

JUNE 2021

FREE GUIDE



TOP **1%** OF REAL ESTATE AGENTS  
IN THE COUNTRY



Your home may be worth  
**WAY** more than you think!  
Call Jeff at 561-220-2278

2 easy ways to get your home value  
Text **"TTValues"** to **59559** or visit  
[www.HomeValuePalmBeach.com](http://www.HomeValuePalmBeach.com)

YOUR LOCAL REAL ESTATE  
*experts and neighbors*

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PARTNERS  
KELLERWILLIAMS.

THE  
**TRICOLI**  
TEAM

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

# CLIENT TESTIMONIALS

Jeff and his team were absolutely wonderful! I was originally on the fence about hiring a realtor but ended up doing so with The Tricoli Team. My listing agent, Aaron was also extremely responsive and attentive whenever I had a question or concern and even made himself available on weekends if needed. If you're looking to sell your home for the max value, selling with The Tricoli Team is most definitely the way to go!

-J Gundlach

Jeff helped us sell our home in a fast, efficient, and profesional manner. We had several offers within the first week of listing our home. Jeff and his staff delivered on what they promised.

- zuser20170402075517404

Jeff and his team were outstanding with the recent sale of our house. His wisdom and experience immediately paid off when our house first listed... We would not hesitate for a moment if someone asked us if we would ever use them again. They were fantastic!

-Dave

# FREE

# ACTIVITIES

## TO DO THIS SUMMER

### **PAINTING ENLIGHTENMENT: EXPERIENCING WISDOM & COMPASSION THROUGH ART & SCIENCE,**

10 a.m.-5 p.m. through Sept. 19. Enjoy the masterful works of famed Japanese artist and scientist Iwasaki Tsuneo in this new exhibit. Morikami Museum and Japanese Gardens, 4000 Morikami Park Road, Delray Beach. 561-495-0233. [morikami.org/current-exhibitions](http://morikami.org/current-exhibitions). Free.

### **AT HOME WITH GUMBO LIMBO**

Ongoing. The Nature Center offers many virtual adventures and activities for kids and the whole family. Includes self-guided beachcombing, nature detectives and videos on Facebook and YouTube. Visit the Virtual Program page. Boca residents can register for programs via Webtrac. Visit [gumbolimbo.org](http://gumbolimbo.org) or call 561-544-8605.

### **CATCH KIDS CLUB,**

4:30-6:30 p.m. Fridays through July 2. Fun, safe, inclusive and engaging activities, powered by FLIPANY. Las Olas Oceanside Park, 3000 E. Las Olas Blvd., Fort Lauderdale. 954-828-2690. [bit.ly/3fc2Vnw](https://bit.ly/3fc2Vnw). Free.

### **FRIDAY NIGHT SOUND WAVES,**

6:30-9:30 p.m. Fridays through July 2. Bring a beach chair and bring a friend for a family-friendly concert series, presented by the businesses on the beach. Las Olas Oceanside Park, 3000 E. Las Olas Blvd., Fort Lauderdale. 954-828-2690. [theloopflb.com/events/fnsw](http://theloopflb.com/events/fnsw). Free.

# Thinking of Selling? 2 Easy Ways to Get Your Home Value

Text **"TVValues"** to 59559 or visit **www.HomeValuePalmBeach.com**



**3755ne6thdr.com**

Absolutely stunning, custom estate home in fabulous Boca Raton community!



**8858clubestatesway.com**

Absolutely stunning Mediterranean-Style home in the sought after Club Estates community.



**10065countrybrookroad.com**

Come see this gorgeous home in highly desirable Boca Springs.



**7724forestaydr.com**

Spacious pool home in Lake Charleston which is located within an excellent school zone!



**6519columbiaavenue.com**

Wonderful lakefront home with expansive lot in the highly desirable community of Smith Farm.



**1120hatterascircle.com**

Great home situated on a lovely private, lakefront lot with tons of fruit trees.



**107kapokcrescent.com**

This gorgeous 4 bedroom 2 bath home is located in the highly desirable gated community Estates of Royal Palm Beach.



**705loridrive308.com**

Charming two bedroom, two bath condo in Lakeside Villages! Fully furnished home for the buyers convenience.



