

FREE GUIDE

May 2018



UNITED STATE OF AMERICA

MEMORIAL DAY

REMEMBER AND HONOR

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THE
TRICOLI
TEAM

FEATURED LISTING



11126 Stone Creek St in Wellington Shores

Fabulous 5 bedroom (1 bedroom and full bath downstairs), 3 bath, 3 car garage, lakefront, pool home in upscale Wellington community of Wellington Shores. Very desirable, open, spacious floor plan with magnificent waterfront and pool views. This southern exposure is perfect! Step inside and be wowed by spacious living areas, tons of natural light and high-end laminate flooring throughout the downstairs. The upgraded kitchen boasts 42 inch cabinets with crown molding, granite counter tops and stainless steel appliances. All of the bedrooms are spacious as well. Outside you will enjoy your very own tropical oasis including a lovely paver patio, salt water, heated pool installed in 2012 and fully fenced backyard which overlooks the serene lake. This great home offers many more upgrades... including hurricane shutters, both a/c units are newer (2013), a new washer & dryer, new dishwasher, and fresh exterior paint. Wellington Shores is a resort style community which offers its residents a beautiful pool and clubhouse. All of this located within an excellent school zone just minutes from the turnpike, fine shopping & dining and world class polo.

CLIENT TESTIMONIAL

Jeff just sold two of my properties. Each experience was seamless, organized, correct, and communication was amazing. I would and will continue to use Jeff in future sales. Thank you to his team as well. Kathy C.



SELLING 1 HOME EVERY 2 DAYS!



8413 Butler Greenwood Drive \$599,900
Courtyard, pool home with guest house!



63 Cuyahoga Road \$425,000
Great pool home in sought after Florida Gardens on an expansive lot



7811 Vista Palm Way \$359,900
Wonderful home in upscale, active adult community
Valencia Shores



8885 Club Estates Way \$750,000
Exquisite, Mediterranean inspired, lakefront, pool home in
exclusive San Messina



10388 Oak Meadow \$518,000
Beautiful, lakefront home in Countryside Estates



5083 Dalewood Lane \$309,900
Beautiful lakefront, pool home in Countrywood

HOW MUCH IS MY ? HOME WORTH

FREE Home valuation in seconds at:
www.HomeValuesWellington.com



7361 Court Winder \$399,900

Gorgeous lakefront, pool home in desirable Lake Charleston



602 N Lakeside Drive \$649,900

Award winning house of month for February 2018!
Flawlessly update Spanish style home with sweeping golf and Intracoastal views



8751 Sand Lake Court \$349,900

Spectacular pool home in the desirable West Lake Worth community of Lakes of Sherbrooke!



8064 Burlington Court \$319,900

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



6225 Beaconwood Road \$359,900

Gorgeous pool home in Lacuna with sweeping golf course views



5049 Northern Lights Drive \$299,900

Gorgeous home in gated community of Nautica Isles!

SELLING 1 HOME EVERY 2 DAYS!



6724 Country Winds Cove \$299,900
This beautiful home on expansive corner lot in Rivermill has it all.



7755 Oak Grove Circle \$350,000
beautiful 4 bedroom, 3 bath home in the desirable, gated community of Smith Farm



10578 Galleria Street \$429,900
Gorgeous pool home on expansive lot which backs to a lake and nature preserve for lots of privacy in resort style Wellington, Florida community!



6878 Langdon \$384,900
Like new home in Abbingtion located on a corner lot with tons of privacy and serene lake views.



5282 Oakmont Village Circle \$349,900
Beautiful lake front home in gated, golf course community of Winston Trails



121 Elysium Drive \$389,900
Lakefront, pool home in central Royal Palm Beach location

HOW MUCH IS MY HOME WORTH ?

FREE Home valuation in seconds at:
www.HomeValuesWellington.com



8837 Laguna Royale \$435,000

Gorgeous, lake front home in upscale, active adult community Valencia Shores!



