

FREE GUIDE

January 2018



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WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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Jeff Tricoli: #1 Agent in Palm Beach County

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www.HomeValuesRoyalPalmBeach.com

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YOUR LOCAL REAL ESTATE
experts and neighbors

kw THE
TRICOLI
TEAM

- 31** **December**
Polo Season Begins
- 4** **Food Truck Invasion**
Wellington Amphitheater
- 6** **Green Market**
Wellington Amphitheater
- 7** **Village of Royal Palm Beach**
Green Market and Bazaar
Veteran's Park
- 10** **Winter Equestrian**
Festival Begins
- 11** **Food Truck Invasion**
Wellington Amphitheater
- 12-28** **South Florida Fair**
- 13** **Green Market**
Wellington Amphitheater
- 14** **Village of Royal Palm Beach**
Green Market and Bazaar
Veteran's Park
- 15** **Martin Luther King Jr. Day**
- 18** **Food Truck Invasion**
Wellington Amphitheater
- 20** **Green Market**
Wellington Amphitheater
- 17** **Village of Royal Palm Beach**
Green Market and Bazaar
Veteran's Park
- 21** **Food Truck Invasion**
Wellington Amphitheater
- 25** **Food Truck Invasion**
Wellington Amphitheater
- 27-28** **Art Fest on the Green 2018**
Wellington Amphitheater
- 28** **Village of Royal Palm Beach**
Green Market and Bazaar
Veteran's Park

WELLINGTON POLO SEASON BEGINS



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 2018 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.

CLIENT TESTIMONIAL

Jeff and his team are great! They are very knowledgeable, helpful and have great communication. They made the process of selling our home easy. Highly recommend Jeff Tricoli if your looking to sell or buy a ho me.

-Marion

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

The new year is a great time to sell! With home prices recovering and interest rates 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 2018 being a standout year in real estate. Let the Tricoli Team handle your real estate needs!



2663 Irma Lake Drive **\$395,000**
Wonderful DiVosta built, lakefront pool home in Riverwalk, a luxurious, waterfront, gated community!



127 Bilbao **\$235,000**
Great 3/2 home situated on almost 1/3 acre in the desirable neighborhood of La Mancha

SELLING 1 HOME EVERY 2 DAYS!



4410 James Estate \$575,000
Spectacular estate home offering over 4,000 sq ft of living space.



5816 Saddle Trail \$389,900
Wonderful and spacious home in Thoroughbred Lake Estates



2165 Widener Ter \$799,900
Expansive, lakefront, estate home offering 5 bedrooms plus a den in Olympia, a resort style community located in Wellington, Florida within an excellent school zone!



10746 Versailles Blvd. \$695,000
Luxurious estate in the exclusive community of Versailles offering 5 bedrooms, 3.5 baths and a 3 car garage.



7234 Prudencia \$425,000
Gorgeous lakefront home with very private backyard



4331 Hunting Trl \$599,000
Lakefront pool home in excellent school zone. 4 bedrooms plus a den, 3 baths and a 3 car garage in the upscale community of Legend Lakes Estates.

HOW MUCH IS MY ? HOME WORTH

FREE Home valuation in seconds at:
www.HomeValuePalmBeach.com



8880 S Kendale Circle \$825,000

Waterfront, estate home situated on over 1 acre in the subdivision of Sherbrooke Estates. The 4 bedrooms, 3.5 baths, and lovely split floor plan make this home second to none



7195 Vaca Key Way \$275,000

Great home in desirable Lake Charleston where you can walk to A rated schools!



9057 New Hope Court \$529,900

Gorgeous, lakefront, pool home in gated, resort style community of Palm Beach Plantation



5161 Palm Way \$479,900

Great pool home on over half acre in town!



2775 Pillsbury \$850,000

Expansive estate home in Olympia, a resort style community located in Wellington, Florida within an excellent school zone!



142 Park Road N \$369,000

Beautiful pool home on navigable canal in the heart of Royal Palm Beach with no HOA!

SELLING 1 HOME EVERY 2 DAYS!



3750 Spring Crest Court **\$279,900**
Wonderful 3 bedroom home in Summer Chase



137 Elysium Drive **\$309,900**
Wonderful lakefront home in Elysium, a desirable community centrally located in Royal Palm Beach!



