

2019
Happy New Year!

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experts and neighbors



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KELLERWILLIAMS.

THE
TRICOLI
TEAM

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

SELLING 1 HOME EVERY 29 HOURS!!



4561 Hunting Trl

Gorgeous lakefront, pool home in Legend Lake Estates



3308 Florence St

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



6767 Jacques Way

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



360 Wilma Circle #7

Spacious 3 bedroom, Intracoastal Condo



13130 Wax Wing Ter

Wonderful pool home in Emerald Forest



7790 Ashwood Lane

Enjoy expansive lake views throughout this wonderful home!



3901 S Flagler Drive #1104

Gorgeous, penthouse, corner unit located on the prestigious Flagler Drive Intracoastal waterfront.



2114 Foxtail View Court

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



5128 Arbor Glen

Wonderful 3 bedroom, 2 bath home in West Lake Worth



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



7052 Galleon Cove

Beautiful home in gated subdivision



7409 Oakboro Drive

Beautiful 4 bedroom home in Lake Charleston

2 EASY WAYS TO GET YOUR HOME VALUE

TEXT "TTVALUES" TO 59559 OR VISIT WWW.HOMEVALUEPALMBEACH.COM



4635 Pinemore Lane

Lovely townhome with attached garage in Willoughby Farms



225 Park Road N

Spacious 5 bedroom, pool home in Crestwood



2160 Alworth Terrace

Gorgeous, 4 bedroom, lakefront home in Olympia



5050 Northern Lights Drive

Gorgeous pool home



5035 Polaris Cove

Great home situated on a beautiful pie-shaped, cul-de-sac lot



5075 Nautica Lake Circle

Gorgeous, 6 bedroom, lake front home



2678 James River Road

Beautiful lakefront home in Riverwalk



7234 Prudencia Drive

Like new, lake front home in Vista Lago



6305 Harbour Oak Dr

Completely upgraded home with sweeping golf course views

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8066 Via Bolzano

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



9523 Granite Ridge Lane

Beautiful home in Wellington community of Stonehaven



290 Acacia Court

Lovely home in the Estates of Royal Palm Beach



147 1st Street

Great 4 bedroom home which is zoned Ag/Res



165 Morgans Way

Great pool home in desirable Palm Springs with no HOA!



46 Cleveland Rd

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



8363 Bowie Way

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



3390 Artesian Drive

Completely updated home situated on a great corner lot



12812 Meadowbreeze

Great lakefront home in Wellington



3800 Washington Road #809

Gorgeous condo on the Intracoastal



1208 Pine Sage Circle

Lake front home in gated community of Palm Club



4461 161st Terr.

TOTALLY SOLAR POWERED situated on an expansive 5.31 acres

SELLING 1 HOME EVERY 29 HOURS!!



6624 Sweet Maple Lane

Beautiful lake front, pool home in Vista Verde!



5678 Silvan Road

Completely and flawless updated home situated on almost .25 acres



9484 Lago Drive

Wonderful lakefront home in Verona Lakes

Three Beautiful Homes in Grand Isles of Wellington



11272 Edgewater Drive

Flawlessly updated home!



11186 Winding Pearl Way

Gorgeous 4 bedroom, pool home



11180 Winding Pearl Way

Gorgeous 4 bedroom pool home

Beautiful homes for sale in upscale, active adult communities



9935 Torino Drive

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



7869 Amethyst Lake Point

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



10027 Shadywood

Great 2/2 villa with attached carport

SELLING 1 HOME EVERY 29 HOURS!!

Polo season begins in Wellington! Running from January through April, Polo makes it to International Polo Club Palm Beach in sunny South Florida once again. The 2019 season will surely be filled with exciting competitions, highlighted by the US Polo Open. Starting in early January, and continuing every Sunday through April many of the finest polo players in the world will showcase their skills in polo matches. Created by players for players, the facility at the International Polo Club of Palm Beach is designed to showcase the incredible skill of the polo ponies and players. Although at one time polo was considered the sport of kings, today everyone is welcome at the International Polo Club! International Polo Season in Wellington is a time for everyone to enjoy the polo lifestyle.



WELLINGTON

POLO

SEASON BEGINS



10586 180th Place

Beautiful lakefront home in Boca Chase



7703 Springfield Lake Drive

Wonderful pool home



10067 Freesian Way

Gorgeous 5 bedroom, pool home in Farmington situated on an expansive lot with no neighbors behind!



13097 Quiet Woods Rd

Beautiful Wellington townhome with attached 2 car garage and tons of upgrades!



16244 E Whitton Drive

Expansive pool home situated on almost 2 acres!



1720 N J Terr

Lovely home in the Town of Lake Worth

RECENT CLOSED SALES

Year-to-Date the Tricoli Team has helped 301 people sell and/or buy homes

We made our sellers \$14,106,361 MORE!

