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TEAM

# FEATURED LISTINGS



## 118 HARBOR LAKE CIRCLE, Greenacres

Beautiful lake front home in the resort style community of River Bridge. Come inside and be greeted by soaring cathedral ceilings, gorgeous tile flooring and spacious living areas. The inviting kitchen boasts wood cabinetry, granite counter tops and stainless steel appliances. The master suite offers a walk-in closet and comes complete with a luxurious master bathroom! The other bedrooms are spacious as well. Step outside and into a gorgeous patio which creates the perfect outdoor living space. Enjoy serene lake views on this great patio. Live the resort lifestyle in River Bridge! A beautifully maintained, gated community.



## 100 COVE RD, Greenacres

Beautiful lake front home in the resort style community of River Bridge situated on a 1/4 acre corner lake lot. Come inside and be greeted by soaring cathedral ceilings, gorgeous flooring and spacious living areas. The inviting kitchen boasts lots of cabinetry and counter top space along with stainless steel appliances. The master suite offers a walk-in closet and comes complete with a luxurious master bathroom! The other bedrooms are spacious as well. Step outside and enjoy serene lake views from a beautiful patio and a very private backyard. Live the resort lifestyle in River Bridge! A beautifully maintained, gated community.



## 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

# 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



## **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!



## **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, P.A.  
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Interested in a career in real estate?

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# SELLING 1 HOME EVERY 2 DAYS!

Ranked#1 in Palm Beach County!

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

### RECENT CLOSED SALES

#### ACERAGE

11479	Orange Grove	Boulevard	\$335,000
4120	121st	Terrace	\$407,450
5571	Royal Palm Beach	Blvd	\$345,000
12725	Sunset	Boulevard	\$335,000
11479	Sunset	Boulevard	\$335,000
11223	Sunset	Boulevard	\$300,000
11682	Orange Grove	Boulevard	\$299,999
12781	56th	Place	\$290,000
4840	122nd Dr N	Drive	\$281,340
4690	Royal Palm Beach	Boulevard	\$268,000
12353	57th	Road	\$385,000
12420	Orange Grove	Boulevard	\$384,900

#### BELLA TERRA

149	Bella Vista	Way	\$427,500
162	Bellezza	Ter	\$340,000
150	Bellezza	Terrace	\$330,000

#### CRESTWOOD

105	Kings	Way	\$410,000
171	Cocoplum	Lane	\$370,000
155	Kings	Way	\$340,000
158	Preserve	Drive	\$327,000
236	Park	Road	\$325,000
53	Sparrow	Drive	\$315,000
102	Waterway	Road	\$290,000

#### CYPRESS

119	Waterview	Way	\$345,000
107	Meadow Woode	Drive	\$372,400

#### ESTATES OF ROYAL PALM BEACH

138	Cypress	Trace	\$461,000
236	Cypress	Trace	\$380,000
123	Kapok Crescent		\$353,850

#### GREENWOOD MANOR

8542	Butler Greenwood	Drive	\$650,000
9350	Madewood	Court	\$492,000

#### LA MANCHA

110	Barcelona	Drive	\$360,000
116	Santa Cruz	Avenue	\$359,900
110	Mayorca	Court	\$340,000
175	Miramar	Avenue	\$288,000
158	Cordoba	Circle	\$285,000

#### OLIVE TREE

1329	Fishers		\$319,000
1719	Sawgrass	Circle	\$309,900
1008	Salmon	Isle	\$300,000
1792	Sawgrass		\$294,000
1316	Cape May	Lane	\$290,000
1240	Olympic	Circle	\$284,000
1243	Baycourt	Isle	\$249,900

#### PALM BEACH FARMS

162	66th	Terrace	\$430,000
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#### PALM BEACH PLANTATION

660	Belle Grove	Lane	\$365,900
8766	Tally Ho	Lane	\$355,000

#### PINE GROVE FARM

108	Two Pine	Drive	\$323,000
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#### PORTOSOL

2223	Arterra	Court	\$3,095,000
2948	Bellarosa	Circle	\$450,000
2210	Arterra	Court	\$270,135

#### RIVER BRIDGE

248	Trails End		\$350,000
2523	Egret Lake	Drive	\$325,000
140	Two Pine	Drive	\$325,000
140	Harbor Lake		\$324,900
2520	Egret Lake	Drive	\$322,500
2833	Waters Edge	Circle	\$305,000
185	Cove	Road	\$288,000
2805	Waters Edge	Circle	\$280,000
2835	Waters Edge	Circle	\$274,000

#### RIVER BRIDGE CONTINUED

110	Harbor Lake	Circle	\$270,000
135	Hammocks	Drive	\$267,000
329	Hammocks	Trail	\$260,000
216	Trails End		\$240,000

#### RIVERWALK

2825	Hancock Creek	Road	\$512,500
7852	Spring Creek	Drive	\$415,000
7159	Fish Creek	Lane	\$406,500
7195	Deer Point	Lane	\$362,000
7634	Quida	Drive	\$360,000
2504	James River	Road	\$350,000
2642	James River	Road	\$335,000
2673	James River	Road	\$329,000

#### ROYAL PALM BEACH

12109	52nd	Road	\$246,000
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#### STONEHAVEN

9903	Royal Cardigan	Way	\$505,000
9919	Royal Cardigan	Way	\$500,000
1436	Stonehaven Estates	Drive	\$485,000
1532	Stonehaven Estates	Drive	\$472,500
9524	Granite Ridge	Lane	\$388,000

## 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.