

APRIL 2019

FREE GUIDE

# April Showers

BRING MAY FLOWERS

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE

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



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)

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PARTNERS  
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THE  
**TRICOLI**  
TEAM

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

# CLIENT TESTIMONIALS

I strongly recommend Jeff and his team as excellent real estate professionals who provide skilled, knowledgeable, accurate, and caring service with the best interests of their client in mind through each phase of the sale process.

-Chuck Craven

I highly recommend Jeff and the Tricoli team. From listing to closing and then again purchasing the entire team performed like it well oiled machine. Jeff and the Tricoli team are truly the best in the area.

-Juan Carlos Gomez

## SWEET CORN FIESTA

April 28th 2019 | 11am - 5pm

Head on out to the Yesteryear Village Fairgrounds to experience The Glades Region's famous, locally grown buttery yellow sweet corn!

And why not enjoy all of the other events while you're at it? There will be live music, rides, a variety of local food vendors, kid's activities and more! They've even got competitions for adults and kids alike; from corn shucking to corn eating! And, there's even an International Federation of Competitive Eaters Corn Eating Contest that you won't want to miss!

Take part in the annual celebration and enjoy a day full of events for the whole family to enjoy at the Sweet Corn Fiesta!

### YESTERYEAR VILLAGE

South Florida Fairgrounds  
9067 Southern Boulevard,  
West Palm Beach, FL  
33411

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**421 NATHAN HALE ROAD**

Beautiful, open concept, brand new construction home with high end finishes!



**459 BELLE GROVE LANE**

Wonderful home in gated, resort style community of Palm Beach Plantation. Excellent school zone.



**3703 VALLEY PARK WAY**

Spacious 4 bedroom home in exclusive "Cypress Hammock" neighborhood w/ only 10 homes.



**3973 SUMMER CHASE COURT**

Lakefront home in Summer Chase, a 55+ community. Private patio overlooking the lake!



**5458 ALTA WAY**

Beautiful 4 bedroom pool home in the desirable, community of Lakes of Sherbrooke.



**6657 MARISSA CIRCLE**

Beautiful townhome w/ attached garage & lovely backyard in desirable Northtree subdivision.



**7654 ROCKPORT CIRCLE**

Lovely home in the desirable, gated community of Smith Farm in an excellent school zone.



**7765 RED RIVER ROAD**

Wonderful lakefront, pool home in Riverwalk, a luxurious, waterfront, gated community!



**8095 VALHALLA DRIVE**

Gorgeous home situated on the 6th fairway in exclusive Mizner Country Club!



**9078 ALEXANDRA CIRCLE**

Gorgeous home in Olympia, a resort style community located in an excellent school zone.



**11096 60TH ST N**

Wonderful equestrian and car lover's dream home situated on 1.25 acres on a paved road!



**11103 PACIFICA STREET**

Beautiful lakefront, pool home in exclusive Wellington Shores with resort style living.



**1108 N F STREET**

Charming "Florida" home with a tremendous natural light throughout the entire home.



**1114 VERMILION**

Beautiful, lakefront townhome with attached garage offering an open and spacious floor plan.



**2999 SHAUGHNESSY DRIVE**

Gorgeous home in the resort style community of Olympia, located within an excellent school zone.



**4190 EMERALD VISTA**

Spacious, like new, lakefront townhome with attached garage located close to everything!



**5512 ALBIN DRIVE**

Expansive, 5 bedroom home in gated community of Nautica Isles!



**13680 YARMOUTH COURT**

Flawlessly refinished townhome in an excellent Wellington school zone!



**4151 CEDAR CREEK RANCH CIRCLE**

Exquisite 1 story, lakefront home on almost ¼ acre in upscale community of Cedar Creek Ranch.



**1175 HATTERAS CIRCLE**

Great home in gated subdivision of Normandy Isle with over \$150K in upgrades.

# SELLING 1 HOME EVERY 29 HOURS!!



## 46 CLEVELAND ROAD

Wonderful lake front, pool home on expansive lot in desirable Florida Gardens!

## 100 MADRID STREET

Beautiful pool home in the desirable neighborhood of La Manda.

## 7518 OAK GROVE CIRCLE

Beautiful 4 bedroom, pool home in Smith Farm community.

## 136 EGRET CIRCLE

Beautiful lakefront home in the resort style community of River Bridge.



## 147 1ST STREET

Great 4 bedroom home, zoned Ag/Res, centrally located in West Palm Beach with NO HOA FEES!