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



2504 Maplewood Drive \$225,000

Beautiful 3 bedroom (master on the first floor), lakefront townhome with attached garage



2165 Widener Ter \$750,000

Expansive, lakefront, estate home offering 5 bedrooms plus a den in Olympia, a resort style community located in Wellington, Florida within an excellent school zone!



6954 Oak Bridge Lane \$209,900

Great townhome with attached garage in gated community of Smithbrooke



3758 Woods Walk Boulevard \$399,900

Wonderful 4 bedroom plus loft, 2.5 bath, 2 car garage lake front, pool home in Woods Walk



9059 Dupont Place **\$399,900**
Beautiful home in resort style Wellington community
Olympia



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REAL ESTATE

**WHY WE
CELEBRATE**



Memorial is much more than a three-day weekend! It was originally called Decoration Day and is a day of remembrance for those who have died in service of the United States. More than two dozen cities and towns claim to be the birth place of Memorial Day. In May, 1966 President Johnson officially declared Waterloo, NY the birthplace of Memorial Day. Regardless of its origin, one thing is certain, Memorial Day was born out of the Civil War and the desire to honor those who died while serving their country.

On the first Decoration Day, General James Garfield made a speech at Arlington National Cemetery and over 5,000 participants decorated the graves of the 20,000 soldiers buried there. The first state to recognize the holiday was New York in 1873. By 1890 it was recognized by all of the northern states. It is now observed in almost every state on the last Monday in May and was recognized by Congress as a national holiday in 1971.



Jeffrey L. Tricoli, P.A.
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RECENT CLOSED SALES

ANTHONY GROVES

| | | | |
|-----|---------------|-------|-----------|
| 172 | Canterbury | Place | \$398,000 |
| 278 | Kensington | Way | \$360,000 |
| 211 | Berenger Walk | | \$360,000 |
| 355 | Berenger Walk | | \$347,000 |
| 171 | Berenger Walk | | \$330,000 |
| 122 | Newberry | Lane | \$325,000 |
| 272 | Berenger Walk | | \$310,000 |
| 135 | Lancaster | Way | \$285,000 |

BLACK DIAMOND

| | | | |
|-------|----------|--------|-----------|
| 1243 | Bay View | Way | \$480,000 |
| 10494 | Fishpond | Court | \$459,000 |
| 10463 | Galleria | Street | \$338,000 |
| 1237 | Bay View | Way | \$420,000 |

CYPRESS LAKES PRESERVE

| | | | |
|-------|---------------------------|--|-----------|
| 10210 | Cypress Lakes Preserve Dr | | \$465,000 |
|-------|---------------------------|--|-----------|

FARMINGTON ESTATES

| | | | |
|-------|-----------|--------|-----------|
| 10694 | Paso Fino | Drive | \$547,500 |
| 3414 | Harness | Circle | \$417,000 |

GRAND ISLE

| | | | |
|-------|------------------|--------|-----------|
| 3642 | Old Lighthouse | Circle | \$355,000 |
| 3966 | Whale Boat | Way | \$515,000 |
| 11247 | Edgewater | Circle | \$489,000 |
| 3946 | Diamond Chip | Court | \$480,000 |
| 3771 | Moon Bay | Circle | \$427,500 |
| 11235 | Narragansett Bay | Court | \$405,000 |
| 11168 | Winding Pearl | Way | \$397,500 |
| 11231 | Laurel Walk | Road | \$337,000 |
| 3718 | Old Lighthouse | Circle | \$300,000 |

HOMELAND

| | | | |
|------|---------------|------|-------------|
| 6259 | Homeland | Road | \$9,500,000 |
| 6688 | Duckweed Road | Road | \$1,050,000 |

ISLES AT WELLINGTON

| | | | |
|-------|---------------|--------|-----------|
| 11592 | Breeze | Place | \$760,000 |
| 11371 | Mainsail | Court | \$725,000 |
| 11712 | Breeze | Place | \$585,000 |
| 11206 | Maritime | Court | \$491,000 |
| 11174 | Marina Bay | Road | \$440,000 |
| 4073 | Bahia Isle | Circle | \$395,000 |
| 4134 | Bahia Isle | Circle | \$373,900 |
| 4002 | Bluff Harbor | Way | \$342,000 |
| 4598 | Windward Cove | Lane | \$440,000 |

