



# Back to SCHOOL

Live  **West Lake Worth**

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

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

**SOLD**

Area Experts

THE  
**TRICOLI**  
TEAM

kw

KELLERWILLIAMS  
REAL ESTATE

[www.TricoliTeam.com](http://www.TricoliTeam.com)

**561.440.4003**



Your home may be worth  
**WAY** more than you think!  
Call Jeff at 561-440-4003

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

kw THE  
**TRICOLI**  
TEAM

# FEATURED LISTING



## 9313 Olmstead Dr, Lake Worth

Fabulous lake front, pool home in upscale, gated, western Lake Worth community of Cypress Lakes Estates where you can walk to A rated schools! This very desirable, 5 bedroom open, spacious home (see attached floor plan) with soaring ceilings and gorgeous marble flooring has it all. The inviting kitchen boasts wood cabinetry, granite counters and newer stainless steel appliances. All of the bedrooms are spacious as well. Step outside and enjoy the gorgeous pool and expansive paved patio overlooking the serene lake. All of this located in Cypress Lake Estates a gated community which offers its residents beautiful lakes, a children's play area, tennis courts and is within an excellent school zone just minutes from Wellington, the Turnpike, fine shopping & dining and world class polo.



# CLIENT TESTIMONIAL

Jeff Tricoli and the Tricoli Team exceeded all my expectations. The team's expertise and attention to detail brought in an offer in just 28 days! Jeff's experience brought the highest value when negotiating multiple offers. I couldn't be happier and recommend the Tricoli Team without reservation. -Scott



### 114 Nottingham Road

Gorgeous pool home on expansive lot (over 1/3 acre)



### 6193 India Forest Circle

Gorgeous lakefront, pool home in gated, golf course community of Winston Trails!



### 7553 Oakboro Drive

Gorgeous lakefront home in desirable Lake Charleston



# SELLING 1 HOME EVERY 2 DAYS!



## **602 N Lakeside Drive**

Award winning house of month for February 2018!  
Flawlessly update Spanish style home with sweeping  
golf and Intracoastal views



## **7815 Elwood Drive**

Beautiful pool home in desirable Countrywood/  
Country Lakes West



## **6767 Jacques Way**

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



## **100 Cove Rd**

Beautiful lake front home in the resort style community of  
River Bridge situated on a 1/4 acre corner lake lot.



## **118 Harbor Lake Cir**

Beautiful lake front home in the resort style community  
of River Bridge.



## **12188 68th Street N**

Great pool in the acreage situated on over an acre of  
land!



## **121 Elysium Dr.**

Wonderful lakefront pool home in Elysium, a desirable  
community centrally located in Royal Palm Beach!



## **2715 Pienza Circle**

Beautiful home situated on an expansive lot in the gated  
community of Portosol



## **6925 Bruce Court**

Gorgeous pool home in the gated, resort style  
community of Coco Plum!



## **8360 Lake Cypress Road**

Beautiful 3 bedroom, 2 bath home in active, adult  
community Summer Chase!



## **126 Tuscany Lane**

Beautiful Lennar built lakefront, pool home in the gated  
community of Bella Terra!



## **10388 Oak Meadow**

Beautiful, lakefront home in Countryside Estates



Whether their summer was jam-packed with activities or filled with complaints about being bored with nothing to do, kids often have a tough time making the back-to-school transition.

## Battling the Butterflies

As with any new or potentially unsettling situation — like starting school for the first time or entering a new grade or new school— allow kids time to adjust. Remind them that everyone feels a little nervous about the first day of school and that it will all become an everyday routine in no time.

Emphasize the positive things about going back to school, such as hanging out with old friends, meeting new classmates, buying cool school supplies, getting involved in sports and other activities, and showing off the new duds (or snazzy accessories if your child has to wear a uniform).

It's also important to talk to kids about what worries them and offer reassurance: Are they afraid they won't make new friends or get along with their teachers? Is the thought of school-work stressing them out? Are they worried about the bully from last year? Consider adjusting your own schedule to make the transition smoother. If possible, it's especially beneficial for parents to be home at the end of the school day for the first week. But many working moms and dads just don't have that flexibility. Instead, try to arrange your evenings so you can give kids as much time as they need, especially during those first few days.

