

HAPPY
Valentines
DAY

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 561-220-2278

2 easy ways to get your home value
Text "TTValues" to 59559 or visit
www.HomeValuePalmBeach.com

YOUR LOCAL REAL ESTATE
experts and neighbors

kw PREFERRED
PARTNERS
KELLERWILLIAMS

THE
TRICOLI
TEAM

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

CLIENT TESTIMONIALS

My wife and I were hoping to move and decided we should consider the possibility of selling/buying. As we drove through different neighborhoods, we noticed many homes had for-sale signs by The Tricoli Team. On a whim, we reached out to Jeff just to get some insight about the current market. In the blink of an eye, Jeff Tricoli returned my message, answered my questions, and offered to come by and speak to us in person. He had asked "what are you looking for in an agent". Our response was "someone who is knowledgeable, available, and dependable". Jeff introduced us to Nelson Soria who worked with us on both the purchase of our new home. Nelson was not only knowledgeable, available, and dependable, but also professional, personable, dedicated... and patient. He worked around the clock to make sure all requests and concerns were addressed and everything came together with both the sale and purchase. We'd recommend The Tricoli Team without hesitation. They listened to what we wanted and helped us make it happen.

- Kevin Z

I am very happy that I choose Jeff Tricoli and his team to sell my townhouse. My realtor Ryan Garcia is part of Jeff's team and did an outstanding job. Their knowledge, experience and marketing tactics allowed my townhouse to sell quickly. This was important since I was relocating out of state. All of the team kept in contact with me and were able to address any concerns that I had. When hurricane Dorian was approaching Florida they had someone who was available to put up and take down my hurricane shutters for me. I know my situation is not normal but I couldn't be more satisfied. They sold my house quickly and negotiated to get me the best selling price.

- Shane H

PALM BEACH FINE CRAFT SHOW

FEBRUARY 14 | 11AM – 7PM

FEBRUARY 15 | 11AM – 7PM

FEBRUARY 16 | 11AM – 6PM

The Palm Beach Fine Craft Show returns this year on February 14-16. Featuring over 100 of the nation's top contemporary craft artists, this magnificent showcase offers the latest works in a wonderful, indoor setting at the Palm Beach Country Convention Center. The event will be co-located with the distinguished Palm Beach Show.

PALM BEACH COUNTY CONVENTION CENTER

650 OKEECHOBEE BLVD.
WEST PALM BEACH, FLORIDA 33401

SELLING 1 HOME EVERY 29 HOURS!!



www.15774133rdTerraceNorth.com

Spacious home in Jupiter Farms on over an acre of land on a corner lot!



10051 Freesian



www.12478EquineLane.com

Magnificent home situated on nearly half an acre within an excellent school zone.



www.6161BeaconwoodRoad.com



www.8073PelicanHarbour.com

Beautiful home in Lacuna/Atlantic National with brand new roof!!



www.12486EquineLane.com

Gorgeous 5 bedroom, pool home in Equestrian Club!



www.1138057thRoadN.com

Wonderful property situated on over an acre with a large Guest House in the Acreage!



www.360WilmaCircle.com

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



www.47967thTerNorth.com

Charming starter home or great investment opportunity in West Palm Beach.



508 Rachel Lane



www.4461161stTerrace.com

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



6448 Garden Court



www.9103DupontPlace.com

Beautiful home in resort style Wellington community Olympia in an excellent school zone!



11855 46th Place N



www.6689LuraisDrive.com

Gorgeous home in the 24/7 manned gated community of Coco Plum offering 3 bedrooms and 2 full bathrooms.

Thinking of Selling? 2 Easy Ways to Get Your Home Value

Text "TVValues" to 59559 or visit www.HomeValuePalmBeach.com



www.424SaintEmmaDrive.com

Gorgeous pool home on corner lot, in gated, resort style community.



www.3722OldLighthouseCircle.com

Beautiful 4 bedroom, pool home with preserve view in Grand Isles!



www.1500PresidentialWayApt805.com

Beautiful penthouse luxury condo with expansive golf course & lake views!



www.8213PelicanHarbourDrive.com



www.253WaltonHeath.com

Beautiful home located on an expansive corner lot in an exclusive, gated community.