## 2653 WINDWOOD WAY

Beautiful home in resort style community of Madison Green.

## 212 BROWARD AVENUE

New construction, open concept home with high end finishes!

## 233 RIO VISTA CIRCLE

Beautiful lakefront home located in an exclusive, gated community - The City of Atlantis.



## 300 S AUSTRALIAN AVENUE 806

Luxury condo overlooking serene Clear Lake, steps from City Place and Downtown West Palm Beach!

## 332 ALEMEDA DRIVE

Great pool home in desirable Palm Springs with no HOA!

## 360 WILMA CIRCLE 7

3 bedroom condo on the Intracoastal offering spacious living areas & sweeping water views.

## 402 W MANGO STREET

Completely updated 2 Bedroom 1 Bath CBS home in central location, with no HOA!



## 426 NE 7TH AVENUE 2G

Beautifully updated Delray Beach condo where you can walk to gorgeous Atlantic Beach.

## 730 LYNWOOD DRIVE

Great investment opportunity situated on a large lot!

## 2718 LIVINGSTON LANE

Great lakefront, townhome with attached garage in Riverwalk a gated, resort style community.

## 7052 GALLEON COVE

Great home in meticulously maintained, gated community close to everything!



## 1233 45TH STREET

3 units 100% occupied with long term tenants. Currently owner is occupying the middle unit.

## 1620 PRESIDENTIAL WAY 510

Live the resort lifestyle in this luxury condo which is close to everything!

## 4708 LUCERNE LAKES BOULEVARD E 206

Original owner ready to sell turnkey! 2 bedroom + den, corner unit with golf and canal views.

## 4793 AVOCADO BOULEVARD

Wonderful 3 bedrooms pool home with detached garage in the Acreage.

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**7001 HOULTON CIRCLE**

Gorgeous 5 bedroom, lakefront home in Journeys End!



**3178 VIA POINCIANA 401**

Beautiful fully furnished lake front condo in the active, adult community of Poinciana!



**3389 LAGO DE TALAVERA**

Gorgeous, estate home in exclusive Wellington community of Talavera.



**3390 ARTESIAN DRIVE**

Completely updated home situated on a great corner lot with a large newly fenced back yard!



**3504 COLLONADE DRIVE**

Beautiful estate home located on a cul-de-sac in the prestigious gated community of Versailles.



**3555 5 OCEAN BOULEVARD 511**

Gorgeous waterfront condo in premium Palm Beach location!



**3800 WASHINGTON ROAD 809**

Gorgeous condo in Portofino w/ Intracoastal views situated in the heart of West Palm Beach.



**3901 5 FLAGLER DRIVE 1104**

Gorgeous, penthouse, corner unit located on the prestigious Flagler Drive Intracoastal waterfront.



**4461 161ST TERRACE N**

TOTALLY SOLAR POWERED makes this property unique! Private 5+ acre property.



**6958 HOULTON CIRCLE**

Beautiful home in exclusive Journeys End community within an excellent school zone!



**5026 SOLAR POINT DRIVE**

Expansive home in gated community offering 6 bedrooms, situated on a gorgeous corner lot!



**5050 NORTHERN LIGHTS DRIVE**

Gorgeous pool home in gated community of Nautica Isles!



**5075 NAUTICA LAKE CIRCLE**

Gorgeous, 6 bedroom, lake front home in gated community of Nautica Isles!



**5678 SILVIAN ROAD**

Completely and flawlessly updated home situated on almost .25 acres at the end of a cul-de-sac.



**6139 SEVEN SPRINGS BOULEVARD**

Great townhouse with fenced in patio area, spacious living areas and inviting kitchen.



**6188 MOONBEAM DRIVE**

Flawlessly updated home offering 3 bedrooms and 2 baths!



**6305 HARBOUR OAK DRIVE**

Completely upgraded home with sweeping golf course views in a gated, golf course community.



**6783 VIA REGINA**

Luxury lakefront townhome with attached garage, in exclusive, gated Boca Raton community.



**2160 ALWORTH TERRACE**

Gorgeous lakefront, estate home situated on an expansive corner lot.



**7691 SPRINGFIELD LAKE DRIVE**

Gorgeous lakefront, pool home in Lake Charleston!

# SELLING 1 HOME EVERY 29 HOURS!!



## 7790 ASHWOOD LANE

Lakefront home in desirable Countrywood/Country Lakes West in an excellent school zone.

