

MAY 2019

FREE GUIDE

Memorial Day

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE

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



YOUR LOCAL REAL ESTATE
experts and neighbors



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

kw PREFERRED
PARTNERS
KELLERWILLIAMS.

THE
TRICOLI
TEAM

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

CLIENT TESTIMONIALS

We had a choice of three top agents to list our home with. We choose Jeff and his team. We were not disappointed with the out come. We had multiple showings and received an offer within 13 days of our home being listed. Jeff took care of everything. You will be happy using Jeff and his team.

- C Plummer

Jeff and his entire team are professional and very committed to a job well done. They get top dollar for your home and have an extensive advertising program. I would highly recommend their services. It's understandable why they are the top agency

- Jacki Warren

SunFest

MAY 2ND - 5TH | WEST PALM BEACH

Florida's largest waterfront music and art festival, SunFest, has taken place every year since 1982. So why not come out to see what keeps this fun and entertaining festival alive year after year?

The festival provides guests with five days of music and entertainment with more than 175,000 people in attendance each year!

Check out the official website for more information on tickets, schedules, event details and more!

www.sunfest.com

2 easy ways to get your home value

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



7180 KEY LARGO WAY

Beautifully remodeled home with impact glass, new kitchen and bathrooms



2160 ALWORTH TERRACE

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



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 S 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 S 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!



4793 AVOCADO BOULEVARD

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



5050 NORTHERN LIGHTS DRIVE

Gorgeous pool home in gated community of Nautica Isles!



2663 COOPER WAY

Lovely 4 bedroom home in resort style community of Olympia.



5678 SILVIAN ROAD

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



600 S DIXIE HWY APT 307

Beautiful condo situated in the heart of downtown West Palm Beach



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.



2356 BELLAROSA CIRCLE

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



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 Mancha.



7518 OAK GROVE CIRCLE

Beautiful 4 bedroom, pool home in Smith Farm community.



11132 Mandalay Way

Beautiful home in active, adult community of Valencia Isles.



833 Hill Drive D

Wonderful townhome in central West Palm Beach location close to everything!



6793 Finamore Circle

Gorgeous Courtyard Home in Journeys End.



212 Broward Avenue

New construction, open concept home with high end finishes!



3703 Valley Park Way

Spacious 4 bedroom home in exclusive "Cypress Hammock" neighborhood.



300 S Australian Avenue 806

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



6705 Bulrush Court

Great 4 bedroom home in Sagewood.



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.



12079 70th Street

Great home on expansive lot in the Acreage.



1233 45th Street

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



15218 Oak Chase Court

Beautiful home in Binks Forest which is located in an excellent school zone.



1175 Hatteras Circle

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



2 easy ways to get your home value

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



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.



2243 SOUNDINGS COURT

Wonderful home in resort-style community of River Bridge.



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 Northree subdivision.



1171 PINWOOD LAKE COURT

Divosta built, lake front, corner unit townhome in gated community of Pinewood Lake.



208 BROWARD AVENUE

New construction, open concept home with high end finishes!



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.



7691 SPRINGFIELD LAKE

Beautiful lakefront, pool home located within an excellent school zone!



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.



233 RIO VISTA CIRCLE

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



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 1/4 acre in upscale community of Cedar Creek Ranch.



SELLING 1 HOME EVERY 29 HOURS!!



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!



2864 WATERS EDGE CIRCLE

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



8066 VIA BOLZANO

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



11065 INDIAN LAKE CIRCLE

Beautiful home in Indian Springs gated community offering residents many amenities.



8363 BOWIE WAY

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



13748 41ST LANE

Great home on over an acre. This home is being sold completely furnished.



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.



1208 PINE SAGE CIRCLE

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



9019 GULF COVE DRIVE

Gorgeous, like new home in Gulfstream Preserve.



6715 E CALUMET CIRCLE

Beautiful, estate home located in Sherbrooke Estates.

Your home may be worth WAY more than you think!
Call Jeff at 561.440.4003



Memorial Day was originally called "Decoration Day" to honor fallen soldiers with flowers, flags and wreaths. Hence "Decoration" added to the name. Memorial Day didn't become the official title until the 1880s and didn't become a legal holiday until 1967. Did you know that Waterloo, New York is considered the "birthplace" of Memorial Day? Congress officially recognized the town as the birthplace in 1966. With all the facts and changes over the years, there's one thing that remains: it's a day to remember and honor those who have served and lost their lives for our country.

RECENT CLOSED SALES

We made our sellers \$16,302,381.20 MORE!