3064 Santa Margarita Road



www.3901SFlaglerDrive.com

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



13547 86th Road N



www.8220WhitewoodCoveEast.com

Great home in desirable Lakes of Sherbrooke.



www.1689381stLane.com

Great home in a very quiet neighborhood in Loxahatchee situated on 1.15 acres!



www.1601SFlagler201Drive.com

A fantastic opportunity!



9298 Silver Glen Way



5412 Winchester Woods Drive



www.1130ShomaDrive.com

Beautiful condominium located within an excellent school zone!



www.2111BelcaraCourt.com

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

SELLING 1 HOME EVERY 29 HOURS!!



www.7351ViaLuria.com

Beautiful 5 bedroom, pool home in Isola Bella.



1141 Wynnedale Road



www.2451LenaLane.com

Beautiful townhome with carport in central location.



2218 Shoma Drive



www.123345thStreet.com

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



www.2564AcklinsRoad.com

Flawlessly updated home in desirable Bahama Heights!



www.5193LakefrontBoulevardUnitB.com

Spacious villa in desirable 55+ community in Delray Beach.



www.2803SarentoPlace204.com

Spacious, luxury condo in Palm Beach Gardens.



www.5414QueenshipCourt.com

Spacious home in gated community of Nautica Isles!



www.313MidPinesRoad.com

Pool home with a 4 car detached garage situated on large lot in Palm Springs!



www.3196GulfstreamRoad.com

Spacious home on expansive lot in Palm Springs!



6438 Gun Club Road



5070 Dalewood Lane



www.6188GrandCypressCircle.com

Live the country club lifestyle in this beautiful home located within an excellent school zone.



www.365LanierDrive.com

Great CBS home on 1/3 acre, lakefront lot in Palm Springs!

Thinking of Selling? 2 Easy Ways to Get Your Home Value

Text "TVValues" to 59559 or visit www.HomeValuePalmBeach.com



13748 41st Lane N



www.179NLakeshoreDrive.com

Lovely villa with attached garage in Intracoastal community!



www.360536thWay.com

Beautiful townhouse located in central West Palm Beach, close to everything!



www.4850WeymouthStreet.com

Great investment opportunity located in Kenwood!



6793 Finamore Circle



www.8650PioneerRoad.com

Spacious, custom built, 5 bedroom (all on 1st floor except master suite), pool home on a sprawling 2 acres!



www.6730HoultonCircle.com

Gorgeous home with guesthouse in resort style community located in an excellent school zone!



www.3800WashingtonRoad.com

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



www.314AkronRoad.com

Spacious home with impact glass in Florida Gardens.



www.10562PasoFinoDrive.com

Spacious lakefront, pool home in an excellent Wellington school zone!



www.21459JuegoCircleF.com

Totally remodeled 2BD/2BA unit with panoramic Golf course views!



1229 Canyon Way



12942 Anthorne Lane



www.8498JuddithAvenue.com

Beautiful lakefront villa in desirable Aberdeen.



www.3678TimberlineDrive.com

Completely updated, 1 story, lake front, townhome with attached garage!

RECENT CLOSED SALES

WELLINGTON

ANTHONY GROVES

319 Berenger Walk	\$380,000
129 Berenger WALK	\$336,000
103 Hamilton Terrace	\$335,000
114 Kensington Way	\$325,000
BLACK DIAMOND	
1229 Canyon Way	\$555,000
1179 Canyon Way	\$519,000
1185 Bay View Way	\$491,000
1199 Bay View Way	\$420,000
10639 Old Hammock Way	\$410,000

