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TEAM

# 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**  
**Text "TTValues" to 59559 or visit [www.HomeValuePalmBeach.com](http://www.HomeValuePalmBeach.com)**



**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**  
Two beautiful homes in active, adult community of Valencia Shores



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



# 2 easy ways to get your home value

## Text "TTValues" to 59559 or visit [www.HomeValuePalmBeach.com](http://www.HomeValuePalmBeach.com)



**6399 Branchwood Drive** **\$375,000**  
Beautiful 4 bedroom home in Smith Farm



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



**7815 Elwood Drive** **\$320,000**  
Beautiful pool home in desirable Countrywood/Country Lakes West



**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?

Email [jefftricoli@gmail.com](mailto:jefftricoli@gmail.com)

# SELLING 1 HOME EVERY 2 DAYS!

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## RECENT CLOSED SALES

**ANTHONY GROVES**

172	Canterbury	Place	\$398,000
278	Kensington	Way	\$360,000
211	Berenger Walk		\$360,000
135	Newberry	Lane	\$358,000
130	Berenger Walk		\$351,000
196	Berenger Walk		\$348,500
143	Canterbury	Place	\$340,000
196	Canterbury	Place	\$337,000
135	Lancaster	Way	\$285,000

## BLACK DIAMOND

1243	Bay View	Way	\$480,000
1354	Beacon	Circle	\$480,000
1231	Canyon	Way	\$432,500
10620	Old Hammock Way		\$424,000
1237	Bay View	Way	\$420,000
10578	Galleria	Street	\$410,000
1232	Canyon	Way	\$365,000

**FARMINGTON ESTATES**

3461	Harness	Circle	\$477,000
3414	Harness	Circle	\$417,000

**FIELDSTONE**

10210	Cypress Lakes Preserve Drive	\$465,000
10295	Cypress Lakes Preserve Drive	\$455,000
10592	Cypress Lakes Preser	\$452,500
10287	Cypress Lakes Preserve Drive	\$440,000
10408	Cypress Lakes Preserve Drive	\$437,500

## GRAND ISLES

3966	Whale Boat	Way	\$515,000
3548	Moon Bay	Circle	\$498,000
11716	Waterbend	Court	\$485,000
3609	Moon Bay	Circle	\$485,000
11235	Narragansett Bay	Court	\$405,000
11168	Winding Pearl Way		\$397,500
11231	Laurel Walk	Road	\$337,000
3589	Old Lighthouse	Circle	\$333,500

## ISLES AT WELLINGTON

11371	Mainsail	Court	\$725,000
11460	Nautica	Court	\$595,000
11712	Breeze	Place	\$585,000
3791	Isles Vista	Boulevard	\$565,000

## ISLES AT WELLINGTON CONTINUED

11256	Maritime	Court	\$550,000
11735	Knightsbridge	Place	\$540,000
4664	Manderly Drive		\$510,000
11206	Maritime	Court	\$491,000
11848	Osprey Point	Circle	\$465,000
4058	Bahia Isle	Circle	\$420,000
4034	Bahia Isle	Circle	\$415,000
4145	Bahia Isle	Circle	\$405,000
4073	Bahia Isle	Circle	\$395,000
4134	Bahia Isle	Circle	\$373,900
4129	Bluff Harbor Way	Way	\$350,000
4598	Windward Cove	Lane	\$440,000

## OAKMONT ESTATES

10512	Longleaf	Lane	\$575,000
3388	Princeton	Drive	\$427,500
3460	Princeton	Drive	\$425,000

# OLYMPIA

2555	Treanor	Terrace	\$845,000
2242	Stotesbury	Way	\$805,000
2589	Treanor Ter		\$646,000
3088	Hartridge	Terrace	\$630,000
9229	Delemar	Court	\$530,000
9533	Shepard	Place	\$500,000
2856	Shaughnessy	Drive	\$489,500
9703	Phipps Lane		\$477,200
2216	Sloane	Place	\$473,000
2864	Shaughnessy	Drive	\$472,500
9824	Stover	Way	\$460,000
9792	Stover	Way	\$454,900
2922	Payson Way		\$445,000
9075	Alexandra	Circle	\$435,000
3102	Hamblin Way		\$435,000
2384	Simonson	Drive	\$425,250
9736	Roche Place		\$420,000
9179	Bryden	Court	\$414,000
9012	Alexandra	Circle	\$405,000
9903	Shepard	Place	\$399,900
2327	Waburton	Terrace	\$395,000
9180	Dupont	Place	\$372,000
2183	Alworth Ter		\$370,000

## ORANGE GROVE

11247 Edgewater	Circle	\$489,000
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## SEMINOLE RANCHES

5341	Michlar	Drive	\$950,000
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## STONEHAVEN

9903	Royal Cardigan	Way	\$505,000
1548	Stonehaven Estates	Drive	\$465,000
1429	Stonehaven Estates	D	\$428,000
9524	Granite Ridge	Lane	\$388,000
1300	Stonehaven Estates	Drive	\$373,000
1324	Stonehaven Estates	Drive	\$365,000

## THOROUGHBRED LAKE ESTATES

10255	Clubhouse Turn	Road	\$390,000
10353	White Pinto	Court	\$370,000
5679	Saddle Trail	Lane	\$361,000
5816	Saddle Trail	Lane	\$359,900
10155	Foal	Road	\$349,000
5731	Raceway	Road	\$320,000
5929	Asturian	Trail	\$285,000
10276	Little Mustang	Way	\$280,000

## VERSAILLES

10747	Versailles	Boulevard	\$843,500
3607	Collonade	Drive	\$741,000
10763	Versailles	Boulevard	\$730,000
10664	Versailles	Boulevard	\$715,000
10359	Trianon	Place	\$635,000
3412	Collonade	Drive	\$635,000
3551	Birague	Drive	\$532,500
10346	Medicis	Place	\$503,000

## WELLINGTON SHORES

4209	Wellington Shores	Drive	\$525,000
4371	Silver Glen	Drive	\$516,000

**WELLINGTONS EDGE**

1574	Carriage Brooke	Drive	\$315,000
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## WHITEHORSE ESTATES

10694 Paso Fino	Drive	\$547,500
3419 Harness	Circle	\$470,000
10604 Paso Fino	Drive	\$399,000
10555 Paso Fino	Drive	\$348,500

**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.