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CLIENT TESTIMONIALS

See what past clients are saying about us

Jeff is an extremely competent realtor who knows his stuff. But what impressed me most was his loyalty to his client. Most real estate personnel are out to make a sale/purchase without really keeping the client in mind. Jeff was completely different! I found him to be skilled at negotiations, knowledgeable about the market and sensitive to his clients' needs.

I always felt Jeff was working for ME--on my side all the way to the finish line. We bought a home thru him, and sold a home thru him, and I have nothing but positive praise for his work. His team is fabulous and questions and concerns are addressed immediately.

Would I recommend the Tricoli Team? You betcha.

-Alison

The Tricoli team did in a month what another broker couldn't do in a year! Very Responsive and team oriented approach! Thanks for getting it done! Closing was quick and painless!

-Barry

The best there is. **Sold my Lake Charleston home after getting multiple offers after having the listing for 3 days!** Had an open house on the 3rd day and got over 50 people in a 4 hour window. **Please use him and his team,** you will be amazed.

-Mike

I'm really glad I chose Jeff Tricoli to be my Realtor. **He is an honest and very professional realtor that sold my house very fast!** His team was very professional and easy to work with it. **I highly recommend Jeff Tricoli** if you are planning on selling your house!!

-Ann

SELLING 1 HOME EVERY 2 DAYS!



602 N Lakeside Drive **\$599,900**

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



10388 Oak Meadow **\$518,000**

Beautiful, lakefront home in Countryside Estates



8360 Lake Cypress Road **\$285,000**

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



6878 Langdon **\$382,900**

Like new home in Abbington located on a corner lot with tons of privacy and serene lake views.



8837 Laguna Royale **\$435,000**

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



8413 Butler Greenwood Drive **\$599,900**

Courtyard, pool home with guest house!



7811 Vista Palm Way **\$359,900**

Wonderful home in upscale, active adult community Valencia Shores



100 Pacer Lane **\$299,900**

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



How did fireworks become America's Fourth of July pastime?

The Rocket's Red, White, & Blue Glare

For as long as Americans can remember, the nation has celebrated the Fourth of July by staging grand fireworks shows in public squares and lighting smaller displays at home. Why do we commemorate Independence Day by setting off thousands of small explosions?

Because John Adams wanted us to. Before the Declaration of Independence was even signed, he envisioned fireworks as a part of the festivities. In a letter to Abigail Adams on July 3, 1776, he wrote that the occasion should be commemorated "with Pomp and Parade, with Shews, Games, Sports, Guns, Bells, Bonfires and Illuminations from one End of this Continent to the other from this Time forward forever more." The first commemorative Independence Day fireworks were set off on July 4, 1777. The Pennsylvania Evening Post wrote that in Philadelphia, "The evening was closed with the ring of bells, and at night there was a grand exhibition of fireworks (which began and concluded with thirteen rockets) on the Commons, and the city was beautifully illuminated." The paper noted that "Everything was conducted with the greatest order and decorum, and the face of joy and gladness was universal." That same year, fireworks also lit up the sky in Boston, where they were exhibited by Col. Thomas Crafts over the common. By 1783 a large variety of fireworks were available to the public. In 1784 one merchant offered a range of pyrotechnics that included "rockets, serpents, wheels, table rockets, cherry trees, fountains, and sun flowers."

While some historians have suggested that India first invented fireworks, modern fireworks seem to have

come to the West by way of China. Most early fireworks were simply re-purposed military munitions, fired for entertainment rather than to frighten or kill the enemy. In the 12th century, the Chinese improved the burning fire arrow (a long-established weapon) by affixing small packs of gunpowder to it. From there it was not long before they invented rockets, simply stuffing a container with gunpowder and leaving a hole in one end for propulsion. These "ground-rats" or "fire-rats," as they were called, were wildly unpredictable, however, and while this made them less effective, it did contribute to their entertainment value. These rockets made their palace hall debut when emperor Li Tsung brought them before the empress Kung Sheng, but when one scurried up to her, she gathered up her skirts and brought the feast to a halt. During the Renaissance, fireworks became popular in Europe and were used in nationalist and imperialist celebrations by figures like Peter the Great and Louis XIV, who were especially big fans of the pyrotechnics.

