

FREE GUIDE

January 2018



Live West Lake Worth

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

kw

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Keller Williams: #1 Real Estate Company in the Nation

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www.HomeValuesLakeWorth.com

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YOUR LOCAL REAL ESTATE
experts and neighbors

kw THE
TRICOLI
TEAM

- 31** **December**
Polo Season Begins
- 4** **Food Truck Invasion**
Wellington Amphitheater
- 6** **Green Market**
Wellington Amphitheater
- 7** **Village of Royal Palm Beach**
Green Market and Bazaar
Veteran's Park
- 10** **Winter Equestrian**
Festival Begins
- 11** **Food Truck Invasion**
Wellington Amphitheater
- 12-28** **South Florida Fair**
- 13** **Green Market**
Wellington Amphitheater
- 14** **Village of Royal Palm Beach**
Green Market and Bazaar
Veteran's Park
- 15** **Martin Luther King Jr. Day**
- 18** **Food Truck Invasion**
Wellington Amphitheater
- 20** **Green Market**
Wellington Amphitheater
- 17** **Village of Royal Palm Beach**
Green Market and Bazaar
Veteran's Park
- 21** **Food Truck Invasion**
Wellington Amphitheater
- 25** **Food Truck Invasion**
Wellington Amphitheater
- 27-28** **Art Fest on the Green 2018**
Wellington Amphitheater
- 28** **Village of Royal Palm Beach**
Green Market and Bazaar
Veteran's Park

FEATURED LISTING



9670 Eagle Point Lane in Legend Lake Estates

Expansive, lakefront, pool home in exclusive West Lake Worth community!



CLIENT TESTIMONIAL

Jeff and his team are great! They are very knowledgeable, helpful and have great communication. They made the process of selling our home easy. Highly recommend Jeff Tricoli if your looking to sell or buy a ho me.

-Marion

FEATURED COMMUNITY



Legend Lake Estates is a community of approximately 200 estate homes in west Lake Worth. Most of the homes in Legend Lake are situated on lots that range in size from 1 to 2 acres. Many of the homes in Legend Lake are lakefront. The Legend Lake community offers tennis courts and many walking/jogging trails. Legend Lake is located on Lake Worth Road just east of State Road 7 with easy access to Florida's Turnpike and I-95. This community is in an excellent school district.

For more information on Legend Lake Estates and to see our community video visit: **www.LakeWorthHomes.com**

WANT TO SELL YOUR HOME THIS YEAR? START DOING THESE THINGS RIGHT NOW!

The new year is a great time to sell! With home prices recovering and interest rates still low, now is the time to act! Here are some tips every successful seller needs to know.

Have an action plan. Do you need to sell your home in order to buy another home? This is a common issue many sellers face. It is usually easier to sell first, then buy. You may be able to rent your house back from the new buyer for a couple of months or find a short term rental until you find your new home. Don't just list your home – market it. You need an agent who can develop and implement a marketing plan which includes professional photographs and videos, online marketing including social media, print advertising, etc. In today's real estate market potential buyers are doing a lot of their own research online and weeding out properties before they physically see them.

Don't "test" the market. Pricing a home right is an art form. Make sure your home is priced competitively from the beginning. The first two weeks that a home is on the market are the most important. This is when the home will get the most "traffic".

If you are priced too high from the beginning, you will miss buyers during this window.

Fix what's broken. If you know there are things that are not in working order, fix them. Buyers don't want to come in and do a ton of work once they have purchased a home.

Clean and declutter. Clean out your closets, clear off the counters, take down your family photos. Less is more! If there is too much clutter and lots of personal items, it may make it difficult for potential buyers to see themselves living in your home.

Many real estate analysts are betting on 2018 being a standout year in real estate. Let the Tricoli Team handle your real estate needs!



SELLING 1 HOME EVERY 2 DAYS!



4410 James Estate \$575,000
Spectacular estate home offering over 4,000 sq ft of living space.



5816 Saddle Trail \$389,900
Wonderful and spacious home in Thoroughbred Lake Estates



2165 Widener Ter \$799,900
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!



10746 Versailles Blvd. \$695,000
Luxurious estate in the exclusive community of Versailles offering 5 bedrooms, 3.5 baths and a 3 car garage.



7234 Prudencia \$425,000
Gorgeous lakefront home with very private backyard



4331 Hunting Trl \$599,000
Lakefront pool home in excellent school zone. 4 bedrooms plus a den, 3 baths and a 3 car garage in the upscale community of Legend Lakes Estates.

HOW MUCH IS MY ? HOME WORTH

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



8880 S Kendale Circle \$825,000

Waterfront, estate home situated on over 1 acre in the subdivision of Sherbrooke Estates. The 4 bedrooms, 3.5 baths, and lovely split floor plan make this home second to none



7195 Vaca Key Way \$275,000

Great home in desirable Lake Charleston where you can walk to A rated schools!



9057 New Hope Court \$529,900

Gorgeous, lakefront, pool home in gated, resort style community of Palm Beach Plantation



5161 Palm Way \$479,900

Great pool home on over half acre in town!