If your child is starting a new school, contact the school before the first day to arrange a visit. And ask if your child can be paired up with another student, or "buddy," and if you can be connected with other new parents. This will help both of you with the adjustment to new people and surroundings. Some schools give kids maps to use until things become more familiar.

To help ease back-to-school butterflies, try to transition kids into a consistent school-night routine a few weeks before school starts.

## Also make sure that they:

- get enough sleep, establish a reasonable bedtime
- have a healthy breakfast so they're more alert
- write down their locker combination, what time classes and lunch start and end, their home room and classroom numbers, teachers' and/or bus drivers' names, etc.
- use a wall calendar or personal planner to record when assignments are due, tests will be given, etc.
- have them organize and set out what they need the night before (homework and books should be put in their backpacks by the door and clothes should be laid out in their bedrooms)

Although it's normal to be anxious in any new situation, a few kids develop real physical symptoms, such as headaches or stomachaches, associated with the start of school. If you're concerned that your child's worries go beyond the normal back-to-school jitters, speak with your child's doctor, teacher, or school counselor.

## Back-to-School To-Do's

Parents themselves can be a little nervous about the first day of school, especially if they're seeing their little one of for the first time or if their child will be attending a new school.

To help make going to school a little easier on everyone, here's a handy checklist:

### What to wear, bring, and eat:

- Does the school have a dress code? Are there certain things students can't wear?
- Will kids need a change of clothes for PE or art class?
- Do your kids have a safe backpack?
- Do kids know not to overload their backpacks?
- Will your kids buy lunch at school or bring it from home?
- Have you stocked up on all of the necessary school supplies?

### Medical issues:

- Have your kids received all necessary immunizations?
- Have you filled out emergency contact and health info forms?
- Do the school nurse and teachers know about any medical conditions your child may have?
- Have you made arrangements with the school nurse to administer any medications your child might need?
- Do the teachers know about any conditions that may affect how your child learns?

### Transportation and safety:

- Do you know what time school starts and how your kids will get there?
- If they're riding the bus, do you know where the bus stop is and what time they'll be picked up and dropped off?
- Do you know where the school's designated drop-off and pickup area is?
- Are there any regulations on bicycles or other vehicles, such as scooters?
- Have you gone over traffic safety information, stressing the importance of crossing at the crosswalk and looking both ways when crossing the street?
- If your child walks or bikes to school, have you mapped out a safe route? Does your child understand that it's never OK to accept rides, candy, or any other type of invitation from strangers?



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



**2802 Waters Edge Circle**

Beautiful home in the resort style community of River Bridge



**7268 Viale Sonata**

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



**10689 Old Hammock Way**

Beautiful lakefront home in resort style Wellington, Florida community



**7880 Oakmont Drive**

Wonderful pool home situated on an expansive corner lot



**8064 Burlington Court**

Beautiful home on expansive, pie shaped, cul-de-sac lot with sweeping golf course views in Lacuna



**10039 Jockey Road**

Spacious home in gated, upscale community of Thoroughbred Lake Estates



**2496 Westmont Lane**

Gorgeous home in Madison Green! Come inside and be wowed by spacious living areas with knockdown and diagonal tile flooring throughout.



**6954 Oak Bridge Lane**

Great townhome with attached garage in gated community of Smithbrooke



**7335 Copperfield Circle**

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



**3860 Cypress Lake Drive**

Gorgeous home in Madison Green! Come inside and be wowed by spacious living areas with knock-down and diagonal tile flooring throughout.



**5026 Solar Point Drive**

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



**8376 Morning Star Road**

Great home in the desirable West Lake Worth community of Lakes of Sherbrooke situated on an expansive corner lot on a cul-de-sac!



# HOW TO SAVE MONEY ON SCHOOL

Don't overspend on packed lunches! Here are some tips for saving money on school lunches

1. Instead of packing every little piece of food baggies use subdivided food containers.
2. When you do need to use bags, do it yourself instead of buying individually sized bags of chips and cookies. Buy a full-sized bag, or even a family sized bag and make your own individual snack packs. You can do this with carrot sticks, dried fruit and nuts too.
3. Look for what is on sale at the grocery store. Use wraps, hot dog and hamburger buns or sliced dinner rolls instead of hoagie rolls and loaf breads.
4. Instead of using freezer packs freeze small water bottles or juice boxes to keep lunches cold. They will thaw in time for lunch and will double as an ice pack!
5. Prepare as much as you can over the weekend to avoid the last minute rush when you are trying to get out of the door. Preparing in bulk will also help save you money.
6. Pack leftovers! Transform last night's chicken into a quesadilla or chicken salad for a delicious lunch.
7. Clean out your fridge and pack a mix matched lunch! Kids will love to get veggies, crackers, dip, hard-boiled eggs, cheese, etc. for lunch instead of a regular sandwich. Getting your kids involved in preparing and packing their lunch is also a great way to make sure they will eat it!



