

FREE GUIDE

JUNE 2018



Say
Hello
to
SUMMER



Live  West Lake Worth

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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

SOLD

Area Experts

THE
TRICOLI
TEAM

kw

KELLERWILLIAMS
REAL ESTATE

www.TricoliTeam.com

561.440.4003



Your home may be worth
WAY more than you think!
Call Jeff at 561-440-4003

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

YOUR LOCAL REAL ESTATE
experts and neighbors

kw

THE
TRICOLI
TEAM

FEATURED LISTING



4267 Danielson Drive in Cypress Lake Estates

Fabulous 3 bedroom, 3 bath, 4 car garage custom built home in upscale, gated western Lake Worth community of Cypress Lakes Estates. Very desirable, open, spacious floor plan with soaring ceilings and magnificent preserve views. Step inside and be wowed by soaring ceilings, gorgeous flooring and a spacious loft with balcony which has a full view of the downstairs living areas. All of the bedrooms are located on the first floor and are spacious as well. The eat-in kitchen boasts granite counter tops and stainless steel appliances and the 4 car garage is set up as back to back 2 car garages perfect for storing a boat or other recreational vehicles and the driveway has room for 6 cars. Both garages have hook ups for air compressor and one is set up for a car lift. Step outside and enjoy peaceful preserve views which backs up to a lake from the large covered patio. This home offers many more upgrades including central vac, knockdown, accordion shutters, generator hookup and a safe room. All of this located in Cypress Lake Estates a gated community which offers its residents beautiful lakes, a children's play area, tennis courts and is within an excellent school zone just minutes from Wellington, the Turnpike, fine shopping & dining and world class polo.



CLIENT TESTIMONIAL

Jeff and Hilda are a fantastic team and go above and beyond to ensure that their clients get top dollar for their property. I had a great experience with the Tricoli Team and sold my house in only 30 days! Would recommend to anyone.

- Jimmy



SELLING 1 HOME EVERY 2 DAYS!



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



6954 Oak Bridge Lane \$209,900
Great townhome with attached garage in gated community of Smithbrooke



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



7758 Ashwood Lane \$239,900
Wonderful lakefront home in desirable Countrywood



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



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

2 easy ways to get your home value

Text "TTValues" to 59559 or visit www.HomeValuePalmBeach.com



6629 Country Winds Cove \$299,900
This lake front, pool home in Rivermill has it all!



602 N Lakeside Drive \$624,900
Award winning house of month for February 2018!
Flawlessly update Spanish style home with sweeping
golf and Intracoastal views



120 Pepper Tree Cres \$399,900
Gorgeous pool home in the Estates of Royal Palm
Beach



8064 Burlington Court \$319,900
Beautiful home on expansive, pie shaped, cul-de-sac lot
with sweeping golf course views in Lacuna



182 Kings Way \$309,900
Great pool home on expansive lot with tons of privacy



110 Monterey Way \$375,000
Beautiful custom 4/3 lakefront home in Saratoga

SELLING 1 HOME EVERY 2 DAYS!



233 Monterey Way **425,000**
This gorgeous home in Saratoga has it all



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



114 Nottingham Road **\$450,000**
Gorgeous pool home on expansive lot (over 1/3 acre)!



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 **\$384,900**
Lakefront, pool home in central Royal Palm Beach location

2 easy ways to get your home value

Text "TTValues" to 59559 or visit 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



78 Springdale Road \$250,000

Great 3/2 home in sought after Florida Gardens on an expansive lot



2715 Pienza Circle \$429,900

Original owners are ready to sell this beautiful home situated on an expansive lot in the gated community of Portosol

Get Full Description and More Photos **NOW!**

TEXT **"TricoliTeam"**

to 59559





Summer TIME

Free (or Almost Free) Things to Do with Kids This Summer

Amy Leibrock, Contributor

Remember when you were a kid and summer seemed endless – in a good way? Funny how things change.

Now it's just a matter of time before your kids start saying, "I'm bored," to you or to your nanny. This summer, get ready to banish that phrase from their vocabulary with this list of free or low-cost summer activity ideas.

1. Go to the Library

Most libraries around the country offer free summer reading programs that encourage kids of all ages to read, and they often host other activities like, parties, music and puppet shows. Check out libraries in neighboring towns too – they might offer something your regular branch doesn't.

2. Tour a Local Business

You may not have to look further than your favorite pizzeria to find an afternoon activity. Local restaurants are often open to giving kids a behind-the-scenes look at a working kitchen during slow times if you stay for lunch. Or, do you have an interesting factory (candy? toys?) in your area? Many factories offer tours, which can come with freebies to take home.

3. Seek Out Free Art and Culture

Some museums and cultural institutions, like botanical gardens, children's museums, zoos, aquariums and observatories, are always free. Those we love! But even the ones that charge admission often offer free or reduced-rate days or hours weekly or monthly. Grab a calendar and map out those times so you'll know instantly on a rainy Tuesday where to find refuge. Check their calendars for special summer activities – many offer classes, concerts and tours just for kids.

4. Check Out Chain Stores

Scores of national retailers are now offering free or inexpensive children's activities or classes. (Note: We love this trend, but be careful not to overspend at the store while you're waiting for the kids to finish.)

- IKEA has supervised playrooms for potty-trained kids. Just drop and shop. Sounds dreamy.