**7064thunderbaydrive.com**

Beautiful home in the highly desirable Lakeview Estates community which is located within an excellent school zone.

**Jeffrey L. Tricoli, PA**

**www.HomeValuePalmBeach.com**

**Search the MLS [www.TricoliTeam.com](http://www.TricoliTeam.com)**

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**7836rockfordrd.com**

Spacious newly renovated villa in the resort style community of Aberdeen with attached garage!



**6538columbiaavenue.com**

Wonderful home in the highly desirable community of Smith Farm which is located within an excellent school zone!



**758lakewellingtondrive.com**

Beautiful lakefront pool home in excellent Wellington school zone!



**2616emorydrivea.com**

Charming corner condo in Cresthaven!



**2115tuscanycanway.com**

Gorgeous first floor intracoastal condo with 2 master suites!



**5713stoningtonway.com**

Come see this gorgeous 2 bedroom 1 bath villa with attached 1 car garage in desirable Lees Crossing community.



**4252huntingtrail.com**

Gorgeous pool home in Legend Lake Estates!



**10778northgreendr.com**

Spectacular estate home in exclusive Wycliffe!



**829nk.com**

Spectacular estate home in exclusive Wycliffe!

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**3661viapoinciana510.com**

Come see this recently renovated, immaculate property.



**17727raintreeter.com**

Spacious 4BR/2BATH home in beautiful Pheasant Walk.



**2059guadeloupe.com**

If you have been dreaming of living the incredible Villagewalk lifestyle, this is your chance!



**936ortegaroad.com**

Great 3/2 home with BRAND NEW ROOF & large backyard in the heart of West Palm Beach!



**1141352ndrd.com**

Great home situated on 1.25 acres! Come inside and enjoy spacious living areas along with an inviting, eat-in kitchen.



**1112767thplace.com**

Great pool home on a 1.25 acre lot in the Acreage! No HOA!



**71viadecasasnorte.com**

Beautifully updated 3 bedroom, 2 bath villa in Tradewinds at Dos Lagos!



**14598thstreet.com**

Come see this quaint 3 bedroom 1 bath home in Roosevelt Estates.



**200miramarway.com**

Unique home in Southend just steps away from the Intracoastal!



**11148narrangansettbay.com**

Gorgeous lake front, pool home in Grand Isles!

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**631npalmway.com**

Great pool home with guest house, situated on a lovely corner lot located just steps from the Intracoastal!



**324lamanchaave.com**

Come enjoy all that Royal Palm Beach has to offer in the highly desirable La Manch community!



**6623ashburnroad.com**

Magnificent waterfront home in the highly desirable community of Smith Farm!



**6314cdurhamdr.com**

Pride of Ownership is apparent with this 5 bed, 3 bath home that features a 3 car garage.



**415pineglenlnaptb2.com**

Come enjoy this charming condo! This 2 bedroom home comes fully furnished for your convenience.



**9129nugenttrail.com**

Beautiful pool homes in Worthington Estates!



**9525captivacir.com**

Gorgeous estate home with resort style pool and many, many upgrades.



**132derbylane.com**

Gorgeous lake front, pool home in very desirable community of Saratoga in Royal Palm Beach!



**1181968thstn.com**

Lovely pool home in the Acreage! This 3 bedroom, 2 bathroom home sits on a 1.25 acre private lot.

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**10778northgreendr.com**

Spectacular estate home in exclusive Wycliffe!



**12904corallakesdrive.com**

Great home in resort style, active adult community in Boynton Beach!



**350nfederalwayunit705.com**

Gorgeous, private corner unit, ocean front condo with expansive ocean and Intracoastal views!



**2502ndixiehwyunit8.com**

This gorgeous 3 bedroom 3 1/2 bath townhome is located in the Courtyards of Lake Worth.



**827 10th Street**

Don't miss this opportunity! Conveniently located 2/1 looking for a great new owner to renovate and make their own!



**9630harbourlakecir.com**

Beautifully appointed 3 bedroom 2 bath home in the highly desirable Southwind Estates at Palm Isles.