Tradition alone, of course, does not explain the popularity of fireworks here and abroad. As with many festive decorations, including streamers, confetti, festival lights, and balloons, people often appreciate them simply for their bright colors. Others may appreciate the technical ingenuity and the choreography that goes into the show. And others just like dramatic loud noises, the sense of destruction, and the thrill of danger. Over time, fireworks shows can bring back memories of other festive occasions and warm summer nights. On the other hand, there are the occasional fireworks haters.



114 Nottingham Road **\$450,000**
Gorgeous pool home on expansive lot (over 1/3 acre)



2715 Pienza Circle **\$415,900**
Beautiful home situated on an expansive lot in the gated community of Portosol

2 easy ways to get your home value
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2802 Waters Edge **\$292,900**
Beautiful home in the resort style community of River Bridge



7268 Viale Sonata **\$479,900**
Impeccable home offering 5 bedrooms (1 bedrooms and full bath downstairs), 4 baths and a 3 car garage in Isola Bella



7755 Oak Grove Circle **\$350,000**
Beautiful 4 bedroom, 3 bath home in the desirable, gated community of Smith Farm



5282 Oakmont Village Circle **\$349,900**
Beautiful lake front home in gated, golf course community of Winston Trails



4090 Cedar Creek Ranch **\$479,900**
Wonderful 4 bedroom, 3 bath, 3 car garage, pool home on expansive lot in the exclusive, gated community of Cedar Creek Ranch



8064 Burlington Court **\$319,900**
Beautiful home on expansive, pie shaped, cul-de-sac lot with sweeping golf course views in Lacuna



6954 Oak Bridge Lane **\$209,900**
Great townhome with attached garage in gated community of Smithbrooke



6629 Country Winds Cove **\$299,900**
This lake front, pool home in Rivermill has it all!

SELLING 1 HOME EVERY 2 DAYS!



120 Pepper Tree Cres **\$399,900**
Gorgeous pool home in the Estates of Royal Palm Beach



4267 Danielson Drive **\$419,900**
Fabulous 3 bedroom, 3 bath, 4 car garage custom built home



7258 Copperfield Circle **\$419,900**
Beautiful 6 bedroom home in Smith Farm



11190 51st Court North **\$299,900**
Original owners are ready to sell this expansive home in the Acreage with NO HOA situated on over an acre



110 Monterey Way **\$375,000**
Beautiful custom 4/3 lakefront home in Saratoga



233 Monterey Way **\$425,000**
This gorgeous home in Saratoga has it all



8201 Sandpiper Glen **\$369,900**



11319 Barca Blvd. **\$369,900**

Two beautiful homes in active, adult community of Valencia Shores

2 easy ways to get your home value
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6399 Branchwood Drive **\$375,000**
Beautiful 4 bedroom home in Smith Farm



7880 Oakmont Drive
Wonderful pool home situated on an expansive corner lot



182 Kings Way **\$309,900**
Great pool home on expansive lot with tons of privacy



945 66th Terrace Street **\$650,000**
Wonderful pool home with 1/1 guest house, a 3.5 car garage, on 2.5 acres

FLAG CAKE

INGREDIENTS

2 1/4 sticks unsalted butter at room temp
3 cups sugar
6 extra-large eggs at room temperature
1 cup sour cream at room temperature
1 1/2 teaspoons pure vanilla extract
3 cups flour
1/3 cup cornstarch
1 teaspoon kosher salt
1 teaspoon baking soda

For the icing:

1 pound (4 sticks) unsalted butter at room temperature
1 1/2 pounds cream cheese at room temperature
1 pound confectioners' sugar, sifted
1 1/2 teaspoons pure vanilla extract

To assemble:

2 half-pints blueberries
3 half-pints strawberries

DIRECTIONS

Heat the oven to 350 degrees F.
Butter and flour an 18 by 13 by 1 1/2-inch sheet pan.
Cream the butter and sugar in the bowl of an electric mixer fitted with the paddle attachment on high speed, until light and fluffy. On medium speed, add the eggs, 2 at a time, then add the sour cream and vanilla. Scrape down the sides and stir until smooth. Sift together the flour, cornstarch, salt, and baking soda in a bowl. With the



mixer on low speed, add the flour mixture to the butter mixture until just combined. Pour into the prepared pan. Smooth the top with a spatula. Bake in the center of the oven for 20 to 30 minutes, until a toothpick comes out clean. Cool to room temperature.

For the icing, combine the butter, cream cheese, sugar, and vanilla in the bowl of an electric mixer fitted with the paddle attachment, mixing just until smooth.

