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THE
TRICOLI
TEAM

CONTACT US TODAY TO HAVE YOUR HOME ADVERTISED IN OUR NEXT EDITION

CLIENT TESTIMONIALS

Very clear about all the small details that go on when selling a house. **Great and hard working people**, the photos were beautiful inside and outside of the house. We like the way the whole team advertised.

-Mr. Torella

I had read the reviews for Jeff Tricoli, and I was impressed, so I hired him to sell my home. The process was wonderful from beginning to end. The photos that the Tricoli Team photographer took of my home were so beautiful. When I compared them to the photos of other homes that were for sale, the difference was like night and day! The second week the home was listed I got a buyer! Jeff, Julie, and Ryan made the entire process a pleasure from start to finish. They were constantly e-mailing and texting to see if I needed anything. **I was SO worried when I started out to sell the home, but the Tricoli Team made it so much better for me.** There is a lot of stress and anxiety when selling a home, but their support system made a world of difference. Thank you from the bottom of my heart, Jeff, Julie, and Ryan!

-Ellen

Awesome team, for every step their was a specialist to walk us through the process. we found a house and the T-Team got us a showing right away, I was able to make an offer right then and there. 45 days later, were living the dream. BUT even better when we were ready to sell our old house (A house I thought would be on the market for at least 3 months) **Jeff's team got 2 offers and one under contract in FIVE DAYS!!!**

I got the price I wanted, un-believable! their team advise me on how to get the house ready and it work great. Could not have asked for a better outcome!!

-Mr. and Mrs. Hollis

Fall FESTIVALS

EPIPHANY LUTHERAN FALL FESTIVAL PUMPKIN PATCH & TRUNK N TREAT



Oct. 26th 6:00-8:00pm
Epiphany Lutheran
4460 Lyons Road,
Lake Worth

Bounce House
Pumpkin Patch
Crafts and More!!!

Vehicles will be decorated and candy will be handed out to trick-or-treaters of all ages! What a fun and safe way to celebrate Fall! While you are here, help support our Youth Group by visiting our pumpkin patch! This event is free!

WELLINGTON FALL FESTIVAL

October 20th 3-10pm
Village Park

ROYAL PALM BEACH FALL FESTIVAL

October 28th 5-10pm
Commons Park

FEATURED LISTINGS



10360 Cypress Lakes Preserve Dr, Lake Worth, FL

Beautiful pool home in upscale, gated community located within an excellent school zone! You will love the eye catching curb appeal which includes beautiful landscaping and an expansive, paver driveway. Come inside and enjoy soaring ceiling, spacious living areas with tile throughout as well as an inviting, eat-in kitchen with wood cabinetry, granite counters and newer stainless steel appliances. All of the bedrooms are spacious as well and feature beautiful wood flooring. The master suite boasts a great walk-in closet and luxurious master bathroom has a Jacuzzi tub with separate shower and double sinks. This home has wonderful outdoor living space as well with a gorgeous pool and paver patio overlooking a very private backyard with no neighbors behind you! Live the resort lifestyle, in Fieldstone! A beautifully maintained gated community with a resort style pool. "A" rated public schools.



10689 Old Hammock Way, Wellington, FL

Step inside and be wowed by spacious living areas! The eat-in kitchen offers gorgeous wood cabinetry with stainless steel appliances. All of the bedrooms are spacious and the master suite is complete with a luxurious master bath offering a spa tub and separate shower along with a large walk in closet. Step outside and enjoy serene lake views and a very private backyard. Live the resort lifestyle in Black Diamond a luxury community within an excellent school zone in the heart of Wellington Florida where waterfalls greet you as you enter the impeccably maintained, 24-hour manned gated community which is located within an excellent school zone and close to everything!

by Deva Genest

As a nutritionist and a mother of three, this is the holiday that I least like because of all the candy my kids collect. It starts from the days leading up to Halloween from exterior sources such as school, grandparents, aunts and uncles. It continues days, sometimes weeks, after Halloween as kids are still consuming the candy they have collected. All this candy consumption can do damage to kids' teeth, health, and behavior and can be a parent's nightmare. With the following suggestions, this holiday can be a bit healthier and still be fun:

TIP #1: RE-DIRECT THE FOCUS.