COUNTRYSIDE ESTATES

5057 Forest Dale Drive	\$637,500
------------------------	-----------

EMERALD FOREST

1408 Lake Breeze Drive	\$310,000
------------------------	-----------

FIELDSTONE

10551 Cypress Lakes Preserve Drive	\$458,000
------------------------------------	-----------

GRANDE ISLES

11260 Edgewater Circle	\$393,000
3738 Old Lighthouse Circle	\$459,900
11620 Waterbend Court	\$440,000
11133 Alameda Bay Court	\$440,000
3586 Old Lighthouse Circle	\$390,000
3608 Miramontes Circle	\$385,000
3705 Miramontes Circle	\$356,000
3528 Miramontes Circle	\$350,000
3618 Old Lighthouse Circle	\$310,000

GREENVIEW COVE

2253 Greenview Cove Drive	\$580,000
---------------------------	-----------

GREENVIEW SHORES

1894 Grantham Court	\$467,800
1475 Grantham Drive	\$430,000
13481 Brixham Street	\$425,000
1703 Farmington Circle	\$410,000

HOMELAND

11339 Yellow Legs Landing	\$820,000
6208 Homeland Road	\$745,000
6723 Audubon Trail	\$705,000
11581 Hawk Hollow	\$680,000
5245 Cougars Prowl	\$500,000

ISLES AT WELLINGTON

4525 Island Reef Drive	\$690,000
11392 Paradise Cove Lane	\$610,000
4122 Bahia Isle Circle	\$411,900
4249 Bluff Harbor Way	\$360,000

OAKMONT ESTATES

3425 Vanderbilt Drive	\$525,000
3254 Watercress Court	\$511,500

OLYMPIA

9418 Mcaneeny Court	\$965,000
2787 Pillsbury Way	\$838,000
2322 Stotesbury Way	\$820,000
2211 Widener Terrace	\$732,372
2531 Cooper Way	\$650,888
2650 Cooper Way	\$585,000
2584 Cooper Way	\$550,000
2892 Shaughnessy Drive	\$450,000
9709 Wyeth Court	\$390,000
9885 Woodworth Court	\$365,000
9864 Woodworth Court	\$364,000
9792 Woodworth Court	\$363,500

9770 Scribner Lane	\$345,000
--------------------	-----------

9515 Worswick Court	\$550,000
---------------------	-----------

SOUTH SHORE

12786 Guilford Circle	\$410,000
-----------------------	-----------

STONEHAVEN

1340 Stonehaven Estates Drive	\$393,000
9492 Granite Ridge Lane	\$380,000
1469 Stonehaven Estates Drive	\$348,600
1420 Stonehaven Estates D	\$509,000

THOROUGHbred LAKE ESTATES

5808 Raceway Rd	\$310,000
-----------------	-----------

VERSAILLES

3513 Collonade Drive	\$439,000
----------------------	-----------

VILLAGE WALK

8070 Nevis Place	\$429,000
8173 Pine Cay Road	\$425,000
8338 Xanthus Lane	\$425,000
8392 Tobago Lane	\$400,000

WELLINGTON SHORES

11067 Silver Ridge Street	\$465,000
---------------------------	-----------

WELLINGTON TRACE

1730 Pierside Circle	\$320,000
1823 Capeside Circle	\$260,000

WOODWORTH

9637 Wyeth Court	\$334,950
------------------	-----------

WYCLIFFE

10957 Northgreen Drive	\$355,000
4139 Laurel Estates Way	\$349,000
4231 Imperial Isle Drive	\$176,000

BOYNTON BEACH

CASCADES

7153 Granville Avenue	\$297,000
7234 Whitfield Avenue	\$325,000
11530 Cherrybrook Lane	\$380,000
6924 Chimere Terrace	\$380,000
7338 Granville Avenue	\$272,000
7210 Haviland Circle	\$374,000
7367 Chorale Road	\$310,000
11593 Pallas Drive	\$314,000
6753 Treves Way	\$390,000