## 7869 AMETHYST LAKE POINT

Expansive estate home in upscale, active adult community Valencia Shores!

## 3909 CYPRESS LAKE

Wonderful lakefront, pool home in Cypress Woods.

## 8066 VIA BOLZANO

Gorgeous lakefront home offering 4 bedrooms, 3 baths and a 3 car garage in gated community.



## 8225 PIONEER ROAD

Unique 3 bedroom 3 bath home with guesthouse on 3.5 acres in gated community.

## 8363 BOWIE WAY

Expansive property in Palm Beach Ranchettes where you can walk to A rated schools!

## 8760 GRASSY ISLE TRAIL

Beautiful lakefront home in the desirable, West Lake Worth community of Lakes of Sherbrooke!

## 9136 TAVERNA WAY

Wonderful home in upscale community of Ponte Vecchio! Situated on a cul de sac, with lots of privacy.



## 9523 GRANITE RIDGE LANE

Gorgeous home in community of Stonehaven, within an excellent Wellington school zone.

## 9935 PAPAYA TREE TRAIL A

Beautiful villa in Bent Tree, a resort style, active adult community!

## 10582 BEACH PALM COURT B

Beautiful lakefront Villa with attached garage in active, adult community of Palm Chase!

## 11180 WINDING PEARL WAY

Gorgeous lakefront, pool home in Grand Isles, a meticulously maintained Wellington community.



## 11272 EDGEWATER CIRCLE

Gorgeous newly updated home in Grand Isles with lovely patio overlooking the private backyard.

## 3586 LA PLAYAS COURT B-1

Motivated seller! Beautiful , first floor, condo in meticulously maintained subdivision!

## 191 BELLA VISTA WAY

Gorgeous lake front, pool home in gated community of Bella Terra!

## 1208 PINE SAGE CIRCLE

Great lakefront 3 bedroom, 2 bath home in gated community of Palm Club, close to everything!



## 2356 BELLAROSA CIRCLE

Beautiful lake front home situated on an expansive lot in the gated community of Portofino!

## 22450 CYPRESS WOOD LANE

Spacious, lakefront townhome w/ attached garage in well-maintained Boca Raton community.

## 9019 GULF COVE DRIVE

Gorgeous, like new home in Gulfstream Preserve.

## 6715 E CALUMET DRIVE

Beautiful, estate home located in Sherbrooke Estates.

# RECENT CLOSED SALES

We made our sellers \$15,934,276.10 MORE!

