

MARCH 2019

FREE GUIDE

HAPPY

St. Patrick's

* DAY *

Live  Palm Beach County

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IN THE COUNTRY!

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TEAM

kw

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YOUR LOCAL REAL ESTATE
experts and neighbors



Your home may be worth
WAY more than you think!
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2 easy ways to get your home value
Text **"TTValues"** to **59559** or visit
www.HomeValuePalmBeach.com

kw PREFERRED
PARTNERS
KELLERWILLIAMS.

THE
TRICOLI
TEAM

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

CLIENT TESTIMONIALS

Great job helping us get into the home of our dreams. Your negotiating skills helped us get the best possible price for our new home. I would recommend you to anyone looking for an excellent realtor!

-Mr. Fine

The Tricoli team was able to find me a buyer for my home even though it was tenant occupied with a tenant that did not want to leave and did everything in his power to stop the house selling, including keeping the property in poor condition. The **Tricoli team was able to help buyers see beyond the negative distractions that the tenant created and saw the house for what it is; a beautiful piece of real estate.**

-Marsha



Every year on March 17, the Irish and the Irish-at-heart across the world celebrate St. Patrick's Day. What began as a religious feast day for the patron saint of Ireland has become an international festival celebrating Irish culture with parades, dancing, special foods and a whole lot of green. Ironically, St. Patrick wasn't even Irish. He was born in Britain to a Christian family. According to folklore, St. Patrick was kidnapped and brought to Ireland at the age of 16, but he escaped and was reunited with his family in Britain at the encouragement of a voice he heard in his dreams, which later told him to go to Ireland. St. Patrick became a priest and then spent the rest of his life converting the Irish to Christianity. We celebrate St. Patrick's Day on March 17 every year to commemorate the day St. Patrick died. At any St. Patrick's Day event you attend these days, you will see a sea of green and shamrocks. There isn't really one reason why this is the official color of St. Patrick's Day, but the color green has a lot of connections to Ireland and springtime. It's featured in the Irish flag, Ireland is nicknamed the "Emerald Isle," it represents spring and it's the color of shamrocks. And remember, if you don't wear green, you risk being pinched. The pinching is a totally American tradition which comes from the idea that people thought wearing green helped ward off being pinched by leprechauns! According to legends Leprechauns would pinch anyone they could see, i.e. anyone not wearing green. Why shamrocks? According to folklore, St. Patrick used shamrocks, the three-leaf clovers, to explain the Holy Trinity of the Father, the Son and the Holy Spirit while trying to convert people to Christianity in Ireland.

2 easy ways to get your home value

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



6624 Sweet Maple Lane
Beautiful lakefront, pool home in Vista Verde



3504 Collonade Drive
Beautiful estate home located on a cul-de-sac in the prestigious gated community of Versailles in Wellington



360 Wilma Circle #7
Spacious 3 bedroom, Intracoastal Condo



2999 Shaughnessy Drive
Gorgeous 4 bedroom home in Olympia



6712 Hatteras
Spacious 5 bedroom home in excellent school zone



3901 S Flagler Drive #1104
Gorgeous, penthouse, corner unit located on the prestigious Flagler Drive Intracoastal waterfront.



110 Monterey Way
Beautiful custom 4/3 lakefront home in Saratoga.



12812 Meadowbreeze
Great 3/2.5/2 lakefront home in Wellington



11186 Winding Pearl Way
Gorgeous 4 bedroom, lakefront home with fabulous upgrades



1114 Vermilion Drive
Beautiful like new, lakefront townhome



1000 Crestwood Ct S 1005
Beautiful 2/2 condo in the heart of Royal Palm Beach!



2160 Alworth Terrace
Gorgeous, 4 bedroom, lakefront home in Olympia



1720 N J Terr
Updated Florida charmer in the Town of Lake Worth



901 SW 4th Street
Updated 4 bedroom home in Delray Beach



5075 Nautica Lake Circle
Gorgeous, 6 bedroom, lake front home



2678 James River Road
Beautiful 3/2/2 lakefront home in Riverwalk



2653 Windwood Way
Beautiful home in Madison Green



8066 Via Bolzano
Lakefront home offering 4 bedrooms, 3 baths and a 3 car garage in Isola Bella



9523 Granite Ridge Lane
Beautiful 4 bedroom home in Wellington community of Stonehaven



290 Acacia Court
Lovely 3/3/2 pool home in the Estates of Royal Palm Beach

SELLING 1 HOME EVERY 29 HOURS!!



9136 Taverna Way

Wonderful home in upscale community of Ponte Vecchio! Situated on a cul de sac, with lots of privacy



6951 Lake Island Drive

Beautiful, lakefront, pool home located within an excellent school zone



11272 Edgewater Drive

Flawlessly updated home in Grand Isles of Wellington



5128 Arbor Glen

Wonderful 3 bedroom, 2 bath home in West Lake Worth.



