AUGUST 2018 FREE GUIDE



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



FEATURED LISTING

1583 Farmington Avenue, Wellington, FL 33414

Beautiful pool home in Greenview Shores!





CLIENT TESTIMONIAL

Jeff Tricoli and the Tricoli Team exceeded all my expectations. The team's expertise and attention to detail brought in an offer in just 28 days! Jeff's experience brought the highest value when negotiating multiple offers. I couldn't be happier and recommend the Tricoli Team without reservation. **-Scott**



114 Nottingham RoadGorgeous pool home on expansive lot (over 1/3 acre)



6193 India Forest CircleGorgeous lakefront, pool home in gated, golf course community of Winston Trails!



7553 Oakboro DriveGorgeous lakefront home in desirable Lake Charleston





SELLING 1 HOME EVERY 2 DAYS!



602 N Lakeside Drive

Award winning house of month for February 2018!

Flawlessly update Spanish style home with sweeping golf and Intracoastal views



7815 Elwood DriveBeautiful pool home in desirable Countrywood/
Country Lakes West



6767 Jacques Way
Lakefront replica of builder's award winning model
situated on a large lot



100 Cove Rd

Beautiful lake front home in the resort style community of River Bridge situated on a 1/4 acre corner lake lot.



118 Harbor Lake Cir
Beautiful lake front home in the resort style community of River Bridge.



12188 68th Street N
Great pool in the acreage situated on over an acre of land!



121 Elysium Dr.Wonderful lakefront pool home in Elysium, a desirable community centrally located in Royal Palm Beach!



2715 Pienza Circle
Beautiful home situated on an expansive lot in the gated community of Portosol



6925 Bruce CourtGorgeous pool home in the gated, resort style community of Coco Plum!



8360 Lake Cypress Road
Beautiful 3 bedroom, 2 bath home in active, adult community Summer Chase!



126 Tuscany Lane
Beautiful Lennar built lakefront, pool home in the gated community of Bella Terra!



10388 Oak Meadow Beautiful, lakefront home in Countryside Estates



Whether their summer was jam-packed with activities or filled with complaints about being bored with nothing to do, kids often have a tough time making the back-to-school transition.

Battling the Butterflies

As with any new or potentially unsettling situation — like starting school for the first time or entering a new grade or new school— allow kids time to adjust. Remind them that everyone feels a little nervous about the first day of school and that it will all become an everyday routine in no time.

Emphasize the positive things about going back to school, such as hanging out with old friends, meeting new classmates, buying cool school supplies, getting involved in sports and other activities, and showing off the new duds (or snazzy accessories if your child has to wear a uniform).

It's also important to talk to kids about what worries them and offer reassurance: Are they afraid they won't make new friends or get along with their teachers? Is the thought of schoolwork stressing them out? Are they worried about the bully from last year? Consider adjusting your own schedule to make the transition smoother. If possible, it's especially beneficial for parents to be home at the end of the school day for the first week. But many working moms and dads just don't have that flexibility. Instead, try to arrange your evenings so you can give kids as much time as they need, especially during those first few days.

If your child is starting a new school, contact the school before the first day to arrange a visit. And ask if your child can be paired up with another student, or "buddy," and if you can be connected with other new parents. This will help both of you with the adjustment to new people and surroundings. Some schools give kids maps to use until things become more familiar.

To help ease back-to-school butterflies, try to transition kids into a consistent school-night routine a few weeks before school starts.

Also make sure that they:

- get enough sleep, establish a reasonable bedtime
- have a healthy breakfast so they're more alert
- write down their locker combination, what time classes and lunch start and end, their home room and classroom numbers, teachers' and/or bus drivers' names, etc.
- use a wall calendar or personal planner to record when assignments are due, tests will be given, etc.
- have them organize and set out what they need the night before (homework and books should be put in their backpacks by the door and clothes should be laid out in their bedrooms)

Although it's normal to be anxious in any new situation, a few kids develop real physical symptoms, such as headaches or stomachaches, associated with the start of school. If you're concerned that your child's worries go beyond the normal back-to-school jitters, speak with your child's doctor, teacher, or school counselor.

