000	8241 Tobago	Lane	\$400,000
ISLES AT WELLINGTON			2297 Waburton	Ter	\$425,250	8134 Montserrat	Place	\$349,900
11592 Breeze	Place	\$760,000	9862 Scribner	Lane	\$415,000			
11441 Manatee Bay	Lane	\$560,000	2371 Waburton	Terrace	\$397,000	VILLAGEWALK OF WE	LLINGTO	N
11174 Marina Bay	Road	\$440,000	9072 Dupont	Place	\$395,000	2055 Hermitage	Drive	\$398,000
4002 Bluff Harbor	Way	\$342,000	9197 Dupont	Place	\$393,000			
			9065 Dupont	Place	\$365,000	WELLINGTON EDGE		
						1581 Carriage Brooke	Drive	\$320,000
THE	"		STONEHAVEN			10673 Oak Bend	Way	\$295,000
IRIC		LI	1378 Pebble Ridge	Lane	\$388,000			
- T E A M $-$						WELLINGTON SHORES	;	

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

Court

Way

\$290,000

\$265.000

THOROUGHBRED LAKE ESTATES

5722 Gelding

KELLERWII I IAMS. REAL ESTATE

10256 Little Mustang