7790 Ashwood Lane

Enjoy expansive lake views throughout this wonderful home!



3800 Washington Rd #809

Gorgeous condo on the Intracoastal in the heart of West Palm Beach



46 Cleveland Rd

Wonderful lake front, pool home on expansive lot in desirable Florida Gardens!



4461 161st Terr.

TOTALLY SOLAR POWERED situated on an expansive 5.31 acres



14240 79th Court N

Gorgeous, like new (built in 2016) home on expansive lot in the Acreage!



11180 Winding Pearl Way

Beautiful 4 bedroom, pool home in Grand Isles



7869 Amethyst Lake Point

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



1233 45th Street

3 commercial units 100% occupied with long term tenants



5050 Northern Lights Drive

Gorgeous 4 bedroom, pool home in Nautical Isles



3390 Artesian Drive

Completely updated home situated on a great corner lot



8363 Bowie Way

Expansive property in Palm Beach Ranchettes where you can walk to A rated schools!



8760 Grassy Isle Trail

Beautiful lakefront home in the desirable, West Lake Worth community of Lakes of Sherbrooke!



6305 Harbour Oak Dr

Completely upgraded home with sweeping golf course views



10419 Pippin Lane

Great 4 bedroom home in Counterpoint Estates



165 Morgans Way

Great pool home in desirable Palm Springs with no HOA!



1620 Presidential Way 510

Live the resort lifestyle in this 3 bedroom, luxury condo which is close to everything!

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



3389 Lago de Talavera
 Gorgeous 6 bedroom, Mediterranean style home in upscale Wellington community Talavera



10582 Beach Palm Ct A
 Lovely 2 bedroom villa in Boynton Beach



6783 Via Regina
 Luxury, lakefront townhome with attached garage, in exclusive Boca Raton community.



8349 Genova Way
 Beautiful 4 bedroom home in Isola Bella



5678 Silvian Road
 Completely and flawless updated home situated on almost .25 acres



100 Madrid Street
 Sprawling 4 bedroom home in La Mancha Royal Palm Beach



7765 Red River Road
 Wonderful lakefront, pool home in Riverwalk



7518 Oak Grove Circle
 Beautiful 4 bedroom, pool home in Smith Farm



11096 60th Street North
 Spacious 3 bedroom, 3 bath home situated on over 1 acre in the Acreage



New Construction Homes Built by L&L Construction of Palm Beach
 208 Broward Avenue is move in ready 212 Broward Avenue and 216 Broward Avenue are in construction phase.
 This is your chance to customize your next home!



3703 Valley Park Way
 Spacious 4 bedroom, 3 bath home situated on almost 1 acre in exclusive Cypress Hammock neighborhood which consists of only 10 homes!



2 easy ways to get your home value

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



332 Alemeda Drive

Wonderful 3 bedroom, pool home in Palm Springs



3555 S Ocean Blvd #511

Gorgeous waterfront condo in premium Palm Beach location



136 Egret Circle

Beautiful, lakefront home in resort style community of River Bridge



2840 Frederick Blvd.

Spectacular Mediterranean design two story townhome with all impact windows and doors



402 W Mango Street

Completely updated 2 Bedroom 1 Bath CBS home in central location, close to everything



5026 Solar Point Drive

Expansive home in gated community of Nautica Isles offering 6 bedrooms (2 bedrooms downstairs)



1030 Salmon Isle

Great 3/2/2 home in Normandy Isle



6188 Moonbeam Drive

Completely updated, 3 bedroom home with lovely backyard



11103 Pacifica Ln

Beautiful 5 bedroom home in Wellington Shores



259 Berenger Walk

Expansive 5 bedroom home with brand new kitchen



3580 S Ocean Blvd 6E

Gorgeous oceanfront condo on South Palm Beach with breathtaking views!



3227 Medinah Circle East

Great home in desirable Palm Beach National



459 Belle Grove Lane

Beautiful 4 bedroom home in Palm Beach Plantation



4151 Cedar Creek Ranch

Exquisite one story, lakefront estate home on almost 1/4 acre in the upscale community of Cedar Creek Ranch



6139 Seven Springs Bld

Wonderful 3 bedroom, 3 bath townhome



2718 Livingston Lane

Great lakefront, villa/townhome with attached garage in Riverwalk a gated, resort style community



730 Lynwood Drive

Great Lake Worth home with new roof



233 Rio Vista Circle

Spacious, lakefront home in the City of Atlantis



9078 Alexandra Circle

Beautiful, 4 bedroom home in Olympia



5512 Albin Way

Recently updated 5 bedroom home in Nautica Isles

RECENT CLOSED SALES

We made our sellers \$15,293,493.70 MORE!

