

FREE GUIDE

JUNE 2018



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to
SUMMER



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THE
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FEATURED LISTINGS

Two wonderful homes in Saratoga Royal Palm

Saratoga is a meticulously maintained community which offers its residents resort style amenities including a pool, tennis, walking trail and much more! All of this located in the heart of Royal Palm Beach which was recently ranked 10 out of 180 cities for the best places to live in Florida! The rankings factored in home affordability, growth and prosperity, family friendliness and quality of education. Conveniently located just minutes from Wellington, the Turnpike, I-95 and Palm Beach International Airport. Both of these homes were built using the Royal Wall system. The Royal Wall System consists of solid, high density concrete walls with superior wind and pest resistance, high energy efficiency, superior fire protection and sound reduction!



110 Monterey Way

Beautiful custom 4/3 lakefront home in Saratoga that is made for a mother/daughter setup. Come inside and be greeted by spacious living areas with tile throughout and an inviting kitchen which offers upgraded stainless steel appliances. All of the bedrooms are spacious as well and the master suite offers a large walk in closet and luxurious master bath with a Jacuzzi tub. Enjoy lunch on the beautiful patio which overlooks a large backyard with expansive lake views. This wonderful home offers many more upgrades including knockdown ceilings, hurricane panels, new water heater in 2013, custom 8 ft long work bench with outlets in garage, new a/c 2014, hip roof and much more!



233 Monterey Way

Wonderful 4 bedroom, 3.5 bath 2 car garage pool home on expansive lot which backs to a peaceful preserve. Inside you will enjoy soaring volume ceilings, 5.25 inch baseboards, knockdown ceilings, plenty of high hat lighting, spacious living areas with tile and hardwood flooring throughout, a beautiful kitchen which boasts real wood cabinetry, granite counter tops and newer stainless steel appliances. All of the bedrooms are spacious as well and 3 of them have newer carpeting. Step outside and into your very own tropical oasis where you can enjoy the saltwater pool with travertine deck. This home offers many more upgrades including upgraded bathrooms, irrigation system on a well, hurricane panels and a brand new hip roof!

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

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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



2948 Bellarosa Cir \$450,000
Beautiful lakefront Monaco model home in the gated
community of Portosol!

SELLING 1 HOME EVERY 2 DAYS!



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



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

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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!**

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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, P.A.

Keller Williams Realty

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RECENT CLOSED SALES

BELLA TERRA

200	Catania	Way	\$440,000
166	Bella Vista	Way	\$406,500
136	Tuscany	Drive	\$375,000
150	Catania	Way	\$355,000
121	Bellezza	Terrace	\$353,000

COUNTRY CLUB VIEWS

145	Prestige	Drive	\$250,000
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CRESTWOOD

171	Cocoplum	Lane	\$370,000
107	Queens	Lane	\$330,000
142	Park	Road	\$325,000
200	Park	Rd	\$324,900
53	Sparrow	Drive	\$315,000
102	Waterway	Road	\$290,000

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

GREENWOOD MANOR

8510	Butler Greenwood Dr		\$435,000
8192	Butler Greenwood Dr		\$419,000

LA MANCHA

418	La Mancha	Avenue	\$345,000
399	La Mancha	Avenue	\$344,900
292	Las Palmas	Street	\$325,000

LA MANCHA CONTINUED

278	Ponce De Leon Street		\$318,000
159	Viscaya	Avenue	\$305,000
181	Cordoba	Circle	\$260,000
127	Bilbao	Street	\$225,000

OLIVE TREE

1329	Fishers		\$319,000
1008	Salmon	Isle	\$300,000
1251	Olympic	Circle	\$286,000
1770	Sawgrass	Circle	\$271,000
1826	Shadow Creek Road		\$270,000
1726	Sawgrass	Circle	\$265,000
1700	Sawgrass	Circle	\$260,000
1293	Olympic	Circle	\$258,000
1785	Sawgrass	Circle	\$256,000

PALM BEACH PLANTATION

9417	Madewood	Court	\$447,000
521	Mulberry Grove Road		\$430,000
160	Belle Grove	Lane	\$370,000
8766	Tally Ho	Lane	\$355,000
8702	Tally Ho	Lane	\$345,000

PORTOSOL

2431	Bellarosa	Circle	\$475,000
2945	Bellarosa	Circle	\$425,000
2433	Bellarosa	Circle	\$416,000

RIVER BRIDGE

164	Egret	Circle	\$365,000
2825	Waters Edge	Circle	\$320,000
104	Hammocks	Court	\$295,250

RIVER BRIDGE CONTINUED

2702	Pointe	Circle	\$290,000
2838	Waters Edge	Circle	\$288,250
189	Cove	Road	\$286,000
2835	Waters Edge	Circle	\$274,000
121	Harbor Lake	Circle	\$265,000
132	Caribe	Court	\$250,000
225	Trails End		\$250,000

RIVERWALK

2825	Hancock Creek Road		\$512,500
7219	Crystal Lake	Drive	\$462,500
2207	Vero Beach	Lane	\$418,000
7159	Fish Creek	Lane	\$406,500
7634	Quida	Drive	\$360,000
2504	James River	Road	\$350,000

SEQUOIA

8055	Mariposa Grove Circle		\$311,000
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STONEHAVEN

9903	Royal Cardigan Way		\$505,000
1548	Stonehaven Estates Dr		\$465,000
1429	Stonehaven Estates Dr		\$428,000
9524	Granite Ridge	Lane	\$388,000
1300	Stonehaven Estates Dr		\$373,000
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.