

**FREE GUIDE**

February 2018



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**WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!**

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



Your home  
may be worth  
**WAY** more  
than you think!

**Call Jeff at 561-440-4003**

[www.HomeValuesRoyalPalmBeach.com](http://www.HomeValuesRoyalPalmBeach.com)

[www.HomeSearchPalmBeach.com](http://www.HomeSearchPalmBeach.com)

**YOUR LOCAL REAL ESTATE**  
*experts and neighbors*



- 1 Food Truck Invasion**  
Wellington Amphitheater
- 3 Green Market**  
Wellington Amphitheater
- 4 Village of Royal Palm Beach  
Green Market and Bazaar**  
Veteran's Park
- 8 Food Truck Invasion**  
Wellington Amphitheater
- 10 Green Market**  
Wellington Amphitheater
- 11 Village of Royal Palm Beach  
Green Market and Bazaar**  
Veteran's Park
- 14 Valentine's Day**
- 15 Food Truck Invasion**  
Wellington Amphitheater
- 17 Green Market**  
Wellington Amphitheater
- 18 Village of Royal Palm Beach  
Green Market and Bazaar**  
Veteran's Park
- 19 President's Day**
- 22 Food Truck Invasion**  
Wellington Amphitheater
- 24 Green Market**  
Wellington Amphitheater
- 25 Village of Royal Palm Beach  
Green Market and Bazaar**  
Veteran's Park

## CLIENT TESTIMONIAL

We highly recommend Jeff Tricoli and his team! They were amazing throughout the entire process and very professional. We were always kept up to date and informed with what was going on. Our home was listed and within a week of being on the market we received multiple offers. If you're looking to sell or buy a home we highly recommend the Tricoli team!

-Tara Marie



## History of VALENTINE'S DAY

The month of February has long been celebrated as a month of romance. Every year on February 14th in the US and in many other places around the world, candy and flowers are exchanged between loved ones celebrating Valentine's Day. The history of Valentine's Day and its patron saint St. Valentine remain somewhat of a mystery to most. St. Valentine's Day has routes that go back to both Christian and ancient Roman traditions. But who was Saint Valentine, and how did he become associated with this holiday of love?

The Catholic Church recognizes several different saints named Valentine or Valentinus. One Catholic theory explains that Valentine was a priest who served during the third century in Rome. When the emperor decided that single men made better soldiers than those with wives he outlawed marriage for young men. Valentine, the priest, thought it was a great injustice and continued performing marriages for young lovers in secret. The emperor discovered Valentine's actions and ordered that he be put to death.

Other legends suggest that Valentine may have been killed for attempting to help Christians escape harsh Roman prisons. According to another story, a prisoner named Valentine actually sent the first "valentine" when he fell in love with a jailor's daughter who visited him during his incarceration. Valentine was ordered to be put to death but before his death legend states he wrote the jailor's daughter a letter signed "From your Valentine." This expression is still used today. Although the truth about the Valentine legends remain a bit of a mystery all of the stories and legends emphasize Valentine's appeal as a sympathetic, heroic and romantic figure.

Valentine Day greetings have been traced back as far as the Middle Ages, though written Valentine's didn't begin to appear until after 1400. The oldest known valentine still in existence today was a poem written in 1415 by Charles, Duke of Orleans, to his wife while he was imprisoned in the Tower of London. Americans probably began exchanging valentines in the early 1700s. Today it is estimated that 1 billion Valentine's Day cards are sent each year. That makes Valentine's Day the second largest card sending holiday of the year (Christmas being the largest). Valentine's Day is not only celebrated in the United States, it is celebrated in Canada, Mexico, the UK, Australia and France.

## FEATURED LISTING

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### 121 Sandpiper in The Willows

Gorgeous pool home in the heart of Royal Palm Beach with no HOA! Come inside and enjoy spacious living areas with gorgeous flooring throughout. An updated kitchen boasts gorgeous wood cabinetry, granite counters and newer stainless steel appliances. The bedrooms are spacious as well. Step outside and enjoy a gorgeous pool and tons of privacy! This generous lot backs up to a park - no neighbors behind you. The Village of Royal Palm Beach was recently ranked 10 out of 180 cities for the best places to live in Florida! The rankings factored in home affordability, growth and prosperity, family friendliness and quality of education. Conveniently located just minutes from Wellington, West Palm Beach, fine dining and shopping, I-95, the Turnpike and 3 international airports. Royal Palm Beach is a

wonderful place to live! True pride of ownership is evident throughout this wonderful home! Truly a must see.