WEST LAKE WORTH

ANDALUCIA

5251 Beland Drive \$497,916

BELLAGGIO

6292 Via Primo Street \$450,000

9596 Caserta Street \$423,500

COCO PLUM

6767 Jacques Way \$335,000

COUNTRYWOOD

7695 Blairwood Circle \$277,500

7950 Ridgewood Drive \$259,900

CYPRESS LAKE ESTATES

9314 Olmstead Drive \$400,000

GULFSTREAM PRESERVE

8909 Sea Chase Drive \$390,000

4572 Sandy Cove Terr \$383,900

JOURNEYS END

6905 Houlton Circle \$479,900

LAKE CHARLESTON

6802 Hatteras Drive \$400,000

6594 Geneva Street \$335,000

7432 Ansley Drive \$265,000

LAKES OF SHERBROOKE

8387 Myakka Court \$344,500

8444 Linden Way \$330,000

8265 Whitewood Cove \$290,000

LAKEVIEW ESTATES

6483 Blue Bay Circle \$375,000

NAUTICA ISLES

5418 Wellcraft Drive \$310,000

5035 Polaris Cove \$290,000

NORTHTREE

6687 Lake Island Drive \$385,000

PALM BEACH NATIONAL

7542 Saint Andrews Road \$302,500

PALM BEACH NATL GOLF

7107 Bobalink Court \$471,500

3095 Pebble Beach Drive \$380,000

3080 Medinah Circle \$325,000

PALM BEACH RANCHETTES

8566 Rodeo Drive \$335,000

RIVERMILL

6663 Spring Garden Run \$300,000

SHERBROOKE

6850 Kendale Circle \$630,000

SMITH FARM

7552 Sally Lyn Lane \$365,000

7702 Oak Grove Circle \$389,000

TROPICAL COUNTRY ESTATES

9199 Honeywell Road \$264,000

VALENCIA SHORES

9854 Casa Mar Drive \$452,000

WINSTON TRAILS

6467 Barton Creek Circle \$340,000

6146 Indian Forest Circle \$459,000

6241 Indian Forest Circle \$432,000

6086 Indian Forest Circle \$415,000

6690 Remington Place \$367,000

6760 Las Colinas Lane \$340,000

WOODLAND CREEK

7485 Hazelwood Circle \$320,000

WELLINGTON

ANTHONY GROVES

236 Berenger Walk \$370,000

BLACK DIAMOND

10448 Galleria Street \$340,000

EMERALD FOREST

1050 Aviary Road \$338,000

GRAND ISLES

3722 Moon Bay Circle \$436,000

3760 Miramontes Circle \$322,000

3817 Miramontes Circle \$318,000

HOMELAND

5446 Reynolds Road \$625,000

ISLES AT WELLINGTON

11192 Mainsail Court \$555,000

11581 Windsor Bay Place \$510,000

4197 Bahia Isle Circle \$350,000

4615 Mariners Cove Drive \$475,000

MEADOWLAND COVE

1440 Hideaway Bend \$450,000

12891 Upper Cove Drive \$349,000

OAKMONT ESTATES

3458 Vanderbilt Drive \$453,100

OLYMPIA

2921 Shaughnessy Drive \$420,000

2667 Sawyer Terrace \$420,000

STONEHAVEN

1347 Pebble Ridge Lane \$385,000

VERSAILLES

10727 Versailles Boulevard \$680,000

WELLINGTON SHORES

4433 Wellington Shores Drive \$490,000

11162 Laurel Walk Road \$380,000

WELLINGTON TR

1866 Capeside Circle \$240,000

1728 Pierside Circle \$230,000

WELLINGTONS EDGE

10751 Oak Bend Way \$337,000

10697 Oak Bend Way \$310,000

ROYAL PALM BEACH

ACREAGE

4420 122nd Drive \$399,900

12640 58 Place \$335,000

12309 58th Place \$320,000

11128 59th Street \$275,000

4721 120th Avenue \$290,000

12860 56th Place \$283,000

11480 49th Street \$235,000

CRESTWOOD

110 Locust Lane \$472,500

225 Park Road \$445,000

ESTATES OF ROYAL PALM BEACH

130 Cypress Crescent \$348,000

GREENWOOD MANOR

8469 Butler Greenwood Drive \$385,000

PALM BEACH PLANTATION

9066 New Hope Court \$380,000

STONEHAVEN

1347 Pebble Ridge Lane \$385,000

BOYNTON BEACH

CASCADES

6823 Liseron \$460,000

7178 Louisiane Court \$355,000

6591 Maybrook Road \$345,000

7161 Haviland Circle \$329,448

11590 Ballylee Terrace \$329,000

7234 Whitfield Avenue \$265,000

MELROSE

9915 Hindel Court \$825,000

VALENCIA ISLES

11358 Kona Court \$380,000

6674 Bali Hai Drive \$325,000

VERONA LAKES

9790 Porta Leona Lane \$231,000

9548 Verona Lakes Boulevard \$322,500

8020 Briantea Drive \$230,000

8094 Bellagio Lane \$220,000

9917 Porta Leona Lane \$250,000

11670 Caracas Boulevard \$436,000

11702 Caracas Boulevard \$435,000

11571 Puerto Boulevard \$415,000

7691 San Carlos Street \$345,000

11553 Puerto Boulevard \$342,000

WEST PALM BEACH

OLIVE TREE

1091 Salmon Isle \$275,000

RIVER BRIDGE

2769 Pointe Circle \$365,000

2539 Egret Lake Drive \$357,000

152 Hammocks Drive \$320,000

129 Caribe Court \$260,000

RIVERWALK

2172 Vero Beach Lane \$504,000

7787 Spring Creek Drive \$424,000

2772 Irma Lake Drive \$415,000

7028 Fish Creek Lane \$393,500

2217 Allen Creek Road \$330,000

7725 Quida Drive \$325,000

TERRACINA