Have a meeting with your child beforehand letting them know what is expected. Explain that this is not a race to get the most candy, but rather about seeing and talking about the fun and spooky sights with others in the community. If they see a costume they like, encourage them to compliment that person. Remind them to use the words "thank you" and allow time for the neighbors to see their costume.



TIP #2: A PLAN FOR THE CANDY

Set ground rules for the candy consumption such as two candies per day. If you have more candy than you ever wanted, you can go extreme (like me) and slowly throw the candy away little by little so they don't notice. Or you can use it to decorate cupcakes, save it for Easter to stuff the plastic eggs, or donate it. But whatever you choose to do, the most important thing is to encourage your kids to brush their teeth after eating their candy. It will save you money (from the dentist chair) in the long run.

TIP #3: ALTERNATIVES TO CANDY

The kids get plenty of candy. Why not hand out small boxes of raisins, toys, coins, or so other none candy treat.

SELLING 1 HOME EVERY 29 HOURS!!



945 66th Terr

Wonderful pool home with 1/1 guest house, a 3.5 car garage, on 2.5 acres with NO HOA located within an excellent school zone!



8360 Lake Cypress Road

Beautiful home in Summer Chase offering 3 bedrooms, 2 baths, 2 car garage, and spacious living areas.



7335 Copperfield Circle

Beautiful lakefront, pool home situated on an expansive corner lot in Smith Farm



6767 Jacques Way

Lakefront replica of builder's award winning model situated on a large lot



7869 Amethyst Lake Point

Expansive estate home in upscale, active adult community Valencia Shores!



3308 Florence St

Take a look at this lovely three bedroom plus den home situated on a large, .54 acre lot in eastern Wellington!



275 Foresta Ter

Great single family home with no HOA in central West Palm Beach location!



16244 E Whitton Drive

Expansive pool home situated on almost 2 acres!



6624 Sweet Maple Lane

Beautiful lake front, pool home in Vista Verde!



9935 Torino Drive

Gorgeous, lakefront home on a cul-de-sac, in upscale community of Bellaggio



2 easy ways to get your home value

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7553 Oakboro Drive

Gorgeous lakefront home in desirable Lake Charleston which is within an excellent school zone



7542 Saint Andrews Rd

Spacious 4 bedroom pool home on an expansive lot in desirable Palm Beach National!



4392 Lake Tahoe Circle

Great 4 bedroom home located in gated central West Palm Beach community close to everything!



110 Monterey Way

Beautiful custom 4/3 lakefront home in Saratoga that is made for a mother/daughter setup. This is a Royal Wall built home



7268 Viale Sonata

Impeccable home offering 5 bedrooms (1 bedroom and full bath downstairs), 4 baths and a 3 car garage in Isola Bella



8112 Covington Court

Beautiful home located in the desirable golf course community of Lacuna in west Lake Worth, which is in an excellent school zone.



5026 Solar Point Drive

Expansive home in gated community of Nautica Isles offering 6 bedrooms (2 bedrooms downstairs) situated on a gorgeous corner lot!



9313 Olmstead Drive

Fabulous lake front, pool home in upscale, gated, western Lake Worth community of Cypress Lakes Estates where you can walk to A rated schools!



9908 Kamena Cir

Beautiful townhome featuring 2 bedrooms and 2.5 bathrooms!



2114 Foxtail View Court

Like new, townhome in desirable, upscale community offering 3 bedrooms plus a loft and a garage!



6114 Elm Way Court

Beautiful, lakefront corner unit townhouse in the Village of Woodlake offering 2 master suites and an attached garage!



5238 Rivermill Lane

Great home in desirable Rivermill a gated West Lake Worth community!

SELLING 1 HOME EVERY 29 HOURS!!



7918 Blairwood Cir S

Beautiful, completely updated, pool home in desirable Countrywood/Country Lakes West within an excellent school zone!



5282 Oakmont Village Circle

Beautiful lake front home in gated, golf course community of Winston Trails



6305 Harbour Oak Dr

Located in the desirable, gated, golf course community of Lacuna/Atlantic National in west Lake Worth, which is in an excellent school zone.