6406 Breckenridge
Wonderful home with amazing golf and lake views in Lacuna



6656 Wilson Road **\$275,000**
Wonderful home situated on an expansive lot, in a great school zone! This property is classified AG/RES



4322 Lisa Drive **\$215,000**
Beautiful home with amazing golf course views in Lucerne Lakes!



16848 Shetland Ln **\$699,900**
Equestrian estate home located in an excellent Wellington school zone!



9939 Mantova **\$344,900**
Completely updated home in Bellaggio



7958 Merano Reef **\$599,900**
Expansive Estate home in Valencia Shores



7528 Oakboro Drive **\$415,000**
Gorgeous lakefront, pool home in Lake Charleston



6878 Langdon **\$419,900**
Like new home in Abbingdon



10388 Oak Meadow **\$525,000**
Beautiful, lakefront home in Countryside Estates



6181 Serene Run **\$275,000**
Lovely home in Serene Estates



9273 Olmstead **\$525,000**
Gorgeous lakefront, pool home in Cypress Lake Estates



10578 Galleria Street **\$439,900**
Beautiful 4 bedroom home in Black Diamond!



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www.HomeSearchPalmBeach.com

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Interested in a career in real estate?
Email jefftricoli@gmail.com

561-440-4003 search the MLS for free at www.TricoliTeam.com

SELLING 1 HOME EVERY 2 DAYS!

Ranked#1 in Palm Beach County!

We made our sellers **\$7,092,972.44 MORE!**

RECENT CLOSED SALES

BELLA TERRA

143	Bella Vista	\$420,500
130	Sarona	\$365,000
137	Sarona	\$330,000

COUNTRY CLUB VILLAGE

103	Country Club	\$365,000
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CRESTWOOD

150	Queens	\$373,000
150	Queens	\$373,000
120	Sycamore	\$370,000
176	Kings	\$317,420

ELYSIUM AT ARBORS

146	Elysium	\$289,500
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ESTATES OF ROYAL PALM BEACH

198	Cypress	\$458,000
136	Black Olive Crescent	\$424,000
159	Fernwood Crescent	\$403,500
130	Fernwood	\$360,000
115	Silver Bell Cres	\$360,000

LA MANCHA

190	Ponce De Leon Street	\$340,000
194	Cordoba	\$330,000
126	La Mancha	\$307,500
106	Gibraltar	\$300,000
120	Segovia	\$290,000
290	Ponce De Leon	\$290,000
135	Cordoba	\$290,000
167	Rivera	\$288,000

LA MANCHA CONTINUED

238	Bilbao	\$285,000
284	La Mancha	\$275,000
115	Santa Cruz	\$275,000
120	Cordoba	\$269,900
432	La Mancha	\$268,000

OLIVE TREE

1322	Monteray Way	\$310,000
1616	Crooked Stick	\$299,000

PALM BEACH FARMS

175	66TH	\$320,000
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PALM BEACH PLANTATION

9327	Plantation Estates	\$410,000
187	Mulberry Grove	\$338,000
8663	Tally Ho	\$332,000
144	Mulberry Grove	\$320,000
8734	Tally Ho	\$300,000
509	Mulberry Grove	\$297,000

PINE GROVE FARM

142	Two Pine	\$360,000
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PORTOSOL

2937	Bellarosa	\$544,000
3101	Cazadero	\$474,000
3030	Strada	\$445,000
2811	Bellarosa	\$445,000
2927	Bellarosa	\$421,000
2517	Vicara	\$395,000
2837	Bellarosa	\$378,000

PRESERVE AT CRESTWOOD

302	Preserve	\$279,000
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RIVER BRIDGE

2521	Egret Lake	\$325,000
229	Trails End	\$300,000
126	Hammocks	\$293,000
2754	Pointe	\$273,000
117	Caribe	\$255,000
113	Hammocks	\$255,000
340	Hammocks	\$253,000
312	Hammocks	\$250,000
212	Caribe	\$245,000
233	Trails End	\$225,000
133	Hammocks	\$222,750

RIVERWALK

7778	Red River	\$369,900
7709	Red River	\$347,000
2776	James River	\$315,000

STONEHAVEN

9414	Bristol Ridge	\$430,000
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**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.