TIVOLI RESERVE

7675 Via Grande	\$410,000
-----------------	-----------

VALENCIA LAKES

11636 Puerto Boulevard	\$400,000
11661 Pamplona Boulevard	\$475,000
7682 Las Cruces Court	\$390,000
11714 Caracas Boulevard	\$459,000

VALENCIA ISLES

11157 Malaysia Circle	\$520,000
6890 Fiji Circle	\$398,000

MELROSE PARK

9405 Listow Terrace	\$544,000
9440 Listow Terrace	\$735,000

VERONA LAKES

9260 Cove Point Circle	\$314,768
9656 Lago Drive	\$270,000
9650 Lago Drive	\$260,000
9069 Tremezzo Lane	\$255,000
9818 Lago Drive	\$246,000
9821 Porta Leona Lane	\$237,900
9753 Lago Drive	\$236,000

WEST LAKE WORTH

ABBINGTON

5826 Abelina Lane	\$369,000
-------------------	-----------

BELLAGIO

6664 Murano Way	\$355,000
6413 Via Primo Street	\$315,000
9890 Mantova Drive	\$470,000

CEDAR CREEK RANCH

4229 Cedar Creek Ranch Circle	\$755,000
-------------------------------	-----------

COUNTRYSIDE ESTATES

5057 Forest Dale Drive	\$637,500
------------------------	-----------

COUNTRYWOOD

7800 Blackwood Lane	\$315,000
7902 Burlwood Lane	\$270,000
5183 Canal Circle	\$230,000
7785 Bishopwood Road	\$212,900

CYPRESS ROYALE

4019 Cascade Falls Circle	\$700,000
---------------------------	-----------

ISOLA BELLA

7159 Via Abruzzi	\$540,000
7319 Via Leonardo	\$370,000
7292 Viale Sonata	\$439,500
7345 Via Luria	\$367,500

JOURNEYS END

6742 Houlton Circle	\$475,000
6793 Finamore Circle	\$452,500
6929 Finamore Circle	\$375,000

LACUNA

6233 Beaconwood Road	\$333,000
----------------------	-----------

LAKE CHARLESTON

7280 Nautica Way	\$385,000
7147 Charleston Point Drive	\$382,500
7379 Shell Ridge Ter	\$320,000

LAKES OF SHERBROOKE

8408 Blue Cypress Drive	\$335,000
8036 Marshwood Lane	\$325,000
8408 Linden Way	\$315,000

LANTANA HOMES

5176 Edgecliff Avenue	\$250,000
-----------------------	-----------

NAUTICA ISLES

5514 Mainship Drive	\$400,000
5429 Wellcraft Drive	\$328,000

OSPREY ESTATES

7349 Siskin Ter	\$999,990
-----------------	-----------

OSPREY OAKS

6481 Grebe Court	\$535,000
6478 Vireo Court	\$470,000

PALM BEACH RANCHETTES

8268 Rodeo Drive	\$680,000
------------------	-----------

CYPRESS LAKE ESTATES

4515 Danielson Drive	\$439,000
----------------------	-----------

RIVERMILL

6591 Spring Garden Run	\$335,000
6649 Rivermill Club Drive	\$305,000

SMITH FARM

6442 Stonehurst Circle	\$420,000
7216 Copperfield Circle	\$342,500
7793 Rockport Circle	\$410,000

STRAWBERRY LAKES

5704 Strawberry Lakes Circle	\$250,000
------------------------------	-----------

TROPICAL COUNTRY ESTATES

9110 Fountain Road	\$290,000
--------------------	-----------

VALENCIA SHORES

7901 Charlemont Point	\$454,500
-----------------------	-----------

7814 Bonita Villa Bay	\$420,000
-----------------------	-----------

WINSTON TRAILS

5662 La Quinta Court	\$350,000
6891 Desert Inn Terrace	\$297,600

WOODLAND CREEK

6190 Silver Oak Drive	\$375,000
-----------------------	-----------

ROYAL PALM BEACH

ACREAGE

12179 55th Road	\$330,000
12781 53rd Road	\$360,000
11288 41st Court	\$350,000
11512 Persimmon Boulevard	\$295,000
11855 46th Place	\$260,000