WEST LAKE WORTH

ABBINGTON
5832 Abelina Lane \$410,000

BELLAGGIO
6564 Turchino Drive \$443,500
6440 Argento Street \$410,000

COUNTRYWOOD
5067 Canal Circle \$290,000
7778 Ridgewood Drive \$270,000
7724 Canal Drive \$270,000
7710 Blainwood Circle \$267,500
7862 Elwood Drive \$250,000
7822 Blainwood Circle \$240,000

CYPRESS LAKE ESTATES
9313 Olmstead Drive \$475,000
9048 Charlee Street \$455,000
4442 Danielson Drive \$425,000

CYPRESS ROYALE
9156 Greenspire Lane \$627,000
9245 Greenspire Lane \$500,000

CYPRESS TRAILS
9345 Spanish Moss Road \$459,000

FLORIDA GARDENS
109 Ohio Road \$315,000
79 Mango Road \$252,500

ISOLA BELLA
7405 Via Luria \$445,000
7282 Via Luria \$398,000

JOURNEYS END
7018 Houlton Circle \$475,000
6790 Houlton Circle \$421,000

LACUNA ATLANTIC NATIONAL
6150 Harbour Greens Drive \$260,000

LAKE CHARLESTON
7693 Hoffy Circle \$397,000
7687 Brunson Circle \$345,000
7182 Charleston Point Drive \$325,000
7553 Oakboro Drive \$300,000
7334 Ashley Shores Circle \$307,500

LAKES OF SHERBROOKE
8467 White Egret Way \$304,000

LEGEND LAKE ESTATES
9616 Eagle Point Lane \$570,000

LOXAHATCHEE LAKES
5703 Lago Del Sol Drive \$740,000

NAUTICA ISLES
5544 Wishing Star Lane \$370,000
5020 Solar Point Drive \$360,000
5211 Rising Comet Lane \$350,000
5055 Northern Lights Drive \$305,000
5410 Sunseeker Boulevard \$297,000
5047 Starblaze Drive \$279,000
5415 Wellcraft Drive \$327,000

NORTHTREE
6903 Lake Island Drive \$350,000

PALM BEACH FARMS
7444 Seabreeze Drive \$508,000
5354 3rd Road \$318,000

PALM BEACH NATIONAL
7203 Oakmont Drive \$280,000

PALM BEACH RANCHETTES
3449 Fargo Avenue \$305,000

SMITH FARM
7647 Great Oak Drive \$425,000
7553 Sally Lyn Lane \$400,000
7335 Copperfield Circle \$388,200
6260 Branchwood Drive \$385,000
7932 Ambleside Way \$369,900
7630 Oak Grove Circle \$353,000
6248 Branchwood Drive \$330,000
7433 Kingsley Court \$300,000
7648 Rockport Circle \$289,900

TROPICAL COUNTRY ESTATES

9200 Artist Place \$280,000
9052 Banquet Way \$277,742

VALENCIA SHORES
8942 Majorca Bay Drive \$530,000
7932 Brookside Court \$455,000

WINSTON TRAILS
6649 Remington Place \$434,000
5951 Bay Hill Circle \$420,000
5654 Muirfield Village Circle \$415,000
6148 Royal Birkdale Drive \$409,900
6748 Brookhurst Circle \$380,000
5684 Muirfield Village Circle \$337,000

WOODLAND CREEK
7330 Woodland Creek Lane \$285,000
6074 Pond Bluff Court \$550,000

WELLINGTON

ANTHONY GROVES
112 Canterbury Place \$345,000
131 Newberry Lane \$285,000

BLACK DIAMOND
1213 Creekside Drive \$461,000
1219 Canyon Way \$445,000
10689 Old Hammock Way \$360,000
1361 Beacon Circle \$345,000
10514 Galleria Street \$340,000
10542 Marsh Street \$440,000

EMERALD FOREST
1212 Columbine Place \$425,000
1088 Wild Cherry Lane \$310,000

FARMINGTON ESTATES
3425 Harness Circle \$485,000

GRAND ISLES
11109 Alameda Bay Court \$511,000
11229 Edgewater Circle \$500,000
3734 Old Lighthouse Circle \$440,000
3526 Old Lighthouse Circle \$362,000
3757 Miramontes Circle \$360,000
11711 Bay Breeze Court \$290,000

GREENVIEW SHORES
2162 Sunderland Avenue \$415,000
1583 Farmington Avenue \$465,000
13663 Callington Drive \$465,000
13534 Brightstone Street \$450,000
13458 Brixham Street \$427,422
13822 Callington Drive \$355,000
1553 Farmington Avenue \$347,500
1211 Reading Terrace \$325,000