BOYNTON BEACH

CASCADES

6817 TREVES WAY	\$425,000
6828 CHIMERE TERR	\$385,000
6529 SHERBROOK DR	\$380,000
7365 HAVILAND CIR	\$365,000
6790 CASTLEMAIN AVE	\$365,000
6909 CASTLEMAIN AVE	\$359,000
6577 SHERBROOK DR	\$342,000
6751 SHERBROOK DR	\$330,000
7320 GRANVILLE AVE	\$320,000
7129 HAVILAND CIR	\$300,000
7166 HAVILAND CIR	\$298,500
7276 WHITFIELD AVE	\$282,500
7464 GRANVILLE AVE	\$263,000
7194 GRANVILLE AVE	\$262,500

TIVOLI RESERVE

11067 VIA SORRENTO	\$505,000
11030 VIA AMALFI	\$480,000
11048 VIA AMALFI	\$460,000
7561 VIA GRANDE	\$440,000
7914 VIA GRANDE	\$430,000

VALENCIA ISLES

7263 LAHANA CIR	\$460,000
11396 OHANU CIR	\$433,000
11327 KONA CRT	\$385,000
7396 TONGA CRT	\$330,000

VALENCIA LAKES

11559 PUERTO BLVD	\$425,000
11286 VIVERO AVE	\$339,000
11901 HABANA AVE	\$330,000
11641 CASTELLON CRT	\$314,500
11768 CARDENAS BLVD	\$310,000
7925 STANZA ST	\$300,000
7644 SAN CARLOS ST	\$288,500
11291 DELEON CIR	\$269,000

VERONA LAKES

9493 VERONA LAKES BVD	\$274,000
9056 TALWAY CIR	\$575,000
9484 LAGO DR	\$345,000
9749 PORTA LEONA LN	\$240,000
9746 LAGO DR	\$260,000
8151 BELLAGIO LN	\$255,000
9704 LAGO DR	\$266,000
9067 BELLAGIO LN	\$258,500
9082 TREMEZZO LN	\$225,000

ROYAL PALM BEACH

ACREAGE

12936 51ST CRT	\$356,000
4720 ROYAL PALM BEACH BLVD	\$324,000
4810 122ND DR	\$300,000
4960 126TH DR	\$280,000
11319 57TH RD	\$325,000
12859 53RD RD	\$279,000

BELLA TERRA

144 BELLA VISTA WAY	\$355,000
165 BELLEZZA TERR	\$342,000

CRESTWOOD

1103 BRINELY PL	\$360,770
139 KINGS WAY	\$330,000
113 HEMINGWAY CRT	\$297,000

CYPRESS HEAD

103 MEADOW WOODE DR	\$335,000
---------------------	-----------

CYPRESS KEY

12001 CYPRESS KEY WAY	\$490,000
-----------------------	-----------

ELYSIUM AT ARBORS

133 ELYSIUM DR	\$290,000
----------------	-----------

LA MANCHA

142 SANTA MONICA AVE	\$380,000
172 PONCE DE LEON ST	\$329,900
107 SEGURA ST	\$316,500
153 GRANADA ST	\$302,000
237 LAS PALMAS ST	\$289,500

125 CORTES AVE	\$278,000
----------------	-----------

296 LA MANCHA AVE	\$236,000
-------------------	-----------

MADISON GREEN

1776 ANNANDALE CIR	\$475,000
2151 BELLCREST CIR	\$427,500
2012 RESTON CIR	\$397,000
2310 RIDGEWOOD CIR	\$388,500
2814 MISTY OAKS CIR	\$365,000
1295 GEMBROOK CRT	\$345,000

PALM BEACH PLANTATION

145 MULBERRY GROVE RD	\$435,000
-----------------------	-----------

PORTOSOL

2848 BELLAROSA CIR	\$466,000
2905 BELLAROSA CIR	\$439,900

PRESERVE AT CRESTWOOD

221 PRESERVE CRT	\$336,000
------------------	-----------

RIVERWALK

7706 RED RIVER RD	\$389,000
2683 IRMA LAKE DR	\$385,000
2777 IRMA LAKE DR	\$319,900
2678 JAMES RIVER RD	\$310,000

ROYAL PINE ESTATES

168 ROYAL PINE CIR	\$261,000
--------------------	-----------

SARATOGA

252 SARATOGA BLVD	\$320,000
272 SARATOGA BLVD	\$315,000
155 SARATOGA BLVD	\$305,000
238 SARATOGA BLVD	\$293,000

WELLINGTON

ANTHONY GROVES

270 KENSINGTON WAY	\$415,000
277 BERENGER WALK	\$365,000
259 BERENGER WALK	\$344,900
287 BERENGER WALK	\$330,000
150 BERENGER WALK	\$330,000
137 BERENGER WALK	\$326,000
222 BERENGER WALK	\$315,000
281 BERENGER WALK	\$310,000
144 HAMILTON TERR	\$298,000
197 BERENGER WALK	\$285,000

