

JULY 2020

FREE GUIDE

Relax... IT'S SUMMER!

Contact us **TODAY** for Information on our
COVID-19 SAFE SELLER PROGRAM

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IN THE COUNTRY



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2 easy ways to get your home value
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PARTNERS
KELLER WILLIAMS

THE
TRICOLI
TEAM

CLIENT TESTIMONIALS

The Tricoli Team went above and beyond during the sale of my home. I was unfortunate to sell during the Covid 19 tragedy and we hit hiccup after hiccup with the buyers lender. My agent Ryan Garcias, set a great pricing strategy for our property and went above and beyond his responsibilities to ensure the sell was complete. He is a great negotiator who keeps continuous contact with their agent and lender protecting and ensuring we were adequately compensated for any delays. He truly cares and I would refer him to any friend or family.

- Micah C

In such an uncertain time like the caronavirus, we were able to list our home on a Friday and have a pending contract by Tuesday (after receiving several offers after one weekend of showings). This was our first time selling and it couldn't have been a better experience. From beginning to close, everything went as planned. Jeff Tricoli knows this area well and his team was always updating us along the way and checking in to see if we needed anything.

- Tracy W. S.



STAY-AT-HOME Bucket List

For the whole family!

Keeping safe and healthy is a top priority for everyone, but staying home and maintaining social distancing measures has been a BIG adjustment! So why not check some of these fun stay-at-home activities off the list to beat boredom and do your part to keep your community safe!

- | | |
|--|---|
| <input type="checkbox"/> Play a board game | <input type="checkbox"/> Read a book |
| <input type="checkbox"/> Make an obstacle course | <input type="checkbox"/> Have a campfire |
| <input type="checkbox"/> Movie night with popcorn | <input type="checkbox"/> Listen to a podcast |
| <input type="checkbox"/> Make your own pizza night | <input type="checkbox"/> Draw with chalk |
| <input type="checkbox"/> Go background camping | <input type="checkbox"/> Create an at-home spa |
| <input type="checkbox"/> Have a photoshoot | <input type="checkbox"/> Write a book |
| <input type="checkbox"/> Go on a nature walk | <input type="checkbox"/> Do an online exercise video |
| <input type="checkbox"/> Make a scavenger hunt | <input type="checkbox"/> Take a virtual field trip |
| <input type="checkbox"/> Write a song | <input type="checkbox"/> Have a dance party |
| <input type="checkbox"/> Make & fly a kite | <input type="checkbox"/> Play cards |
| <input type="checkbox"/> Plant flowers in the garden | <input type="checkbox"/> Have a tea party |
| <input type="checkbox"/> Fill a box to donate | <input type="checkbox"/> Make paper airplanes |
| <input type="checkbox"/> Sing karaoke | <input type="checkbox"/> Play hide and seek |
| <input type="checkbox"/> Bake cookies | <input type="checkbox"/> Cook a new recipe |
| <input type="checkbox"/> Complete a puzzle | <input type="checkbox"/> Write a letter to a friend |
| <input type="checkbox"/> Do a painting | <input type="checkbox"/> Practice yoga |
| <input type="checkbox"/> Watch home videos | <input type="checkbox"/> Learn a new skill on Youtube |
| <input type="checkbox"/> Play charades | <input type="checkbox"/> Make a time capsule |
| <input type="checkbox"/> Make homemade smoothies | <input type="checkbox"/> Make homemade pasta |
| <input type="checkbox"/> Go on a bike ride | <input type="checkbox"/> Make a handmade card |
| <input type="checkbox"/> Have a backyard picnic | <input type="checkbox"/> Start a journal |
| <input type="checkbox"/> Make ice cream sundaes | <input type="checkbox"/> Make a fort |

SELLING 1 HOME EVERY 29 HOURS!!



www.10681WillowOakCourt.com

Gorgeous 5 bedroom (master on 1st floor) estate home in exclusive Wellington community!



www.4539HuntingTrailLake.com

Gorgeous lakeview, pool home in Legend Lake Estates which is located within an excellent school zone!



[3425 South West San Benito Street](http://www.3425SouthWestSanBenitoStreet)



www.70CanterburyC.com

Great condo in Century Village!



www.192GulfstreamCircle.com

Great home offering 3 bedrooms.



