

FREE GUIDE

JUNE 2018



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Hello
to
SUMMER



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2 easy ways to get your home value
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THE
TRICOLI
TEAM

ALL OF OUR LISTINGS IN OLYMPIA HAVE RECENTLY SOLD!

We have more buyers looking for a home in Olympia! If you or anyone you know is interested in selling a home in Olympia please contact us!



9059 Dupont Place



9179 Bryden Court



9650 Wolcott Place



2165 Widener Ter

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 Abbingdon 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!**

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, P.A.
Keller Williams Realty
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www.HomeSearchWellington.com

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

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

RECENT CLOSED SALES

ANTHONY GROVES

122 Newberry Lane	\$325,000
196 Berenger Walk	\$348,500
135 Lancaster Way	\$285,000

BLACK DIAMOND

1243 Bay View Way	\$480,000
10494 Fishpond Court	\$459,000
1231 Canyon Way	\$432,500
1232 Canyon Way	\$365,000
10463 Galleria Street	\$338,000
1237 Bay View Way	\$420,000

CYPRESS LAKES PRESERVE

10210 Cypress Lakes Preserve Dr	\$465,000
10592 Cypress Lakes Preserve	\$452,500
10287 Cypress Lakes Preserve	\$440,000

FARMINGTON ESTATES

3414 Harness Circle	\$417,000
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FIELDSTONE

10408 Cypress Lakes Preserve Dr	\$437,500
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GRAND ISLES

3966 Whale Boat Way	\$515,000
11117 Alameda Bay Court	\$450,000
11235 Narragansett Bay Court	\$405,000
11168 Winding Pearl Way	\$397,500
11231 Laurel Walk Road	\$337,000
3589 Old Lighthouse Circle	\$333,500

ISLES AT WELLINGTON

11592 Breeze Place	\$760,000
11371 Mainsail Court	\$725,000
11460 Nautica Court	\$595,000
11712 Breeze Place	\$585,000
3791 Isles Vista Blvd	\$565,000
11256 Maritime Court	\$550,000
11735 Knightsbridge Place	\$540,000
11206 Maritime Court	\$491,000
11848 Osprey Point Circle	\$465,000
4058 Bahia Isle Circle	\$420,000
4034 Bahia Isle Circle	\$415,000
4145 Bahia Isle Circle	\$405,000
4073 Bahia Isle Circle	\$395,000
4134 Bahia Isle Circle	\$373,900
4129 Bluff Harbor Way Way	\$350,000

IVCTORIA GROVES

143 Canterbury Place	\$340,000
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OAKMONT ESTATES

10512 Longleaf Lane	\$575,000
3388 Princeton Drive	\$427,500
3460 Princeton Drive	\$425,000

OLYMPIA

2555 Treanor Terrace	\$845,000
2242 Stotesbury Way	\$805,000
2173 Widener Terrace	\$794,900
9654 Worswick Court	\$675,000
9585 Shepard Place	\$650,000
2589 Treanor Terrace	\$646,000
3088 Hartridge Terrace	\$630,000
9229 Delemar Court	\$530,000
9533 Shepard Place	\$500,000
2856 Shaughnessy Drive	\$489,500
9703 Phipps Lane	\$477,200
9680 Phipps Lane	\$475,000
2864 Shaughnessy Drive	\$472,500
9824 Stover Way	\$460,000
9792 Stover Way	\$454,900
9075 Alexandra Circle	\$435,000
8967 Alexandra Circle	\$435,000
3102 Hamblin Way	\$435,000
2297 Waburton Terrace	\$425,250
2384 Simonson Drive	\$425,250
9736 Roche Place	\$420,000
9179 Bryden Court	\$414,000
9903 Shepard Place	\$399,900
2371 Waburton Terrace	\$397,000
9180 Dupont Place	\$372,000

ORANGE GROVE

11247 Edgewater Circle	\$489,000
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SEMINOLE RANCHES

5341 Michlar Drive	\$950,000
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STONEHAVEN

9430 Bristol Ridge Ct	\$510,000
9903 Royal Cardigan Way	\$505,000
1548 Stonehaven Estates Dr	\$465,000
1429 Stonehaven Estates Dr	\$428,000
9524 Granite Ridge Ln	\$388,000
1324 Stonehaven Estates Dr	\$365,000
1300 Stonehaven Estates Dr	\$373,000

THE ISLES OF WELLINGTON

4598 Windward Cove Lane	\$440,000
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THOROUGHbred LAKE ESTATES

10353 White Pinto Court	\$370,000
5679 Saddle Trail Lane	\$361,000
10155 Foal Road	\$349,000
5731 Raceway Road	\$320,000
10117 Clubhouse Turn Road	\$375,000

VERSAILLES

10747 Versailles Boulevard	\$843,500
3607 Collonade Drive	\$741,000
10763 Versailles Boulevard	\$730,000
10359 Trianon Place	\$635,000
3551 Birague Drive	\$532,500
10363 Trianon Place	\$512,000
10346 Medicis Place	\$503,000
3587 Birague Drive	\$500,000

VICTORIA GROVE

172 Canterbury Place	\$398,000
278 Kensington Way	\$360,000
211 Berenger Walk	\$360,000
130 Berenger Walk	\$351,000
355 Berenger Walk	\$347,000
196 Canterbury Place	\$337,000
171 Berenger Walk	\$330,000

WELLINGTON SHORES

4209 Wellington Shores Drive	\$525,000
4371 Silver Glen Drive	\$516,000
11153 Pacifica Street	\$385,000

WELLINGTONS EDGE

1574 Carriage Brooke Drive	\$315,000
10673 Oak Bend Way	\$295,000

WHITEHORSE ESTATES

10694 Paso Fino Drive	\$547,500
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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.