Spread three-fourths of the icing on the top of the cooled sheet cake. Outline the flag on the top of the cake with a toothpick. Fill the upper left corner with blueberries. Place 2 rows of raspberries across the top of the cake like a red stripe. Put the remaining icing in a pastry bag fitted with a star tip and pipe two rows of white stripes below the raspberries. Alternate rows strawberries and icing until the flag is completed. Pipe stars on top of the blueberries.

I serve this cake right in the pan. If you want to turn it out onto a board before frosting, use parchment paper when you grease and flour the pan.



Jeffrey L. Tricoli, P.A.
Keller Williams Realty
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Interested in a career in real estate?

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RECENT CLOSED SALES

BELLA TERRA				BILBAO				WATERS EDGE			
200	Catania	Way	\$440,000	159	Viscaya	Avenue	\$305,000	185	Cove	Road	\$288,000
149	Bella Vista Way		\$427,500					189	Cove	Road	\$286,000
166	Bella Vista Way		\$406,500	MOUNTS				2805	Waters Edge	Circle	\$280,000
121	Bellezza	Terrace	\$353,000	8055	Mariposa Grove Circle		\$311,000	2835	Waters Edge	Circle	\$274,000
COUNTRY CLUB VIEWS				OLIVE TREE				110	Harbor Lake Circle		\$270,000
145	Prestige	Drive	\$250,000	1329	Fishers		\$319,000	121	Harbor Lake	Circle	\$265,000
CRESTWOOD				1008	Salmon	Isle	\$300,000	132	Caribe	Court	\$250,000
105	Kings	Way	\$410,000	1792	Sawgrass		\$294,000	225	Trails End		\$250,000
171	Cocoplum	Lane	\$370,000	1316	Cape May	Lane	\$290,000	RIVERWALK			
107	Queens	Lane	\$330,000	1251	Olympic	Circle	\$286,000	2825	Hancock Creek	Road	\$512,500
142	Park	Road	\$325,000	1826	Shadow Creek	Road	\$270,000	7219	Crystal Lake	Drive	\$462,500
200	Park Rd		\$324,900	1726	Sawgrass	Circle	\$265,000	7159	Fish Creek	Lane	\$406,500
53	Sparrow	Drive	\$315,000	1700	Sawgrass	Circle	\$260,000	7195	Deer Point	Lane	\$362,000
102	Waterway Road		\$290,000	1293	Olympic	Circle	\$258,000	7634	Quida	Drive	\$360,000
236	Park	Road	\$325,000	1785	Sawgrass	Circle	\$256,000	2504	James River	Road	\$350,000
CYPRESS HEAD				1243	Baycourt	Isle	\$249,900	2673	James River	Road	\$329,000
107	Meadow Woode	Drive	\$372,400	PALM BEACH PLANTATION				STONEHAVEN			
ELYSIUM				9350	Madewood	Court	\$492,000	9903	Royal Cardigan	Way	\$505,000
119	Elysium	Drive	\$305,000	9417	Madewood	Court	\$447,000	1548	Stonehaven Estates	Drive	\$465,000
ESTATES OF ROYAL PALM BEACH				521	Mulberry Grove	Road	\$430,000	1429	Stonehaven Estates	Drive	\$428,000
235	Cypress	Trace	\$460,000	8948	New Hope	Court	\$375,000	9524	Granite Ridge	Lane	\$388,000
GREENWOOD MANOR				8766	Tally Ho	Lane	\$355,000	1300	Stonehaven Estates	Drive	\$373,000
8510	Butler Greenwood	Drive	\$435,000	8702	Tally Ho	Lane	\$345,000				
8192	Butler Greenwood	Drive	\$419,000	PORTOSOL							
LA MANCHA				2431	Bellarosa	Circle	\$475,000				
116	Santa Cruz	Avenue	\$359,900	2433	Bellarosa	Circle	\$416,000				
418	La Mancha	Avenue	\$345,000	2210	Arterra	Court	\$270,135				
110	Mayorca	Court	\$340,000	RIVER BRIDGE							
292	Las Palmas Street		\$325,000	164	Egret	Circle	\$365,000				
278	Ponce De Leon	Street	\$318,000	2520	Egret Lake	Drive	\$322,500				
				2825	Waters Edge	Circle	\$320,000				
				104	Hammocks	Court	\$295,250				
				2702	Pointe	Circle	\$290,000				



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.