## 6 Tips for Selling Your Home in the Summer

### 1. Control the environment.

When buyers walk into your home, they immediately make an subconscious assessment of your home simply based on the question "Am I comfortable?" Even if you usually like to save on your electric bill, you'll want to make sure your home is anything but sweaty for potential buyers. Besides keeping tabs on your home's temperature, infuse the rooms with fresh scents!

### 2. Play up all outdoor features.

Selling your home in the summer means more than just selling an indoor floor plan...it means selling the total package. Curb appeal becomes more important (and easier!) than ever when flowers are in full bloom and the grass is bright green. It's also a great time to freshen up outdoor paint and decor. When potential buyers are touring your home, you want them to be able to picture themselves playing with kids in the backyard, swimming in the pool, and entertaining guests on the back patio.

### 3. Declutter.

Once again, the environment and overall feel of your home is extremely important when putting your home on the market. The "fresh" atmosphere of summer is complemented well by clean colors and lines, as well as a minimalist approach to clutter. Remove heavy drapes from windows, letting lots of natural light in. Put away some of your excess knick-knacks and decorations. Depersonalizing your space allows others to envision themselves in the home!

### 4. Host a killer open house event.

Often, summer is a time when families and couples feel more spontaneous and willing to break out of routine. Because kids are out of school, families are going on vacation, and the weather is so nice, hosting a really great open house is the perfect chance to get all kinds of people through the door. You'll draw in out-of-town buyers, families who are curious about upgrading or downsizing, and more. Because daylight hours are longer in summer, think about hosting it later in the evening.

### 5. Take advantage of your vacation.

Summer is prime family vacation time. Do your REALTOR® a favor and go on vacation at a strategic time in the summer! You can prep your home to perfection, leave your REALTOR® with the keys, and not worry about constantly keeping the house in "showing shape."

### 6. Keep the time of summer in mind.

When looking at an offer, be sure to keep the summer cycle in mind. If it's early in the summer (May-June), more buyers are carefully patrolling the market. The folks strolling through your house might feel like they have a lot of other options. However, if you're receiving an offer in July-August, homes are disappearing, and your potential buyers may be feeling the pressure to choose a home quickly...especially if they want to get their kids enrolled in a specific school district.



Jeffrey L. Tricoli, PA  
Keller Williams Realty

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Interested in a career in real estate? Email: [hilda@TricoliTeam.com](mailto:hilda@TricoliTeam.com)

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## Thinking of Buying **NEW CONSTRUCTION?** Call us **TODAY** for a **REBATE!**

### CEDAR PLANKED SALMON WITH HONEY GINGER GLAZE



1 Chopped green onion(Scallion)  
1 tablespoon of minced fresh ginger root  
1/2 tablespoon of minced fresh garlic  
1/2 cup of Nama Shoyu (unpasteurized Soy Sauce)  
1/2 cup of orange juice  
1/2 teaspoon of sesame oil  
1/4 cup of honey  
1 teaspoon of Celtic Sea Salt  
1 Salmon Fillet(skin on) about 2 pounds  
1 tablespoon of brown sugar  
Lemon Peels for Garnish

Instructions:

1. Make sure you plank is already soaking. 1 hour is OK but 2 hours is preferred
2. Start by making the marinade first. Place all 8 marinade ingredients only in a large zip lock bag and mix well.
3. Cut the salmon fillet cross wise to make 4 servings but DO NOT cut through the skin
4. Place Salmon Fillet (skin on) in marinade bag. Seal well and shake.
5. refrigerate for 20-30 minutes, turning bag several times
6. While the Salmon is marinating prepare your grill for direct cooking over medium heat.
7. With the lid closed, preheat your plank for 3 minutes. After 3 minutes flip the plank over still positioned directly over the fire.
8. Remove your salmon from the marinade bag and place the fillet directly onto the plank (role the tail under if its hanging off the plank)
9. Carefully sprinkle the brown sugar over the entire surface of the fillet
10. Close the lid and keep it closed for 15-20 minutes for medium rare. Remember that cooking times will vary depending on the thickness of your filet. Keep an eye out for flareups. Serve on the grilling plank for a top chef presentation, and to add a beautiful aroma to your dinner table. Garnish with lemon and enjoy!

Recipe and photo courtesy of <https://primalgrilling.com/>

**WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!**

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