2775 Pillsbury \$850,000

Expansive estate home in Olympia, a resort style community located in Wellington, Florida within an excellent school zone!



142 Park Road N \$369,000

Beautiful pool home on navigable canal in the heart of Royal Palm Beach with no HOA!

SELLING 1 HOME EVERY 2 DAYS!



3750 Spring Crest Court **\$279,900**
Wonderful 3 bedroom home in Summer Chase



10388 Oak Meadow **\$525,000**
Beautiful, lakefront home in Countryside Estates



6406 Breckenridge
Wonderful home with amazing golf and lake views in
Lacuna



6181 Serene Run **\$275,000**
Lovely home in Serene Estates



9273 Olmstead **\$525,000**
Gorgeous lakefront, pool home in Cypress Lake Estates



10578 Galleria Street **\$439,900**
Beautiful 4 bedroom home in Black Diamond!



9939 Mantova **\$344,900**
Completely updated home in Bellaggio



7958 Merano Reef **\$599,900**
Expansive Estate home in Valencia Shores



7528 Oakboro Drive **\$415,000**
Gorgeous lakefront, pool home in Lake Charleston



6878 Langdon **\$419,900**
Like new home in Abbingdon



4322 Lisa Drive **\$215,000**
Beautiful home with amazing golf course views in Lucerne Lakes!



WELLINGTON POLO SEASON BEGINS

Polo season begins in Wellington! Running from January through April, Polo makes it to International Polo Club Palm Beach in sunny South Florida once again. The 2018 season will surely be filled with exciting competitions, highlighted by the US Polo Open. Starting in

early January, and continuing every Sunday through April many of the finest polo players in the world will showcase their skills in polo matches. Created by players for players, the facility at the International Polo Club of Palm Beach is designed to showcase the incredible skill of the polo ponies and players. Although at one time polo was considered the sport of kings, today everyone is welcome at the International Polo Club! International Polo Season in Wellington is a time for everyone to enjoy the polo lifestyle.



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 Interested in a career in real estate?
 Email jefftricoli@gmail.com

search the MLS for free at www.TricoliTeam.com

SELLING 1 HOME EVERY 2 DAYS!

Ranked#1 in Palm Beach County!

We made our sellers \$7,092,972.44 MORE!

RECENT CLOSED SALES

ABBINGTON

6855 Langdon Way \$418,990

COCOPLUM

5050 Massy Drive \$342,000
 5317 Sancerre Circle \$260,000

COUNTRYWOOD /COUNTRY LAKES WEST

7814 Roble Lane \$214,900
 5149 Canal Circle \$282,000

CYPRESS WOODS

8558 Cypress Springs Road \$379,000
 8617 Cypress Springs Road \$355,000

LACUNA

8591 Rolling Hills Boulevard \$475,000

LAKE CHARLESTON

7734 Thornlee Drive \$389,900
 7746 Thornlee Drive \$384,000
 7504 Wentworth Drive \$370,000
 6887 Sugarloaf Key Street \$278,000
 7059 Davit Circle \$310,250
 7565 Oakboro Drive \$325,000

LAKES OF SHERBROOKE

8466 Bonita Isle Drive \$254,000
 8460 Winnepesaukee Way \$200,500
 8538 White Egret Way \$272,000

LAKEVIEW ESTATES

6689 Blue Bay Circle \$412,000
 7068 Saint Clair Court \$450,000
 6448 Blue Bay Circle \$377,000

LEGEND LAKE ESTATES

4357 Hunting Trail \$520,000

NAUTICA ISLES

5073 Starblaze Drive \$339,000
 5545 Wishing Star Lane \$324,000
 5013 Polaris Cove \$277,000
 5028 Starblaze Drive \$288,000
 5501 Baja Terrace \$360,000

PALM BEACH FARMS

7457 Overlook Drive \$260,500
 5515 Colbright Road \$530,000
 7510 Saint Andrews Road \$325,000

PALM BEACH RANCHETTES

3475 Fargo Avenue \$525,000

RIVERMILL

5213 Canoe Bend Drive \$300,000

SHERBROOKE ESTATES

10113 Calumet Lane \$1,350,000
 6854 Calumet Circle \$1,250,000

SMITH FARM

6509 Stonehurst Circle \$375,000
 6082 Oak Bluff Way \$335,000
 6629 Ashburn Road \$355,000
 7445 Kingsley Court \$310,000

STRAWBERRY LAKES

5705 Strawberry Lakes Circle \$255,000
 5688 Strawberry Lakes Circle \$204,000
 6033 Strawberry Lakes Circle \$248,000

TROPICAL COUNTRY ESTATES

9160 Artist Place \$233,000

VILLAGES OF WINDSOR

7288 Via Leonardo \$423,500

WINSTON TRAILS

6115 Indian Forest Circle \$489,000
 6392 Barton Creek Circle \$345,000
 6303 Shadow Tree Lane \$455,000
 6109 Indian Forest Circle \$487,000
 6103 Indian Forest Circle \$455,000
 6339 Dornich Lane \$370,000

WOODS WALK

3684 Cypress Wood Court \$399,500



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.