- Home Depot and Lowe's run free weekend project workshops for kids (ages 5-12 for Home Depot). You needed new book shelves, right?
- Crafts stores, such as Michaels, hold free project demos that will keep creative kids happy, ages are craft-specific but can start at 3.
- For the budding tech-engineer, Apple stores run free 3-day Apple Camps where kids ages 8-12 learn how to make films.
- And the list goes on. Whole Foods and other grocery stores offer cooking classes, bookstores like Barnes & Noble offer free storytime. Check with stores in your area to see what they have planned.

5. Visit a Farm

Whether they're petting animals or picking fruit, kids love farms. Check with farms in your area to see if they offer tours, activities or are open to a few hours of help with real farm chores from your pint-size volunteers.

6. Volunteer to Help

While the kids are in the volunteering mood, look for places in your community that could use their help. Whether it's cleaning up a local park, walking dogs at an animal shelter or visiting residents at a nursing home, summer is a great time to introduce children to the joys of giving back. Search for opportunities in your area at Volunteer Match, 1800Volunteer or Volunteer.gov and read our article on 6 Tips for Getting Your Kids to Volunteer »

7. Catch a Movie

During the dog days of summer, sometimes you just need to escape to somewhere – anywhere – with great air-conditioning. Luckily, several movie theater chains open their screens to little ones for little prices during summer months. Regal Cinemas' Summer Movie Express is offering \$1 movies on Tuesday and Wednesday mornings this summer, and Cinemark is showing kids' flicks for as little as 50 cents as part of their Summer Movie Clubhouse. Check theaters in your area for similar deals.



Jeffrey L Tricoli, PA
Keller Williams Realty

Search the MSL for Free at www.TricoliTeam.com

www.LakeWorthHomes.com | www.HomeValuesLakeWorth.com | 561-440-4003

Interested in a career in real estate? Email jefftricoli@gmail.com

PSRST STD
US POSTAGE
PAID
BOCA RATON, FL
PERMIT NO. 1535

POSTAL CUSTOMER

ECRWSS

© Jeffrey L Tricoli, PA

SELLING 1 HOME EVERY 2 DAYS!

Ranked#1 in Palm Beach County!

We made our sellers \$10,491,348.30 MORE!

RECENT CLOSED SALES

CHARLESTON SHORES

6899 Sugarloaf Key Street 270000

COUNTRYWOOD

7786 Blackwood Lane 300000
7878 Blairwood Circle 273000
7862 Blairwood Circle 270000
7874 Ridgewood Drive 260000

CYPRESS LAKES PRESERVE

10592 Cypress Lakes Preserve 452500
10287 Cypress Lakes Preserve Dr 440000

FIELDSTONE

10408 Cypress Lakes Preserve Dr 437500

JOURNEYS END

6055 C Durham Drive 460000

LACUNA

8013 Pelican Harbour Drive 320000
6322 Breckenridge Circle 308000

LAKE CHARLESTON

7131 Lockwood Road 400000
7720 Ardwick Drive 377325
7771 Thornlee Drive 355000
7181 Catalina Way 349000
7353 Nautica Way 305000
7089 Davit Circle 300000

LAKES OF SHERBROOKE

8751 Sand Lake Court 350000
5422 Alta Way 280000
5095 Candlewood Court 250000
5467 Alta Way 239000
8186 Waccamaw Lane 280000

LEGEND LAKE ESTATES

4578 Hunting Trail Trail 619000
4721 Hunting Trail 495000

NAUTICA ISLES

5524 Albin Drive 378000

NORTHTREE

7073 Lake Island Drive 455000

PALM BEACH FARMS

5244 1st Road 540000
5398 1st Road 305000

PALM BEACH NATL GOLF COUNTRY CLUB ESTATES

7130 Oakmont Drive 344500
7366 Saint Andrews Road 305000

RIVERMILL

6643 Rainwood Cove Lane 360000
6724 Country Winds Cove 300000

SAVANNAH ESTATES

9713 Salt Water Creek Court 420000
9660 Savannah Estates Drive 410000

SMITH FARM

6642 Ashburn Road 390000
6413 Stonehurst Circle 382500
7877 Rockport Circle 297000

STRAWBERRY LAKES

6017 Strawberry Fields Way 245000
5852 Strawberry Lakes Circle 232000

SUMMER CHASE

3767 Spring Crest Court 295000

THE FIELDS

8305 Hanoverian Drive 520055

THOROUGHbred LAKE ESTATES

10353 White Pinto Court 370000
5731 Raceway Road 320000

TROPICAL COUNTRY ESTATES

9220 Lantern Drive 212500

WINSTON TRAILS

5846 LA GORCE CIR 490500
6411 OLD MEDINAH CIR 422000
6187 INDIAN FOREST CIR 414000
5950 BAY HILL CIR 393000
5791 LA GORCE CIR 390100
6018 NEWPORT VILLAGE WAY 380000
5984 WEDGEWOOD VILLAGE CIR 356400
5885 LAS COLINAS CIR 349700
5321 OAKMONT VILLAGE CIR 335000
6436 GRAND CYPRESS CIR 330000
6260 FLORIDIAN CIR 315525
6758 GREEN ISLAND CIR 302000
6383 SHADOW TREE LANE 362250

WOODLAND CREEK

7378 Hazelwood Circle 289900

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