HISTORY OF HALLOWEEN and trick or treat

It's almost that time of year when kids get into costume and walk around the neighborhood ringing doorbells and asking for treats. Trick or treating is kind of a strange tradition. Ever wonder where it came from?

It began with the Celtic tradition of celebrating the end of the year by dressing up as evil spirits. The Celts believed that, as we moved from one year to the next, the dead and the living would overlap, and evil spirits would roam the earth again.

Dressing up as demons was a defense mechanism for the Celts. They believed if you encountered a real demon roaming the Earth, they would think you were one of them if you were in costume. Some-time later the Catholic Church turned this tradition into All Hallows

Eve, All Soul's Day, and All Saints Day and people dressed up as saints, angels and still a few as demons.

As for the trick or treating tradition, it began in the middleages when children and sometimes even poor adults would dress up in the mentioned costumes and go around door to door begging for food or money in exchange for songs and prayers. These songs and prayers were often said on behalf of people that had passed away.

Trick or treating didn't emerge in the United States until the 1920s. It did pause for a while during World War II because of the sugar rations but once the rations were lifted the tradition was in full force! Today, Halloween is celebrated throughout the US, the UK and even in Mexico. So get your bags of candy ready and leave your lights on!



RECENT CLOSED SALES

Year-to-Date the Tricoli Team has helped 215 people sell and/or buy homes

We made our sellers \$12,904,639.90 MORE!

LAKE WORTH

ABBINGTON		
6842	Langdon	\$450,000
COCOPLUM		
6925	Bruce	\$369,900
5041	Massy	\$349,900
COUNTRYWOOD		
5242	Canal	\$264,000
5258	Edgewood	\$255,000
7911	Bishopwood	\$239,900
CYPRESS LAKE ESTATES		
4267	Danielson	\$410,000
4285	Wokker	\$478,000
4474	Danielson	\$465,000
CYPRESS ROYALE		
9186	Greenspire	\$625,000
CYPRESS WOODS		
3861	Cypress Lake	\$395,000
3860	Cypress Lake	\$310,000
FLORIDA GARDENS		
75	Akron	\$362,500
13	Palm	\$320,000
115	Mango	\$214,150
ISOLA BELLA		
8146	Via Bolzano	\$440,000
8177	Via Bolzano	\$392,000
LACUNA		
8049	Pelican Harbour	\$312,000
LAKE CHARLESTON		
7394	Trescott	\$412,500
7717	Thornlee	\$400,000
7464	Bryson	\$399,000
7294	Spinnaker Bay	\$365,000
6844	Hatteras	\$361,000
7017	Davit	\$360,000
7258	Davit	\$337,500
7591	Thornlee Drive	\$335,000
LAKES OF SHERBROOKE		
5190	Whitewood	\$325,000
8216	Chatuga	\$309,000
LEGEND LAKE ESTATES		
4392	Hunting	\$678,000
4458	Hunting	\$610,000
NAUTICA ISLE		
5053	Starblaze	\$364,000
5065	Northern Lights	\$329,000
5216	Rising Comet	\$319,000
5432	Queenship	\$317,500
5007	Northern Lights	\$295,000
5049	Northern Lights	\$290,000
5440	Sealine	\$285,000
NORTHTREE		
7054	Lake Island	\$320,000
OSPREY		
9150	Pineville	\$585,000
6374	Grebe	\$564,969
6459	Vireo Ct	\$425,000
PALM BEACH FARMS		
5604	1st	\$310,000
PALM BEACH RANCHETTES		
9110	Pinion	\$510,000
9065	Rodeo	\$380,000
RIVERMILL		
6609	Rivermill Club	\$362,000
SAVANNAH ESTATES		
9122	Sedgewood	\$385,000
SMITH FARM		
7276	Copperfield	\$455,000
7458	Kingsley	\$340,000