WEST LAKE WORTH		SMITH FARM		BLACK DIAMOND		10092 Freesian		Way	\$380,000	
<b>ANDALUCIA</b>		7834 Oak Grove	Circle	\$347,000	1355 Beacon	Circle	\$485,000	<b>WYCLIFFE</b>		
5124 Beland	Drive	\$608,520	7517 Sally Lyn	Lane	\$285,000	1188 Canyon	Way	4079 Laurel Estates	Way	
4877 Saddle Ranch	Road	\$513,130	<b>SUMMER CHASE</b>		10629 Falls	Street	\$475,000		\$150,000	
4785 Marston	Lane	\$370,000	8390 Lake Cypress	Road	\$380,000	1191 Bay View	Way			
<b>BELLAGGIO</b>		<b>THOROUGHBRED LAKE ESTATES</b>		1339 Beacon	Circle	\$420,000	<b>ROYAL PALM BEACH</b>			
6352 Via Primo	Street	\$415,000	10155 Foal	Road	\$359,000	<b>EMERALD FOREST</b>		11448 56th	Place	
9552 Vercelli	Street	\$352,500	10338 Old Clydesdale	Circle	\$285,000	1050 Aviary	Road	12390 55th	Road	
9795 Mantova	Drive	\$342,500	<b>TROPICAL COUNTRY ESTATES</b>		1288 Lake Breeze	Drive	\$317,647	11986 51st	Court	
<b>CHARLESTON SHORES</b>		4820 Banquet	Way	\$227,500	<b>EMERALD FOREST OF WELLINGTON</b>		12810 57th	Road	\$320,000	
6800 Torch Key	Street	\$299,900	<b>VALENCIA SHORES</b>		1113 Aviary	Road	\$420,000	11580 Mellow	Court	
<b>COUNTRYWOOD</b>		7583 Tarpon Cove	Circle	\$564,000	13130 Wax Wing	Terrace	\$300,000	4650 Mango	Boulevard	
5167 Canal	Circle	\$287,500	<b>WINSTON TRAILS</b>		<b>GRAND ISLES</b>		<b>BELLA TERRA</b>			
7707 Canal	Drive	\$275,000	7817 Royal Lace	Terrace	11326 Edgewater	Circle	101 Tuscany	Drive	\$372,500	
7699 Canal	Drive	\$229,500	6428 Shadow Creek Village	Circle	11116 Narragansett Bay	Court	101 Bellezza	Terr	\$365,000	
7939 Blackwood	Lane	\$219,970	6195 Shadow Tree	Lane	11100 Narragansett Bay	Court	104 Ibisca	Terr	\$340,000	
<b>FLORIDA GARDENS</b>		6291 Old Medina	Circle	\$375,000	3722 Moon Bay	Circle	122 Catania	Way	\$320,000	
75 Cuyahoga	Road	\$310,000	5174 Prairie Dunes Village	Circle	11104 Nantucket Bay	Court	<b>CRESTWOOD</b>			
74 Rubber Tree	Drive	\$310,000	5265 Oakmont Village	Circle	3758 Moon Bay	Circle	138 Van Gogh	Way	\$380,000	
60 Springdale	Road	\$259,900	<b>WOODS WALK</b>		3817 Miramontes	Circle	120 Waterway	Road	\$360,000	
127 Mango	Road	\$250,000	9840 Cross Pine	Court	3824 Miramontes	Circle	175 Kings	Way	\$332,000	
<b>GULFSTREAM PRESERVE</b>		<b>BOYNTON BEACH</b>		<b>GREENVIEW SHORES</b>		<b>CYPRESS HEAD</b>				
4587 Willow Basin	Way	\$415,000	<b>CASCADES</b>		13835 Stamford	Drive	104 Brook Wood	Court	\$350,000	
8835 Sandy Creek	Way	\$387,000	6823 Uson		1727 Farmington	Circle	<b>ELYSIUM AT ARBORS</b>			
<b>ISOLA BELLA</b>		7365 Haviland	Circle	\$460,000	1570 Farmington	Avenue	120 Elysium	Drive	\$265,000	
7268 Viale Sonata		6790 Castlemaine	Avenue	\$365,000	13819 Stamford	Drive	<b>ESTATES OF ROYAL PALM</b>			
<b>JOURNEYS END</b>		7185 Haviland	Circle	\$355,000	1814 Wilshire Village	Drive	123 Kapok	Cres	\$435,000	
6062 C Durham	Drive	\$450,000	6591 Maybrook	Road	<b>HOMELAND</b>		115 Kapok	Crescent	\$340,000	
<b>LAKE CHARLESTON</b>		6829 Castlemaine	Avenue	\$345,000	5446 Reynolds	Road	<b>FAIRWAY ISLES</b>			
6712 Hatteras	Drive	\$400,000	7129 Haviland	Circle	13835 Stamford	Drive	1244 Olympic	Circle	\$300,000	
7409 Oakboro	Drive	\$360,000	7166 Haviland	Circle	1727 Farmington	Circle	<b>HUNTINGTON WOODS</b>			
7384 Ashley Shores	Circle	\$335,000	7469 Chorale	Road	1570 Farmington	Avenue	187 Parkwood	Drive	\$340,000	
7320 Ashley Shores	Circle	\$309,900	7276 Whitfield	Avenue	13819 Stamford	Drive	143 Roycourt	Circle	\$305,000	
<b>LAKES OF SHERBROOKE</b>		7445 Chorale	Road	\$275,000	1814 Wilshire Village	Drive	110 Parkwood	Drive	\$274,000	
8285 Whitewood	Cove	\$247,500	<b>TIVOLI</b>		<b>MEADOWLAND COVE</b>		<b>INDEPENDENCE POINT</b>			
8333 Bonita Isle	Drive	\$285,000	11067 Via Sorrento		12908 Meadowbreeze	Drive	597 Alejandro	Lane	\$325,000	
5170 Whitewood	Cove	\$257,000	7561 Via Grande		<b>OAKMONT ESTATES</b>		<b>LA MANCHA</b>			
<b>LEGEND LAKE ESTATES</b>		<b>VALENCIA ISLES</b>		\$505,000	3411 Vanderbilt	Drive	103 Prado	Street	\$280,000	
4561 Hunting	Trail	\$750,000	7263 Lahana	Circle	2694 Treanor	Terrace	<b>MADISON GREEN</b>			
4463 Hunting	Trail	\$545,000	11148 Malaysia	Circle	9454 Worswick	Court	1123 Oakwater	Drive	\$360,000	
<b>MEED RAQUET CLUB</b>		11396 Ohana	Circle	\$440,000	9201 Delemer	Court	2427 Westmont	Drive	\$489,000	
3807 Ace	Road	\$298,000	11327 Kona	Court	2667 Sawyer	Terrace	2031 Reston	Circle	\$333,375	
<b>NAUTICA ISLES</b>		11139 Mandalay	Way	\$385,000	9870 Scribner	Lane	2147 Reston Cir	Circle	\$320,000	
5514 Baja	Terrace	\$375,000	6674 Bali Hai	Drive	9534 Worswick	Court	<b>PALM BEACH PLANTATION</b>			
5400 Seeline	Boulevard	\$325,000	11670 Caracas	Boulevard	2455 Sawyer	Terrace	692 Belle Grove	Lane	\$365,000	
5486 Queenship	Court	\$315,000	7691 San Carlos	Street	10155 Foal	Road	556 Mulberry Grove	Road	\$350,000	
<b>OSPREY OAKS</b>		<b>VERONA LAKES</b>		\$325,000	10338 Old Clydesdale	Circle	<b>PORTOSOL</b>			
6322 Vireo	Court	\$462,500	9484 Lago	Drive	\$345,000	10727 Versailles	Boulevard	2928 Bellarosa	Circle	
<b>PALM BEACH FARMS</b>		9567 Lago	Drive	\$295,000	10480 Trianon	Place	<b>RIVERWALK</b>		\$419,000	
7431 Canal	Drive	\$340,000	9746 Lago	Drive	\$260,000	<b>WELLINGTON SHORES</b>		7193 Crystal Lake	Drive	\$450,000
7510 Overlook	Drive	\$310,000	8091 Bellagio	Lane	\$258,500	11133 Pacifica	Street	7729 Quida	Drive	\$365,250
7586 Seabreeze	Drive	\$278,500	8151 Bellagio	Lane	\$255,000	<b>WELLINGTON TRACE</b>		2859 Irma Lake	Drive	\$365,000
<b>RIVERMILL</b>		9749 Porta Leonia	Lane	\$240,000	1788 PierSide	Circle	<b>SARATOGA AT ROYAL PALM</b>			
5381 Rivermill	Lane	\$350,000	<b>WELLINGTON</b>		1876 Capeside	Circle	232 Saratoga	Bld	\$365,000	
<b>SAVANNAH ESTATES</b>		<b>ANTHONY GROVES</b>			1728 PierSide	Circle	123 Meadowlands	Drive	\$310,000	
9783 Salt Water Creek	Court	\$525,000	236 Berenger	Walk	\$370,000	<b>WELLINGTON EDGE</b>		<b>TERRACINA</b>		
9535 Sedgewood	Drive	\$485,000	120 Newberry	Lane	\$265,000	10770 Oak Bend	Way	772 Triana	Street	\$465,000
9265 Dundee	Drive	\$800,000	175 Berenger	Walk	\$262,500	<b>WHITEHORSE ESTATES</b>		641 Triana	Street	\$400,126