Back-to-School To-Do's

Parents themselves can be a little nervous about the first day of school, especially if they're seeing their little one of for the first time or if their child will be attending a new school.

To help make going to school a little easier on everyone, heres' a handy checklist:

What to wear, bring, and eat:

- Does the school have a dress code? Are there certain things students can't wear?
- Will kids need a change of clothes for PE or art class?
- Do your kids have a safe backpack?
- Do kids know not to overload their backpacks?
- Will your kids buy lunch at school or bring it from home?
- Have you stocked up on all of the necessary school supplies?

Medical issues:

- Have your kids received all necessary immunizations?
- Have you filled out emergency contact and health info forms?
- Do the school nurse and teachers know about any medical conditions your child may have?
- Have you made arrangements with the school nurse to administer any medications your child might need?
- Do the teachers know about any conditions that may affect how your child learns?

Transportation and safety:

- Do you know what time school starts and how your kids will get there?
- If they're riding the bus, do you know where the bus stop is and what time they'll be picked up and dropped of?
- Do you know where the school's designated drop-off and pickup area is?
- Are there any regulations on bicycles or other vehicles, such as scooters?
- Have you gone over traffic safety information, stressing the importance of crossing at the crosswalk and looking both ways when crossing the street?
- If your child walks or bikes to school, have you mapped out a safe route? Does your child understand that it's never OK to accept rides, candy, or any other type of invitation from strangers?

2 easy ways to get your home value

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



2802 Waters Edge CircleBeautiful home in the resort style community of River
Bridge



7268 Viale Sonata
Impeccable home offering 5 bedrooms (1 bedrooms and full bath downstairs), 4 baths and a 3 car garage in Isola Bella



10689 Old Hammock Way
Beautiful lakefront home in resort style Wellington,
Florida community



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



8064 Burlington Court

Beautiful home on expansive, pie shaped, cul-de-sac lot with sweeping golf course views in Lacuna



10039 Jockey Road
Spacious home in gated, upscale community of
Thoroughbred Lake Estates



2496 Westmont LaneGorgeous home in Madison Green! Come inside and be wowed by spacious living areas with knockdown and diagonal tile flooring throughout.



6954 Oak Bridge LaneGreat townhome with attached garage in gated community of Smithbrooke



7335 Copperfield Circle
Beautiful lakefront, pool home situated on an expansive comer lot in Smith Farm



3860 Cypress Lake Drive
Gorgeous home in Madison Green! Come inside
and be wowed by spacious living areas with knockdown and diagonal tile flooring throughout.



5026 Solar Point DriveExpansive home in gated community of Nautica Isles offering 6 bedrooms (2 bedrooms downstairs) situated on a gorgeous corner lot!



8376 Morning Star Road
Great home in the desirable West Lake Worth community of Lakes of Sherbrooke situated on an expansive corner lot on a cul-de-sac!



BACK TO SCHOOL TIPS:

What About After School?

If your kids or teens are home alone in the afternoons, it's important to establish clear rules:

- Set a time when they're expected to arrive home.
- Check in with you or a neighbor as soon as they get home.
- Specify who, is allowed in your home when you're not there.
- Make sure they know to never open the door for strangers.
- Make sure they know what to do in an emergency.

To ensure that kids are safe and entertained after school, look into after-school programs. Some are run by private businesses, others are organized by the schools themselves, places of worship, police athletic leagues, YMCAs, community and youth centers, and parks and rec depts.

Getting involved in after-school activities:

- offers an alternative to watching TV or playing video games
- provides adult supervision when parents can't be around
- helps develop kids' interests and talents
- introduces kids to new people & helps develop social skills
- gives kids a feeling of involvement
- keeps kids out of trouble.

Make sure after-school commitments allow kids enough time to complete school assignments. Keep an eye on their schedules to make sure there's enough time for both schoolwork and home life. Kids should know when and who will pick them up when the after-school program ends.



SELLING 1 HOME EVERY 2 DAYS!



100 Pacer Lane

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



16649 72nd RoadExpansive, pool home with 4 car garage and NO HOA situated on 1.15 acres!