6531	Columbia	\$333,333
7712	Great Oak	\$317,000
STRAWBERRY LAKES		
6108	Strawberry Lakes	\$207,000
SUMMER CHASE		
3881	Summer Chase	\$260,000
THE FIELDS		
8298	Hanoverian	\$440,880
8383	Hanoverian	\$399,595
THOROUGHBRED LAKE ESTATES		
10142	Clubhouse Turn	\$405,000
10314	White Pinto	\$386,000
TROPICAL COUNTRY ESTATES		
9219	Bracelet	\$300,000
9091	Brandy	\$190,000
9015	Melody	\$169,000
WINSTON TRAILS		
6193	Indian Forest	\$464,000
6444	Barton Creek	\$400,000
6244	Shadow Tree Lane	\$370,000
5649	Muirfield Village	\$370,000
6172	Sand Hills	\$353,000
5589	Muirfield Village	\$353,000
6448	Barton Creek	\$353,000
5026	Prairie Dunes Village	\$350,000
6174	Astoria	\$345,000
5927	Morningside	\$340,000
6440	Barton Creek	\$325,000
6752	Green Island Circle	\$295,000
WOODS WALK		
3807	Woods Walk	\$420,000

WELLINGTON

ANTHONY GROVES		
176	Canterbury	\$402,000
119	Canterbury	\$375,000
172	Berenger Walk	\$330,000
236	Berenger	\$290,756
BLACK DIAMOND		
10446	Galleria Street	\$465,000
10531	Galleria	\$377,500
EMERALD FOREST		
13294	Moonstone	\$350,000
1328	Lake Breeze	\$327,000
GRAND ISLES		
3572	Moon Bay	\$432,000
3597	Old Lighthouse	\$317,000
3776	Moon Bay	\$410,000
GREENVIEW SHORES		
1931	Staimford	\$450,000
1607	Farmington	\$422,500
1086	Northumberland	\$422,500
1540	Farmington	\$419,500
1684	Farmington	\$410,000
13628	Northumberland	\$380,000
1574	Yarmouth	\$367,500
13579	Chatsworth Village	\$492,000
13826	Staimford	\$435,000
2086	Portland	\$430,000
HOMELAND		
5968	Reynolds	\$810,000
6021	Duckweed	\$800,000
6401	Duckweed	\$750,000
ISLES AT WELLINGTON		
12724	Headwater	\$557,500
4586	Mariners Cove	\$520,000
4652	Windward Cove	\$515,000
11758	Paradise Cove	\$505,000

11847	Osprey Pointe	\$495,000
11761	Knightsbridge	\$600,000
MEADOWLAND COVE		
1557	Bayridge	\$315,000
OAKMONT ESTATES		
10488	Longleaf	\$600,000
OLYMPIA		
2762	Pillsbury	\$805,000
2274	Stotesbury Way	\$768,000
9462	Mcaneeny	\$725,000
2560	Cooper	\$660,000
2536	Cooper	\$600,000
2710	Cooper	\$579,400
3015	Hamblin	\$562,000
9844	Woolworth	\$475,000
2364	Waburton	\$472,600
2172	Alworth	\$434,000
2591	Sawyer	\$413,500
2843	Shaughnessy	\$405,000
9059	Dupont	\$399,900
9099	Dupont	\$399,000
2784	Shaughnessy	\$390,000
2340	Waburton	\$385,000
2200	Alworth	\$380,000
9511	Phipps	\$415,000
SEMINOLE RANCHES		
5283	Michlar	\$430,000
STONEHAVEN		
1454	Newhaven Point	\$440,000
SUGAR POND MANOR		
13783	Geranium	\$365,000
THOROUGHBRED LAKE ESTATES		
10314	White Pinto	\$386,000
5792	Saddle Trail	\$324,000
10142	Clubhouse Turn	\$405,000
VERSAILLES		
10746	Versailles	\$640,000
VICTORIA GROVE		
180	Berenger	\$353,000
WHITEHORSE ESTATES		
3384	Harness	\$535,000
3355	Andalusian Way	\$374,900
10591	Paso Fino	\$285,000

ROYAL PALM BEACH

BELLA TERRA		
126	Tuscany	Drive \$466,250
114	Ibisca	Terrace \$395,000
142	Catania	Way \$389,000
151	Catania	Way \$362,500
CRESTWOOD		
114	Nottingham	Road \$442,000
101	Chestnut	Circle \$343,000
215	Preserve	Court \$319,000
55	Sparrow	Drive \$310,000
182	Kings	Way \$309,900
123	Van Gogh	Way \$295,000
116	Park	Road \$230,000
CYPRESS HEAD		
108	Meadow Woode	Drive \$365,000
119	Waterview	Way \$345,000
CYPRESS KEY		
11981	Cypress Key	Way \$470,000
78	Palmetto	Lane \$395,000
50	Palmetto	Lane \$390,000
ELYSIUM AT ARBORS		
121	Elysium	Drive \$385,000
117	Elysium	Drive \$355,000