[8400 Winter Springs Lane](http://www.8400WinterSpringsLane)



www.101SouthEast3rdAvenue.com

Spacious, lakefront condo being sold fully furnished, in desirable, active adult community!



[3678 Timberline Drive](http://www.3678TimberlineDrive)



www.360WilmaCirclce.com

Beautiful condo on the Intracoastal offering spacious living areas with sweeping water views!



www.416LilacCourt.com

Complete updated, single family, 3 bedroom, 2 bath home with new roof!



www.46467thTerrace.com

Three bedroom, CBS home on over 1/3 acre in central West Palm Beach!



[6364 Shadow Creek Village Circle](http://www.6364ShadowCreekVillageCircle)



www.3AkronRoad.com

This almost 1/2 acre, corner property is located at the corner of Lake Worth Road and The Turnpike!



[4715 Luceme Lakes Blvd EE106](http://www.4715LucemeLakesBlvdEE106)



www.4247CedarCreekRanchCirde.com

Exquisite 1 story, pool home situated on a 1/3 acre, cul-de-sac.



www.2451BellarosaCircle.com

Lake front, estate home situated on an expansive, corner lot in the gated community of Portosol!



www.480ExecutiveCenterDr5j.com

Beautiful condo close to everything!



www.771NorthStreet.com

Luxury townhome which has been flawlessly upgraded!



www.3898VineTreeTrail.com

Spacious 3/2 villa in active adult community!



SELLING 1 HOME EVERY 29 HOURS!!



www.7647GumboLimboCourt.com
Gorgeous townhouse in exclusive, resort style community of Ibis.



www.8689SouthWestCarraraWay.com
PGA Verano Lago model - Move-in ready, new construction!



228 Tam O Shanter Drive



www.5405SunseekerBoulevard.com
Beautiful home in gated community of Nautica Isles!



6762 Las Colinas Court



www.12486EquineLane.com
Gorgeous 5 bedroom, pool home with 3 car garage located within an excellent school zone



www.1726NewhavenPointLane.com
Gorgeous pool home in exclusive Stonehaven community!



132 SW Peacock Boulevard 17102



www.6208SandHillsCircle.com
Live the country club lifestyle in this spacious home located within an excellent school zone.



www.6868WillowCreekRun.com
This beautiful townhouse has it all!



111 Valencia Street



www.77540akGrove.com
Spacious 4 bedroom, lakefront, pool home in the desirable, gated community of Smith Farm.



www.8396IronhorseCourt.com
Estate home with over 4000 SF situated on a lakefront lot in exclusive Ironhorse community.



www.221TamOShanterDrive.com
Beautiful 3/2 home in Palm Springs with garage.



www.21540LagunaDrive.com
Gorgeous lakefront, pool home with brand new roof, on very private cul-de-sac lot!



www.10622CypressBendDrive.com
Gorgeous 5 bedroom lakefront, pool home in exclusive Boca Raton community.



1104 NE 1st Street



www.77PineTrail.com
Spacious 6 bedroom home on expansive 1.43 lot in unincorporated West Palm Beach.



www.6427LakeWorthRd.com
LOCATION, LOCATION, LOCATION! Great opportunity to own an office building right on Lake Worth Road.



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

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



80 Cleveland Road



www.7157SMilitaryTrail.com

Great property which is perfect for home business with 195 feet of Military Trail Frontage.



www.2727DudleyDriveWestB.com

Spacious villa in great 55 plus, Cresthaven neighborhood!



www.253WaltonHeath.com

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



www.6706JogPalmDrive.com

Beautiful home in upscale active, adult community.



www.1601SFlagler201Drive.com

A fantastic opportunity!



www.8498JuddithAvenue.com

Beautiful lakefront villa in desirable Aberdeen.



464 W Westwood Circle



www.8650PioneerRoad.com

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



www.6441BridgeportLane.com

Lakefront, pool home situated on an oversized, cul-de-sac lot located within an excellent school zone.



604 Highland Avenue



www.15774133rdTerraceNorth.com

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



1300 S Broadway 18



www.10056Hickorywood.com

Gorgeous 3 bedroom, 2 bath villa with attached 1 car garage in active adult community of Banyan Springs.



www.6188GrandCypressCircle.com

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



www.227Foxtail.com

Beautiful 3 bedroom townhome with attached garage in desirable community!