7971 Ambleside Way
Completely updated home situated on a corner lot, on a
cul-de-sac street in Smith Farm



7258 Copperfield CircleBeautiful 6 bedroom home in Smith Farm



8837 Laguna RoyaleGorgeous, lake front home in upscale, active adult community Valencia Shores!



16244 E Whitton Drive Expansive pool home situated on almost 2 acres!



110 Monterey Way Beautiful custom 4/3 lakefront home in Saratoga



5282 Oakmont Village CircleBeautiful lake front home in gated, golf course community of Winston Trails



9935 Torino DriveGorgeous, lakefront home on a cul-de-sac, in Bellaggio



78 Springdale Road
Great 3/2 home in sought after Florida Gardens on an expansive lot,
with No HOA and in an excellent school zone!



6114 Elm Way CourtBeautiful, lakefront corner unit townhouse in the Village of Woodlake offering 2 master suites and an attached garage!



6935 Silverado TerraceBeautiful home on expansive corner lot in Winston Trails



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ANTHONY CROVES



Jeffrey L. Tricoli, P.A. **Keller Williams Realty** www.HomeValuesWellington.com www.HomeSearchWellington.com

CREENVIEW CHOREC OF WELLINGTON

© Jeffrey L Tricoli, PA Interested in a career in real estate? Email jefftricoli@gmail.com

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561-440-4003 search the MLS for free at www.TricoliTeam.com