ESTATES OF ROYAL PALM BEACH

120	Pepper Tree Cres	\$402,500
123	Kapok Crescent	\$353,850
GREENWOOD MANOR		
8542	Butler Greenwood Drive	\$650,000
INDIAN TRAIL ESTATES		
172	Ponce De Leon Street	\$230,000
LA MANCHA		
112	Ponce De Leon Street	\$390,000
110	Barcelona Drive	\$360,000
112	Cortes Avenue	\$335,000
115	Viscaya Avenue	\$335,000
216	Ponce De Leon Street	\$310,000
133	Cordoba Circle	\$304,900
144	Cortes Avenue	\$297,500
128	Santander Court	\$292,000
213	Bilbao Street	\$290,000
228	Ponce De Leon Street	\$290,000
158	Cordoba Circle	\$285,000
LA MANCHA CONTINUED		
113	Granada Street	\$270,000
123	Granada Street	\$262,500
MAGNOLIA		
203	Belle Grove Lane	\$406,000
OLIVE TREE		
272	Malibu Circle	\$334,000
1719	Sawgrass Circle	\$309,900
260	Malibu Circle	\$295,000
1036	Salmon Isle	\$280,000
1737	Sawgrass Circle	\$273,500
PALM BEACH FARMS		
7405	Wilson Road	\$600,000
239	Hidden Lane	\$555,000
162	66th Terrace	\$430,000
140	Possum Passage	\$356,400
PALM BEACH PLANTATION		
457	Cottagewood Lane	\$435,000
481	Cottagewood Lane	\$427,500
441	Cottagewood Lane	\$419,000
9041	New Hope Court	\$410,000
708	Belle Grove Lane	\$356,000
450	Mulberry Grove Road	\$327,500
PORTOSOL		
2095	Belcara Court	\$455,000
2920	Bellarosa Circle	\$435,000
RIVER BRIDGE		
136	Two Pine Drive	\$338,000
200	Trails End	\$325,000
100	Cove Road	\$290,000
2802	Waters Edge Circle	\$290,000
2759	Pointe Circle	\$283,000
329	Hammocks Trail	\$260,000
125	Two Pine Drive	\$380,000
2538	Egret Lake Drive	\$335,000
RIVERWALK		
2242	Vero Beach Lane	\$515,000
7872	Quida Drive	\$385,000
2564	Irma Lake Drive	\$365,000
7950	Quida Drive	\$355,000
2537	James River Road	\$355,000
7169	Deer Point Lane	\$355,000
2702	Kittbuck Way	\$335,000
2089	Blue Springs Road	\$290,000
STONEHAVEN		
1454	Newhaven Point Lane	\$440,000



Jeffrey L Tricoli, PA
Keller Williams Realty

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Interested in a career in real estate? Email: jeff@Tricoliteam.com

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SELLING 1 HOME EVERY 29 HOURS!!

Ranked #1 in Palm Beach County!

TIPS ON SELLING YOUR HOME IN THE FALL

The fall is the second best time of the year to sell a home! Many factors such as families having returned from summer vacations, kids being back to school and the holidays not upon us yet give us about 6 weeks of normalcy and that makes it a great time to sell a home!

Here are some tips for attracting those fall home buyers:

CLEAN UP THE YARD

Clean up the leaves and cutback vegetation which may be overgrown from all of the summer rain.

ADD FALL CURB APPEAL

Your annuals plants may need changing.

CLEAN THE WINDOWS

Summer rain may make the windows dirty and streaky.

CHECK THE HVAC

Although in Florida we may not use the heater much it's good to have it checked before winter, just in case.

ADD SOME FALL ACCENT COLORS

Some new throw pillows or candles can make a home more inviting.

TURN ON THE LIGHTS

As days get shorter you will want as much light as possible in the home.



WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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