HOMELAND
6533 Audubon Trail \$685,000

ISLES AT WELLINGTON
11615 Paradise Cove Lane \$679,000
11487 Paradise Cove Lane \$580,000
11119 Manderly Lane \$520,000
4025 Bluff Harbor Way \$369,000
4155 Sea Mist Way \$325,000

LOXAHATCHEE LAKES
5703 Lago Del Sol Drive \$740,000

MEADOWLAND COVE
12796 Meadowbreeze Drive \$441,250
12761 Meadowbreeze Drive \$337,000
12964 Meadowbreeze Drive \$299,000
1510 Windship Circle \$282,500

OLYMPIA
2226 Stotesbury Way \$899,900
2279 Stotesbury Way \$772,900
2199 Stotesbury Way \$760,000
3039 Hamblin Way \$639,000
9524 Phipps Lane \$539,000
9593 Worswick Court \$500,000
9182 Dupont Place \$458,800
9075 Dupont Place \$404,000
9016 Alexandra Circle \$400,000

9860 Woolworth Court \$380,000
9080 Alexandra Circle \$370,000
9838 Warner Lane \$339,000
8931 Alexandra Circle \$430,000
9721 Wyeth Court \$385,000

STONEHAVEN
9448 Coventry Lake Court \$510,000
1349 Stonehaven Estates Drive \$435,000
1362 Pebble Ridge Lane \$435,000
1479 Newhaven Point Lane \$400,000
1341 Stonehaven Estates Drive \$380,000

SUGAR POND MANOR
13579 Jonquil Place \$360,000

VERSAILLES
10565 Versailles Boulevard \$725,000
10750 Versailles Boulevard \$700,000
10630 Versailles Boulevard \$600,000
10575 Arcole Court \$569,000
10325 Trianon Place \$435,000

WELLINGTON SHORES
11179 Silver Ridge Street \$537,250
10616 Paso Fino Drive \$430,000

ROYAL PALM BEACH

ACREAGE
11514 59th Street \$382,500
4661 129th Avenue \$300,000
5030 Royal Palm Beach Blvd \$290,000
11580 59th Street \$285,000
12884 60th Street \$279,000
11717 54th Street \$273,000
11851 49th Street \$297,500
4390 130th Avenue \$293,000

BELLA TERRA
157 Bellezza Terrace \$345,000

BELLASERA
1106 Brinely Place \$392,500
1104 Brinely Place \$353,840

COUNTRY CLUB VIEWS
118 Prestige Drive \$290,000

CRESTWOOD
217 Preserve Court \$336,000
100 Chestnut Circle \$325,000
116 Park Road \$318,000
107 Cambridge Lane \$273,000

CYPRESS HEAD
103 Brook Woode Court \$360,000
103 Brook Woode Avenue \$355,000
110 Mill Pond Lane \$335,000

CYPRESS KEY
11991 Cypress Key Way \$458,000

ESTATES OF ROYAL PALM BEACH
140 Kapok \$449,000

HAWTHORN
102 Sunflower Circle \$320,000

HUNTINGTON WOODS
123 Parkwood Drive \$300,000

LA MANCHA
332 Las Palmas Street \$410,000
248 Las Palmas Street \$370,000
417 Las Palmas Street \$360,000
117 Alcazar Street \$346,500
126 Miramar Avenue \$333,333
132 Santander Court \$327,500
142 Cortes Avenue \$305,000
142 Bilbao Street \$304,900

MADISON GREEN
2281 Ridgewood Circle \$485,000
2482 Westmont Lane \$422,500
2780 Willow Way \$400,000
1118 Oakwater Drive \$380,000
2712 Misty Oaks Circle \$350,000
1500 Running Oak Lane \$345,000

MOUNTS PUD

27 Atwell Drive \$313,000

OLIVE TREE
1176 Hatteras Circle \$325,000
1209 Olympic Circle \$315,000
1403 Bethpage Way \$296,000
1105 Hatteras Circle \$289,900

PALM BEACH PLANTATION
9370 Madewood Court \$497,000
9401 Madewood Court \$400,000
550 Mulberry Grove Road \$349,000

PORTOSOL
2318 Bellarosa Circle \$518,000

2434 Bellarosa Circle \$495,000
2944 Bellarosa Circle \$486,000
2934 Bellarosa Circle \$455,000
2537 Vicara Court \$430,000
2537 Vicara Court \$430,000
2210 Arterra Court \$395,000
2922 Bellarosa Circle \$370,000

RIVER BRIDGE
2532 Egret Lake Drive \$353,000
2828 Waters Edge Circle \$309,000
6727 Eagle Ridge Drive \$305,000
2865 Waters Edge Circle \$280,000
201 Trails End \$266,000
420 Trotters Lane \$251,000
116 Caribe Court \$250,000