## BACK TO SCHOOL TIPS:

### What About After School?

If your kids or teens are home alone in the afternoons, it's important to establish clear rules:

- Set a time when they're expected to arrive home.
- Check in with you or a neighbor as soon as they get home.
- Specify who, is allowed in your home when you're not there.
- Make sure they know to never open the door for strangers.
- Make sure they know what to do in an emergency.

To ensure that kids are safe and entertained after school, look into after-school programs. Some are run by private businesses, others are organized by the schools themselves, places of worship, police athletic leagues, YMCAs, community and youth centers, and parks and rec depts.

#### Getting involved in after-school activities:

- offers an alternative to watching TV or playing video games
- provides adult supervision when parents can't be around
- helps develop kids' interests and talents
- introduces kids to new people & helps develop social skills
- gives kids a feeling of involvement
- keeps kids out of trouble.

Make sure after-school commitments allow kids enough time to complete school assignments. Keep an eye on their schedules to make sure there's enough time for both schoolwork and home life. Kids should know when and who will pick them up when the after-school program ends.





# SELLING 1 HOME EVERY 2 DAYS!



## **100 Pacer Lane**

Magnificent lake front home in the resort style community of River Bridge.



## **16649 72nd Road**

Expansive, pool home with 4 car garage and NO HOA situated on 1.15 acres!



## **7971 Ambleside Way**

Completely updated home situated on a corner lot, on a cul-de-sac street in Smith Farm



## **7258 Copperfield Circle**

Beautiful 6 bedroom home in Smith Farm



## **8837 Laguna Royale**

Gorgeous, lake front home in upscale, active adult community Valencia Shores!



## **16244 E Whitton Drive**

Expansive pool home situated on almost 2 acres!



## **110 Monterey Way**

Beautiful custom 4/3 lakefront home in Saratoga



## **5282 Oakmont Village Circle**

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



## **9935 Torino Drive**

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



## **78 Springdale Road**

Great 3/2 home in sought after Florida Gardens on an expansive lot, with No HOA and in an excellent school zone!



## **6114 Elm Way Court**

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



## **6935 Silverado Terrace**

Beautiful home on expansive corner lot in Winston Trails



Jeffrey L Tricoli, PA  
Keller Williams Realty

Search the MSL for Free at [www.TricoliTeam.com](http://www.TricoliTeam.com)

[www.LakeWorthHomes.com](http://www.LakeWorthHomes.com) | [www.HomeValuesLakeWorth.com](http://www.HomeValuesLakeWorth.com) | 561-440-4003

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

© Jeffrey L Tricoli, PA

\*\*\*\*\*ECRWSS\*\*\*\*\*

CAL  
POSTAL CUSTOMER

PRSR STD  
US POSTAGE  
PAID  
BOCA RATON, FL  
PERMIT NO. 1535  
ECRWSS

# SELLING 1 HOME EVERY 2 DAYS!

Ranked#1 in Palm Beach County!