OAKMONT ESTATES

| | | | |
|-------|------------|-------|-----------|
| 3250 | Watercress | Court | \$468,000 |
| 10740 | Ivanhoe | Lane | \$375,000 |

OLYMPIA

| | | | |
|------|-------------|---------|-----------|
| 2173 | Widener | Terrace | \$794,900 |
| 9535 | Phipps | Lane | \$680,000 |
| 9654 | Worswick | Court | \$675,000 |
| 9585 | Shepard | Place | \$650,000 |
| 2589 | Treanor | Terrace | \$646,000 |
| 3088 | Hartridge | Terrace | \$630,000 |
| 2346 | Thomson | Way | \$605,000 |
| 9229 | Delemar | Court | \$530,000 |
| 9533 | Shepard | Place | \$500,000 |
| 2220 | Balsan | Way | \$480,000 |
| 9703 | Phipps | Lane | \$477,200 |
| 9680 | Phipps | Lane | \$475,000 |
| 2848 | Shaughnessy | Drive | \$470,000 |
| 2840 | Shaughnessy | Drive | \$445,000 |
| 2635 | Danforth | Terrace | \$435,000 |
| 8967 | Alexandra | Circle | \$435,000 |
| 3102 | Hamblin | Way | \$435,000 |
| 2297 | Waburton | Terrace | \$425,250 |
| 2384 | Simonson | Drive | \$425,250 |
| 9736 | Roche | Place | \$420,000 |
| 9862 | Scribner | Lane | \$415,000 |
| 2371 | Waburton | Terrace | \$397,000 |
| 9065 | Dupont | Place | \$365,000 |

SAUSILITO

| | | | |
|-------|-------------|-------|-----------|
| 11117 | Alameda Bay | Court | \$450,000 |
|-------|-------------|-------|-----------|

SEMINOLE RANCHES

| | | | |
|------|---------|-------|-----------|
| 5341 | Michlar | Drive | \$950,000 |
|------|---------|-------|-----------|

STONEHAVEN

| | | | |
|------|--------------------------|-------|-----------|
| 9430 | Bristol Ridge | Court | \$510,000 |
| 1548 | Stonehaven Estates Drive | | \$465,000 |
| 1429 | Stonehaven Estates Drive | | \$428,000 |
| 1324 | Stonehaven Estates Drive | | \$365,000 |

THOROUGHbred LAKE ESTATES

| | | | |
|-------|----------------|------|-----------|
| 10117 | Clubhouse Turn | Road | \$375,000 |
| 5679 | Saddle Trail | Lane | \$361,000 |
| 10155 | Foal | Road | \$349,000 |
| 10256 | Little Mustang | Way | \$265,000 |

VERSAILLES

| | | | |
|-------|------------|-------|-----------|
| 10747 | Versailles | Blvd | \$843,500 |
| 3607 | Collonade | Drive | \$741,000 |
| 10763 | Versailles | Blvd | \$730,000 |
| 10359 | Trianon | Place | \$635,000 |
| 10277 | Trianon | Place | \$590,000 |
| 10363 | Trianon | Place | \$512,000 |
| 10346 | Medicis | Place | \$503,000 |
| 3587 | Birague | Drive | \$500,000 |

WELLINGTON SHORES

| | | | |
|-------|-------------------|--------|-----------|
| 4209 | Wellington Shores | | \$525,000 |
| 4371 | Silver Glen | Drive | \$516,000 |
| 11153 | Pacifica | Street | \$385,000 |

WELLINGTONS EDGE

| | | | |
|-------|-----------------|-------|-----------|
| 1581 | Carriage Brooke | Drive | \$320,000 |
| 1574 | Carriage Brooke | Drive | \$315,000 |
| 10673 | Oak Bend | Way | \$295,000 |
| 1563 | Carriage Brooke | Drive | \$280,000 |

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.