1500 Presidential Way #805



www.2500PresidentialWay305.com

Beautiful luxury condo in Lands of the President!



www.8291EmeraldWindsCircle.com

Expansive home with large fenced backyard in Canyon Springs, within an excellent school zone!



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

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



www.5798SaddleTrailLane.com

Spacious 5 bedroom (1 downstairs) home in gated, upscale community of Thoroughbred Lake Estates.



www.10389Carmen.com

Great 5 bedroom, CBS, pool home located in La Mancha!



www.4598126th.com

Expansive home on 1.25 acres fully fenced and gated for security and privacy!



1755 SW 4th Avenue



www.7925QuidaDrive.com

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



2796 James River Road



www.245CharterWay.com

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



www.126WoodlandRoad.com

Beautiful townhouse located in Palm Springs, close to everything!



7643 Oak Grove Circle



www.4565WoodmereLane.com

Great home situated on more than 1/2 an acre with NO HOA and within an excellent school zone!



www.1551NorthFlaglerDrive.com

Exquisite corner residence at The Slade.



www.3221FrostRoad.com

Great 4 bedroom, pool home in Palm Springs!



www.122SpringdaleRoad.com

This 1/3 acre, property is located near the corner of Lake Worth Road and The Turnpike!



www.7075PioneerLakesCircle.com

Expansive lakefront home in exclusive community of Estates of Pioneer Lake.



www.8800ViaTuscanyDrive.com

Gorgeous home situated on pie-shaped lot in resort style, active adult community of Venetian Isles!



7743 Caoba Court



www.7155HighSierraCircle.com

Spacious pool home on over 1/2 acre in town!



8073 Pelican Harbour Drive



www.2640LakeShoreDriveUnit1515.com

Enjoy panoramic views of the ocean and city lights as far as you can see from this gorgeous residence!



www.6424ViaPrimoStreet.com

Beautifully maintained home in resort style, gated, adult community of Bellaggio!



www.132SouthWestPeacockBoulevard17205.com

Welcome home to this spacious condo!

Jeffrey L. Tricoli, PA | Keller Williams Realty

www.HomeValuePalmBeach
Search the MLS www.TricoliTeam.com

561-220-2278

THE
TRICOLI
TEAM



Jeffrey L. Tricoli, PA
Keller Williams Realty

Search the **MLS** for Free at www.TricoliTeam.com

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

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Thinking of Buying NEW CONSTRUCTION?
Call us TODAY for a REBATE!

Strawberry Shortbread Cupcakes

CUPCAKES

- 1 cup chopped strawberries
- 1/4 cup brown sugar
- 3 eggs
- 1 cup sugar
- 1 tsp pure vanilla extract
- 1 1/4 cups all-purpose flour
- 1 1/2 tsps baking powder
- 1/2 tsp salt
- 1 cup heavy cream

DIRECTIONS

1. Preheat the oven to 350°F. Line a 12-cup muffin tin with cupcake liners.
2. **MAKE THE CUPCAKES:** In a medium bowl, toss the strawberries with the brown sugar. Let the mixture sit while you prepare the cake batter. In the bowl of an electric mixer fitted with the whip attachment, whip the eggs with the sugar on medium speed until pale and thick, 3 to 4 minutes. Add the flour, baking powder and salt, and mix until fully incorporated. Add the heavy cream and mix until the batter is smooth.
3. Scoop batter into each muffin cup, filling it about two-thirds of the way full. Spoon 2 tablespoons of the strawberry mixture into the center of each cup, then gently spoon a little more batter over the strawberries so they are covered. Bake until the cupcakes are golden brown and a toothpick inserted into the center comes out clean, 15 to 20 minutes. Cool completely. (The cupcakes can be made up to this point and stored in an airtight container for up to three days.)
4. **MAKE THE FINISHING:** In the bowl of an electric mixer fitted with the whip attachment, whip the cream while gradually adding the confectioners' sugar; continue whipping to medium peaks. Dollop about 1/4 cup whipped cream on **top of each cupcake** and finish with a **strawberry half**. Serve immediately.

TOPPINGS

- 1 1/4 cups heavy cream
- 1/3 cup confectioners' sugar
- 6 strawberries



Recipe courtesy of www.purewow.com

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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