RIVERWALK
2700 Hancock Creek Road \$495,000
2211 Vero Beach Lane \$485,000
2611 Muskegon Way \$392,450
2505 Kittbuck Way \$370,000

ROYAL ESTATES
2932 Fontana Court \$438,000

SARATOGA AT ROYAL PALM
104 Pimlico Way \$300,000
214 Saratoga Boulevard \$299,000

STONEHAVEN
1341 Stonehaven Estates Drive \$380,000
9448 Coventry Lake Court \$510,000
1349 Stonehaven Estates Drive \$435,000
1362 Pebble Ridge Lane \$435,000
1479 Newhaven Point Lane \$400,000

THE ESTATES OF ROYAL PALM BEACH
124 Cypress Crescent \$360,000

WESTWOODS
424 Westwood Circle \$465,000

BOYNTON BEACH

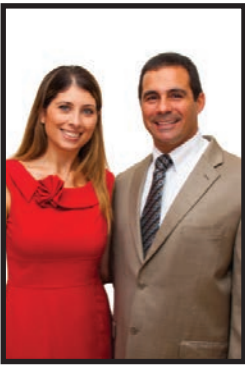
CASCADES
6835 Chimere Terrace \$400,000
11544 Pallas Drive \$333,000
7161 Haviland Circle \$329,448
11590 Ballylee Terrace \$329,000
7501 Granville Avenue \$315,000
7146 Granville Avenue \$288,000
7144 Whitfield Avenue \$205,000

MELROSE
9915 Hindel Court \$825,000

VALENCIA ISLES
11173 Kapalua Way \$387,500
11362 Barca Boulevard \$450,000
11571 Puerto Boulevard \$415,000
11917 Habana Avenue \$387,000
7633 Las Cruces Court \$335,000
11741 Castellon Court \$318,000

VERONA LAKES
9554 Verona Lakes Blvd. \$315,000
9755 Porta Leona \$235,000
9995 Porta Leona \$262,500

WEDGEWOOD
7385 Chorale Road \$330,000



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Interested in a career in real estate? Email: hilda@tricoliteam.com

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WANT TO SELL YOUR HOME THIS YEAR? START DOING THESE THINGS RIGHT NOW!

The new year is a great time to sell! Interest rates are still low, now is the time to act! Here are some tips every successful seller needs to know.

Have an action plan. Do you need to sell your home in order to buy another home? This is a common issue many sellers face. It is usually easier to sell first, then buy. You may be able to rent your house back from the new buyer for a couple of months or find a short term rental until you find your new home. Don't just list your home -- market it. You need an agent who can develop and implement a marketing plan which includes professional photographs and videos, online marketing including social media, print advertising, etc. In today's real estate market potential buyers are doing a lot of their own research online and weeding out properties before they physically see them.

Don't "test" the market. Pricing a home right is an art form. Make sure your home is priced competitively from the beginning. The first two weeks that a home is on the market are the most important. This is when the home will get the most "traffic". If you are priced too high from the beginning, you will miss buyers during this window.

Fix what's broken. If you know there are things that are not in working order, fix them. Buyers don't want to come in and do a ton of work once they have purchased a home. Clean and declutter. Clean out your closets, clear off the counters, take down your family photos. Less is more! If there is too much clutter and lots of personal items, it may make it difficult for potential buyers to see themselves living in your home.

Many real estate analysts are betting on 2019 being a stand out year in real estate. Let the Tricoli Team handle your real estate needs!

Jeff and the entire Tricoli Team were so amazing! The attention to detail is unmatched. With the top level treatment we received we felt like we were their only client. From listing, to open house and until closing day the Tricoli Team got our house sold in less than two weeks for top dollar! It was a pleasure working with this friendly and knowledgeable staff. With this team of experts you don't just get one realtor that gives you some of their time, you get an entire team of professionals with the knowledge and ability to get your house SOLD! I never felt that the job wasn't getting done. 24/7 they were there to help guide us through the process! I'm SOLD on the Tricoli Team! Big thanks to Ryan, Jeff and Hilda for all the hard work! From our Family to yours...THANK YOU!

-The Harmans

I had my house on the market for 6 months, with just 3 offers. I was really depressed and thought I would never sell for the price I needed. I was told by the realtor at the time that maybe I should do some changes and come down on price. I decided not to renew the contract and researched and interviewed 3 realtors. Of course I chose the Tricoli Team... and you would have too! Jeff said he would get my price for me and he sure did... in 3 weeks!! His entire team are top notch. Tony found a new home for me in less than a month. Had some glitches and they handled all of them expertly, professionally and with a lot of caring. They were there for me from start to finish. Tony really went above and beyond in getting me my new home. You will never need to go anywhere else! Thank you Jeff, Hilda, Ryan, Tony and the entire Tricoli Team.

-Christine

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