Your home may be worth WAY more than you think!  
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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)

©Jeffrey L Tricoli, PA

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## Spring Gardening Tips

As the Spring Season begins, and summer is fast approaching, it's time to start thinking about those gardens! Whether you're a seasoned pro or a first-timer, you'll find these 6 gardening tips & tricks helpful as you start to prepare your garden!

### 1. KNOW WHAT TO PLANT, AND WHEN

Planting dates vary depending on where you live, so make sure you do your research to see what grows best in your area.

### 2. BE CAREFUL WITH SOIL DEPTH

An appropriate soil depth is important to keep your plants healthy! If too shallow, roots cannot grow. If too deep, it may not be necessary.

### 3. PESTICIDES AREN'T ALWAYS NEEDED

Determine the type & number of pests in your garden before using pesticides. Some pests will always be present, even in healthy plants!

### 4. CLEAN YOUR TOOLS

Washing whenever possible to get rid of grime will help them last longer. Apply oils to prevent rust & sharpen to keep it in shape.

### 5. SEEDS OR STARTER PLANTS?

The biggest difference? Cost & Variety. Seeds are less expensive & provide more variety, but you run the risk that they may not germinate.

### 6. BE SMART WHEN WATERING

Try to avoid directly watering the leaves, as they rot easily and attract mold! Focus on getting moisture to the roots of the plant.



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