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RECENT CLOSED SALES

OLVMBIA

	ANTHO	NY GROVES			GREENVIEW SHORES OF WELLINGTON				OLYMPIA				STONEHAVEN			
	135	Newberry	Lane	\$358,000	13634	Staimford	Drive	\$485,000	2555	Treanor	Terrace	\$845,000	9903	Royal Cardigan	Way	\$505,000
	130	Berenger	Walk	\$351,000	13502	Brixham	Street	\$420,000	2242	Stotesbury	Way	\$805,000	9919	Royal Cardigan	Way	\$500,000
	196	Berenger	WAlk	\$348,500	2360	Seaford	Drive	\$410,000	2165	Widener	Terrace	\$725,000	1436	Stonehaven Es	ates Dr	\$485,000
	143	Canterbury	Place	\$340,000	13710	Callington	Drive	\$408,000	9525	Shepard	Place	\$700,000	1532	Stonehaven Es	ates Dr	\$472,500
	142	Canterbury	Place	\$324,900	2344	Seaford	Drive	\$389,000	3118	Hartridge	Terrace	\$580,000	9524	Granite Ridge	Lane	\$388,000
		•			2014	Portland	Avenue	\$380,000	2710	Cooper	Way	\$579,400		Stonehaven Es		\$373,000
BEDFORD MEWS AT WELLINGTON					1661	Wiltshire Village	e Drive	\$375,000	9816	Stover	Way	\$533,687				
	2496	Bedford Mews	Drive	\$305,000	1162	Barnstaple	Circle	\$350,000	2941	Payson	Way	\$520,000	THOROU	JGHBRED LAKE	ESTATES	
	2533	Bedford Mews	Drive	\$239,000	1250	Barnstaple	Circle	\$320,000	3011	Shaughnessy	Drive	\$498,800	10255	Clubhouse Turr	Road	\$390,000
									2856	Shaughnessy	Drive	\$489,500	5816	Saddle Trail	Lane	\$359,900
	BLACK	DIAMOND			HOMEL	.AND			9624	Phipps	Lane	\$482,500	5792	Saddle Trail	Lane	\$324,000
	1208	Creekside	Drive	\$560,000	5595	Duckweed	Road	\$780,000	2216	Sloane	Place	\$473,000	5731	Raceway	Road	\$320,000
	1354	Beacon	Circle	\$480,000					2364	Waburton	Terrace	\$472,600	5929	Asturian	Trail	\$285,000
	10606	Keystone	Court	\$479,900	ISLES A	AT WELLINGTON			2864	Shaughnessy	Drive	\$472,500	10276	Little Mustang	Way	\$280,000
	1231	Canyon	Way	\$432,500	11612	Breeze	Place	\$608,125	9824	Stover	Way	\$460,000				
	10620	Old Hammock	Way	\$424,000	11761	Knightsbridge	Place	\$600,000	9792	Stover	Way	\$454,900	VERSAI	LLES		
	10578	Galleria	Street	\$410,000	11460	Nautica	Court	\$595,000	2976	Payson	Way	\$447,000	10664	Versailles	Boulevard	
	1232	Canyon	Way	\$365,000	3791	Isles Vista	Boulevard	\$565,000	2922	Payson	Way	\$445,000	10746	Versailles	Boulevard	\$640,000
	10524	Marsh	Street	\$440,000	11735	Knightsbridge	Place	\$540,000	9218	Dupont	Place	\$445,000	3412	Collonade	Drive	\$635,000
					4586	Mariners Cove	Drive	\$520,000	9075	Alexandra	Circle	\$435,000	3421	Collonade	Drive	\$560,000
		SS LAKES PRES	ERVE		4664	Manderly	Drive	\$510,000	2172	Alworth	Terrace	\$434,000	10419	Saint Germain	Court	\$540,000
	10295	Cypress Lakes	Preser Dr	\$455,000	11848	Osprey Point	Circle	\$465,000	2964	Shaughnessy	Drive	\$430,000	3551	Birague	Drive	\$532,500
	10592	Cypress Lakes	Preser	\$452,500	4057	Bahia Isle	Circle	\$455,000	3066	Payson	Way	\$424,000				
	10287	Cypress Lakes	Preser Dr	\$440,000	4058	Bahia Isle	Circle	\$420,000	9179	Bryden	Court	\$414,000		GTON LAKES		
					4034	Bahia Isle	Circle	\$415,000	2843	Shaughnessy	Drive	\$405,000	61734	Pierside	Circle	\$309,950
	EMERA	LD FOREST OF	WELLINGT		4145	Bahia Isle	Circle	\$405,000	9012	Alexandra	Circle	\$405,000				
	1343	Lake Breeze	Drive	\$370,000	4120	Sea Mist	Way	\$367,000	9903	Shepard	Place	\$399,900	WELLIN	GTON SHORES		
					11256	Maritime	Court	\$550,000	2327	Waburton	Terrace	\$395,000		Stone Creek	Street	\$475,000
	FIELDS				4129	Bluff Harbor	Way	\$350,000	9060	Dupont	Place	\$392,000	11086	Stone Creek	Street	\$313,000
		Cypress Lakes		\$437,500					9775	Quinn	Court	\$391,125				
	10663	Cypress Lakes	Preser	\$425,000	LAKE P				9650	Wolcott	Place	\$390,000		GTON TRACE	. .	
					12673	White Coral	Drive	\$359,900	9757	Scribner	Lane	\$386,000		Pierside	Circle	\$330,000
	GRAND								9180	Dupont	Place	\$372,000		Shoreside	Circle	\$310,000
		Waterbend	Court	\$550,000		WLAND	-	^ 4== ^^	2183	Alworth Ter		\$370,000	1830	Capeside	Circle	\$305,000
	3548	Moon Bay	Circle	\$498,000	1310	Crown	Pt	\$455,000								
	11716	Waterbend	Court	\$485,000	1666	Weather Vane	Place	\$320,000		OLE RANCHES		4-00 000		IORSE ESTATES		A 1== 000
	3609	Moon Bay	Circle	\$485,000	1605	Bayridge	Place	\$278,000		Anderson	Lane	\$580,000		Harness	Circle	\$477,000
	11184	Nantucket Bay	Court	\$484,000					5283	Michlar	Drive	\$430,000		Harness	Circle	\$470,000
					OAKMONT ESTATES			# ==0 000	SOUTH SHORE OF WELLINGTON					Paso Fino	Drive	\$399,000
		VIEW SHORES	0: 1	\$405.000	3459	Vanderbilt	Drive	\$550,000				#040 F00	3355	Andalusian	Way	\$374,900
	1896	Lynton	Circle	\$425,000	3388	Princeton	Drive	\$427,500	1245	Niantic	Terrace	\$249,500	10555	Paso Fino	Drive	\$348,500
	13525	Brixham	Street	\$340,000	3460	Princeton	Drive	\$425,000								

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