## We made our sellers \$11,463,301.50 MORE!

### RECENT CLOSED SALES

<b>BENT CREEK</b>				<b>LAKE CHARLESTON</b>				<b>SAVANNAH ESTATES</b>			
9213	Silver Glen	Way	\$380,000	7319	Spinnaker Bay	Drive	\$403,000	9225	Savannah Estates	Drive	\$435,000
9173	Silver Glen	Way	\$350,000	7590	Thornlee	Drive	\$367,000	9463	Savannah Estates	Drive	\$405,000
<b>CEDAR CREEK RANCH</b>				7163	Saratoga Waters	Way	\$319,000	<b>SEMINOLE RANCHES</b>			
4090	Cedar Creek Ranch	Circle	\$467,500	7650	Thornlee	Drive	\$311,000	10540	Anderson	Lane	\$580,000
<b>CHARLESTON SHORES</b>				7195	Vaca Key	Way	\$275,100	5283	Michlar	Drive	\$430,000
7153	Pigeon Key	Way	\$315,000	<b>LAKES OF SHERBROOKE</b>				<b>SMITH FARM</b>			
<b>COCOPLUM</b>				5481	White Sands	Cove	\$385,000	6364	Squirewood	Way	\$530,000
5280	Sancerre	Circle	\$395,000	5466	Alta	Way	\$311,000	6581	Stonehurst	Circle	\$485,000
5052	Sancerre	Circle	\$349,900	5162	Ouachita	Drive	\$300,000	6543	Marbletree	Lane	\$460,000
<b>COUNTRYWOOD</b>				8125	Chatuga	Court	\$290,000	7258	Copperfield	Circle	\$425,000
7730	Cedro	Court	\$285,000	<b>LEGEND LAKE ESTATES</b>				6376	Stonehurst	Circle	\$407,000
5860	Teakwood	Road	\$285,000	4413	Hunting	Trail	\$765,000	7557	Ridgefield	Lane	\$389,900
7883	Blairwood	Circle	\$250,000	4519	Hunting	Trail	\$625,000	7734	Oak Grove	Circle	\$345,000
7758	Ashwood	Lane	\$239,900	<b>NAUTICA ISLE</b>				7755	Oak Grove	Circle	\$325,000
<b>CYPRESS LAKE ESTATES</b>				5526	Albin	Drive	\$395,000	7588	Rockport	Circle	\$307,500
4450	Danielson	Drive	\$470,000	5033	Solar Point	Drive	\$385,000	<b>SUMMER CHASE</b>			
<b>CYPRESS ROYALE</b>				5505	Wishing Star	Lane	\$370,000	8501	Cypress Glen	Court	\$320,000
4077	Italia	Way	\$525,000	5547	Wishing Star	Lane	\$320,000	3727	Spring Crest	Court	\$315,000
<b>CYPRESS TRAILS</b>				<b>OAK HAVEN</b>				<b>THOROUGHBRED LAKE ESTATES</b>			
3674	Cypress Edge	Drive	\$440,000	9412	Wrangler Drive		\$525,100	5792	Saddle Trail	Lane	\$324,000
<b>CYPRESS WOODS</b>				<b>OSPREY</b>				<b>TROPICAL COUNTRY ESTATES</b>			
3668	Cypress Lake	Drive	\$425,000	6020	Walnut Hill	Drive	\$353,850	9159	Melody	Road	\$259,900
<b>FLORIDA GARDENS</b>				6298	Vireo	Court	\$562,000	<b>WINSTON TRAILS</b>			
80	Rubber Tree	Drive	\$332,000	<b>PALM BEACH FARMS</b>				6235	Floridian	Circle	\$470,000
26	Pine Tree	Avenue	\$325,000	5340	3rd	Road	\$328,000	6269	Floridian	Circle	\$460,000
<b>ISOLA BELLA</b>				7471	Coconut	Drive	\$262,000	5946	Newport Village	Way	\$380,000
7313	Viale Sonata		\$382,000	<b>PALM BEACH NATIONAL GOLF AND COUNTRY CLUB</b>				6339	Grand Cypress	Circle	\$340,000
7282	Via Leonardo		\$478,000	3188	Pinehurst	Drive	\$308,000	6958	Silverado	Terrace	\$263,300
<b>JOURNEYS END</b>				3136	Pebble Beach Drive		\$350,000	5660	Green Island	Drive	\$260,000
6778	Houlton	Circle	\$372,500	7923	Saint Andrews	Road	\$360,000	5619	Eagle Trace	Court	\$255,000
<b>LACUNA</b>				3212	Pebble Beach	Drive	\$340,000	<b>WOODS WALK</b>			
6413	Breckenridge	Circle	\$360,000	3057	Pebble Beach	Drive	\$297,375	3604	Cypress Wood	Court	\$367,000
6225	Beaconwood	Road	\$347,900	<b>PALM BEACH RANCHETTES</b>				3758	Woods Walk	Boulevard	\$360,000
6316	Breckenridge	Circle	\$347,000	9437	Rodeo	Drive	\$520,000	<b>THE TRICOLI TEAM</b>			
				<b>SAN MESSINA</b>							
				8885	Club Estates	Way	\$725,000				

## 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.