6770 Aliso Avenue \$334,000

7090 Aliso Avenue \$287,500



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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POSTAL CUSTOMER

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SELLING 1 HOME EVERY 29 HOURS!!

Spring Cleaning

Spring-Cleaning Tips to Get It Done Faster, With the Best Results

Ready to give your home a top-to-bottom cleaning? Here are some tips to get it done faster. Focus on the big pieces and on the places that make the most difference: furnishings, flooring, closets, appliances, and carpeting. Once you've covered these major tasks, you'll have your home spring-cleaned in no time.

Clean carpets and upholstery: Fabrics have absorbed dirt, body oil, and germs and will need a deep cleaning to get them ready for another year of wear. When you're shampooing carpets or cleaning upholstery with a rented carpet cleaner, practice first in a small area to make sure you know how to work the machine and that the treatment won't discolor fabrics or cause dyes to run. Save time by moving furniture just slightly—not out of the room or against the wall. Place the legs of each piece on top of small wax paper squares after shampooing. The wax paper will protect your carpet and keep the furniture legs from getting wet as the carpet dries. Open the windows to speed the drying process. If you really want to make it easy on yourself call in a professional carpet and upholstery cleaner to do the work.

Clean walls, baseboards, cabinets and woodwork: The walls may not look as if they need a cleaning but just enough dirt and dust does settle on the walls and they warrant a seasonal bath! Use a sponge and dish washing detergent to get the job done. A sponge mop makes it easier to reach higher spots. You can use the same method to clean cabinets, baseboard and woodwork. Dry the walls, cabinets and woodwork with a clean, dry cloth.

Vacuum: Simply move the big items a little to the left or to the right. Vacuum the area previously occupied by the furniture and then move it back into place. Not as labor intensive as moving all the big pieces across the room and it will get the job done.

Caring for your tile: Clean your kitchen and bathroom tiles and make sure the grout is nice and clean. Grout cleaners can be found at your local hardware stores.

Clean ceiling fans and other ceiling fixtures: Remove dust and dirt from ceiling fans and air-conditioner vents with a cloth and a vacuum with a soft nozzle attachment.

Clean lighting fixtures: Get a stepladder, all-purpose cleaner, a sponge, and a polish cloth ready to give new life to your lighting fixtures. If your home has skylights or tall ceilings, consider investing in an extended-reach dust and dirt removal tool. These are available at your local hardware store and make cleaning these items a breeze!

Check your coils: You should clean the refrigerator's condenser coil, usually found behind the toe grille, with a long-handled bottle brush and a vacuum cleaner with an attachment hose to remove dust and lint. Built-up dust can shut down the unit by causing it to overheat. To remove dust from coils attached to the hard-to-reach back side of the fridge, carefully pull the refrigerator out several feet (newer models roll on casters) and vacuum thoroughly; finish by sweeping or vacuuming the floor area you've revealed. Expect to rediscover coins, bottle caps, and twist ties that you and the cat knocked over the past year.

Organize your closets: This is the first step to organizing the rest of your home. Get rid of unused clothing and accessories. Arrange your closet by how you get dressed every day and by color.

Organize bookshelves: Sort books by shape and size, remove any ripped jackets. Lining books horizontally and vertically in a nice pattern make them much more appealing.

Make doormats welcoming: Shake them out, wash them – these mats are your front line against tracked-in dirt so keep them clean!

These simple cleaning tips can make a world of difference in your home! Happy Spring cleaning!

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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