CRESTWOOD

3314 Brinely Place	\$594,944
141 Queens Lane	\$345,000
100 Morgate Circle	\$344,900

INDEPENDENCE POINT

680 Perdido Heights Drive	\$330,000
612 Alejandro Lane	\$320,000

LA MANCHA

225 Ponce De Leon Street	\$395,000
113 Prado Street	\$298,000
127 Bilbao Street	\$242,000

MADISON GREEN

2126 Reston Circle	\$375,000
2616 Arbor Lane	\$354,900
1206 Oakwater Drive	\$358,000

PALM BEACH FARMS

8084 Pioneer Road	\$410,000
-------------------	-----------

PALM BEACH PLANTATION

145 Mulberry Grove Road	\$429,900
8945 New Hope Court	\$423,000
8718 Tally Ho Lane	\$369,000
587 Belle Grove Lane	\$342,500

PORTOSOL

3009 Strada Court	\$550,000
-------------------	-----------

RIVERWALK

7653 Quida Drive	\$400,000
------------------	-----------

ROYAL PINES

157 Royal Pine Circle	\$340,000
-----------------------	-----------

ROYAL PINES ESTATES

103 Sand Pine Way	\$355,000
-------------------	-----------

TERRACINA

491 Cresta Circle	\$387,000
700 Gazette Way	\$350,000
787 Gazette Way	\$347,000

THE ACREAGE

11480 46th Place	\$325,000
------------------	-----------

THE ESTATES OF ROYAL PALM

130 Silver Bell Crescent	\$363,600
--------------------------	-----------

WEST PALM BEACH

OLIVE TREE

1244 Olympic Circle	\$310,000
1766 Sawgrass Circle	\$290,000

RIVER BRIDGE

164 Cove Road	\$375,000
6713 Eagle Ridge Drive	\$345,000
196 Cove Road	\$295,000
138 Harbor Lake Circle	\$285,000
256 Caribe Court	\$272,000
141 Caribe Court	\$220,000

2 easy ways to get your home value

Text "TTValues" to 59559 or visit www.HomeValuePalmBeach.com

The listings above are just a sample of recent sales by all Realtors. All data taken from MLS. If you have a brokerage relationship with another agency, this is not intended as a solicitation



Jeffrey L. Tricoli, PA
Keller Williams Realty

Search the MLS for Free at www.TricoliTeam.com

www.HomeValuePalmBeach.com | www.TricoliTeam.com | 561-220-2278

Interested in a career in real estate? Email: hilda@TricoliTeam.com

©Jeffrey L Tricoli, PA

SELLING 1 HOME EVERY 29 HOURS!!

Valentines Day RECIPE

HEART BROWNIE POPS

Ingredients

- 1 box of brownie mix
- 2 eggs
- 3 tablespoons water
- 1/2 cup vegetable oil
- 10-oz pkg of light pink chocolate candy melts
- 10-oz pkg of bright pink chocolate candy melts

Supplies Needed

- Red, white and pink lollipop sticks
- 3" heart-shaped cookie cutter
- 2 small sandwich baggies
- Kitchen scissors

Directions

1. Preheat oven to 350° & spray a 9x13 baking dish with non-stick spray.
3. Combine brownie mix, eggs, water & oil & pour the brownie batter into the pan.
5. Bake 25-30 minutes. Once ready, remove the brownies & let cool.
7. Line a baking sheet with wax paper and use a heart-shaped cookie cutter to cut out brownies.
9. Insert a lollipop stick into the base of each brownie.
10. Melt the chocolate candy melts separately in the microwave at 30 second increments, stirring occasionally.
11. Scoop melted chocolate into separate sandwich baggies & snip the corners.
12. Gently squeeze the melted chocolate from each baggy onto the brownies in a zig-zag pattern.
13. Repeat with all brownies.

recipe courtesy of premeditatedleftovers.com

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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