BINKS FOREST

576 CYPRESS GREEN	\$525,000
15669 BENT CREEK RD	\$425,000
15760 CEDAR GROVE	\$460,000
17266 GULF PINE CIR	\$71,000

BLACK DIAMOND

1191 CANYON WAY	\$530,000
1188 CANYON WAY	\$475,000
1191 BAY VIEW WAY	\$420,000
10573 GALLERIA ST	\$399,999

COUNTRYSIDE

5014 FOREST DALE DR	\$535,000
---------------------	-----------

CYPRESS LAKE PRESERVE

10178 CYPRESS LAKES PRESERVE DR	\$462,500
---------------------------------	-----------

EMERALD FOREST

1115 AVIARY RD	\$420,000
13130 WAX WING TERR	\$300,000
1288 LAKE BREEZE DR	\$317,647

GRAND ISLES

11100 NARRAGANSETT BAY CRT	\$441,000
11668 WATERBEND CRT	\$425,000
3758 MOON BAY CIR	\$390,000
11343 EDGEWATER CIR	\$387,500
3824 MIRAMONTES CIR	\$309,000
11104 NANTUCKET BAY CRT	\$410,000

GREENVIEW SHORES

13735 PEEL CRT	\$450,000
13835 STAIMFORD DR	\$449,000
1570 FARMINGTON AVE	\$385,000
1888 NEWHAVE AVE	\$370,000
13819 STAIMFORD DR	\$342,500
1815 WILTSHIRE VILLAGE DR	\$629,000

ISLES AT WELLINGTON

11131 MANDERLY LN	\$660,000
11877 OSPREY POINT CIR	\$580,000
11300 MAINSAIL CRT	\$530,000
11489 MANATEE BAY LN	\$495,000
4094 BAHIA ISLE CIR	\$359,000

MEADOWLAND

1510 WINDSHIP CIR	\$339,500
12812 MEADOWBREEZE DR	\$395,000
12908 MEADOWBREEZE DR	\$357,000
1607 WINDSHIP CIR	\$334,000

OLYMPIA

2694 TREANOR TERR	\$885,000
9454 WORSWICK CRT	\$619,000
2639 COOPER WAY	\$580,000
2702 ELEANOR WAY	\$570,000
3130 HARTRIDGE TERR	\$548,000
9201 DELEMAR CRT	\$545,000
9848 STOVER WAY	\$500,000
9564 PHIPPS LN	\$475,000
9638 WORSWICK CRT	\$470,000
3189 HAMBLIN WAY	\$450,000
9870 SCRIBNER LN	\$383,000
9534 WORSWICK CRT	\$380,107
2455 SAWYER TERR	\$373,000
9632 WYETH CRT	\$369,500

SEMINOLE RANCHES

5841 MICHLAR DR	\$590,000
10962 57TH PL	\$440,000

THOROUGHbred LAKE ESTATES

10155 FOAL RD	\$359,000
10338 OLDE CLYDESDALE CIR	\$285,000
10402 OLD WINSTON CRT	\$285,000

VERSAILLES

10480 TRIANON PL	\$646,000
10317 MEDICIS PL	\$529,000
10320 TRIANON PL	\$517,500

WELLINGTON TRACE

1876 CAPESEIDE CIR	\$250,000
--------------------	-----------

WELLINGTON EDGE

10770 OAK BEND WAY	\$315,000
--------------------	-----------

WHITEHORSE ESTATES

10092 FREESIAN WAY	\$380,000
--------------------	-----------

WEST LAKE WORTH

ANDALUCIA

4871 SADDLE RANCH RD	\$537,855
----------------------	-----------

BELLAGGIO

6591 BOTICELLI DR	\$430,000
9286 VERCCELLI ST	\$333,900

CEDAR CREEK RANCH

4042 CEDAR CREEK RANCH CIR	\$440,000
----------------------------	-----------

COUNTRYWOOD

7903 BLAIRWOOD CIR	\$235,000
5158 CANAL CIR	\$230,000

CYPRESS LAKES PRESERVE

10178 CYPRESS LAKES PRESERVE DR	\$462,500
---------------------------------	-----------

CYPRESS ROYALE

9168 GREENSPIRE LN	\$535,000
--------------------	-----------

FLORIDA GARDENS

45 CLEVELAND RD	\$285,000
7561 VIA LURIA	\$392,000
8349 GENOVA WAY	\$371,100
8186 VIA BOLZANO	\$351,000

LAKE CHARLESTON

6800 TORCH KEY ST	\$299,900
7332 EDISTO DR	\$490,000
7711 THORNLIEE DR	\$387,500
7845 CARINA CRT	\$380,000
6837 TORCH KEY ST	\$309,000

LAKES OF SHERBROOKE

8353 BONITA ISLE DR	\$315,000
---------------------	-----------

8046 MARSHWOOD LN	\$280,000
5185 CHELAN COVE	\$273,000
8462 BONITA ISLE DR	\$270,000

MEED RACQUET

7502 AVE RD	\$240,000
-------------	-----------

NAUTICAL ISLES

5412 WELLCRAFT DR	\$319,000
5418 SEALINE BLVD	\$307,00

OAK HAVEN

9520 WRANGLER DR	\$460,000
------------------	-----------

PALM BEACH FARMS

5038 COLBRIGHT RD	\$785,000
-------------------	-----------

PALM BEACH NATIONAL

3227 MEDINAH CIR	\$425,000
7576 OAKMONT DR	\$305,000

PALM BEACH RANCHETTES

8393 PINTO DR	\$500,000
8689 PALOMINO DR	\$425,000

RIVERMILL

5318 RIVERMILL LN	\$310,000
-------------------	-----------

SAN MESSINA

8423 CLUB ESTATES WAY	\$775,000
-----------------------	-----------

SEMINOLE RANCHES

5841 MICHLAR DR	\$590,000
10962 57TH PL	\$440,000

SHERBROOKE ESTATES

6725 KENDALE CIR	\$2,110,000
9016 PERTH RD	\$660,000
9355 DUNDEE DR	\$510,000

SMITH FARM

6395 STONEHURST CIR	\$522,000
7767 GREAT OAK DR	\$426,000
6097 BRANCHWOOD DR	\$390,000
7743 OAK GROVE CIR	\$300,000

SUMMER CHASE

8381 LAKE CYPRESS RD	\$290,000
----------------------	-----------

TALAVERA

3349 LAGO DR TALAVERA	\$435,000
-----------------------	-----------

THE FIELDS

8256 HANOVERIAN DR	\$432,060
8250 HANOVERIAN DR	\$407,500
8323 HANOVERIAN DR	\$397,340

THOROUGHbred LAKE ESTATES

10402 OLD WINSTON CT	\$285,000
----------------------	-----------

VALENCIA SHORES

7943 MERANO REEF LN	\$510,000
7559 TARPON COVE CIR	\$489,000
7909 CHARLEMONT POINT	\$450,000
9865 CASA MAR DR	\$450,000
9899 CHANTILLY POINT LN	\$427,000
7773 ROYALE RIVER LN	\$417,500
7701 ROYAL RIVER LN	\$300,000
7711 OCEAN SUNSET DR	\$415,000

WINSTON TRAILS

5609 LAKE SHORE VILLAGE CIR	\$428,000
6415 BARTON CREEK CIRCLE	\$347,000
6012 NEWPORT VILLAGE WAY	\$256,000

WEST PALM BEACH

NORMANDY ISLES

1017 CAPE COD TERR	\$310,000
1030 SALMON ISLE	\$300,000

PALM BEACH FARMS

406 ELAINE RD	\$650,000
---------------	-----------

RIVER BRIDGE

125 HAMMOCKS DR	\$310,000
158 HARBOR LAKE CIR	\$296,700
320 HAMMOCKS TRAIL	\$255,000
2201 SOUNDINGS CRT	\$250,000

TERRACINA

825 TRIANA ST	\$339,000
---------------	-----------

2 easy ways to get your home value

Text "TVValues" 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 | 561-440-4003

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

©Jeffrey L Tricoli, PA

SELLING 1 HOME EVERY 29 HOURS!!

CINCO DE MAYO

Street Food CHICKEN TACOS

INGREDIENTS

- 21 extra thin corn tortillas
- 1 lb cooked & shredded chicken breast
- 16 oz can fat free refried beans
- 1/2 cup non fat Greek yogurt
- 3/4 cup reduced fat shredded cheese
- 1/2 packet low sodium taco seasoning
- 1/2 cup salsa
- 1/2 cup fresh cilantro, chopped
- 1 onion, chopped
- Additional toppings of your choice!

DIRECTIONS

1. Preheat oven to 425 degrees
2. In a large pan, heat the chicken, onion, taco seasoning and cilantro together over medium-high heat until the onions are tender
3. Add the refried beans, Greek yogurt, cheese and salsa. Mix & cook for a few minutes. Set aside.
4. In a separate pan, lightly spray with cooking oil and place tortilla to cook (about 30 seconds). Flip and repeat. Continue cooking all tortillas this way.
5. Fold tortillas in half and place on a cookie sheet
6. Bake for about 8 minutes (until the tacos are crispy) & lightly browned
7. Add the toppings into the shells, and enjoy!

Recipe adapted from theskinnyishdish.com



WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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