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## Chocolate Covered Strawberries

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### Ingredients

- 16 ounces milk chocolate chips
- 2 tablespoons shortening
- 1 pound fresh strawberries with leaves

### Directions

1. In a double boiler, melt the chocolate and shortening, stirring occasionally until smooth. Holding them by the toothpicks, dip the strawberries into the chocolate mixture.
2. Insert toothpicks into the tops of the strawberries.

3. Turn the strawberries upside down and insert the toothpick into styrofoam for the chocolate to cool.





# SELLING 1 HOME EVERY 2 DAYS!



**10578 Galleria Street      \$439,900**  
Gorgeous pool home on expansive lot which backs to a lake and nature preserve for lots of privacy in resort style Wellington, Florida community!



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



**2165 Widener Ter      \$774,900**  
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.



**229 Kensington Way      \$399,900**  
Beautiful, lakefront home in gated Wellington community located within an excellent school zone



**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.HomeValuePalmBeach.com](http://www.HomeValuePalmBeach.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



**6181 Branchwood Drive \$349,900**

Beautiful home in Smith Farm. A resort style community within an excellent school zone!



**6874 Hatteras Drive \$349,900**

Wonderful home in Lake Charleston offering 4 bedrooms and 3 baths



**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!



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



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



**6878 Langdon** **\$414,900**  
Like new home in Abington located on a corner lot with tons of privacy and serene lake views.



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



**10648 Fawn River Trail** **\$495,000**  
Gorgeous lakefront home in luxury, active adult community of Valencia Pointe



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# HOW MUCH IS MY ? FREE Home valuation in seconds at: HOME WORTH [www.HomeValuePalmBeach.com](http://www.HomeValuePalmBeach.com)



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



**9670 Eagle Point** **\$639,900**  
Expansive, lakefront, pool home in exclusive Legend  
Lake Estates

## *White Chocolate Raspberry Cheesecake*



### Ingredients

- 1 cup chocolate cookie crumbs
- 3 tablespoons white sugar
- 1/4 cup butter, melted
- 1 (10 ounce) package frozen raspberries
- 2 tablespoons white sugar
- 2 teaspoons cornstarch
- 1/2 cup water
- 2 cups white chocolate chips
- 1/2 cup half-and-half cream
- 3 (8 ounce) packages cream cheese, softened
- 1/2 cup white sugar
- 3 eggs
- 1 teaspoon vanilla extract

### Directions

1. In a medium bowl, mix together cookie crumbs, 3 tablespoons sugar, and melted butter. Press mixture into the bottom of a 9 inch springform pan.
2. In a saucepan, combine raspberries, 2 tablespoons sugar, cornstarch, and water. Bring to boil, and continue boiling 5 minutes, or until sauce is thick. Strain sauce through a mesh strainer to remove seeds.
3. Preheat oven to 325 degrees F (165 degrees C). In a metal bowl over a pan of simmering water, melt white chocolate chips with half-and-half, stirring occasionally until smooth.
4. In a large bowl, mix together cream cheese and 1/2 cup sugar until smooth. Beat in eggs one at a time. Blend in vanilla and melted white chocolate. Pour half of batter over crust. Spoon 3 tablespoons raspberry sauce over batter. Pour remaining cheesecake batter into pan, and again spoon 3 tablespoons raspberry sauce over the top. Swirl batter with the tip of a knife to create a marbled effect.
5. Bake for 55 to 60 minutes, or until filling is set. Cool, cover with plastic wrap, and refrigerate for 8 hours before removing from pan. Serve with remaining raspberry sauce.





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!

## Ranked#1 in Palm Beach County!

## We made our sellers \$7,369,314.24 MORE!

### RECENT CLOSED SALES

#### BELLA TERRA

143	Bella Vista	Way	\$420,500
200	Bella Vista	Way	\$380,000

#### CRESTWOOD

119	Kings	Way	\$426,000
150	Kings	Way	\$420,000

#### CYPRESS KEY

12051	Cypress Key	Way	\$460,000
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#### ELYSIUM AT ARBORS

1137	Elysium	Drive	\$307,000
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#### ESTATES OF ROYAL PALM BEACH

125	Fernwood	Crescent	\$450,000
136	Black Olive	Crescent	\$424,000

#### LA MANCHA

150	Granada	Street	\$370,000
132	Alcazar	Street	\$345,000
102	Granada	Street	\$329,900
112	Gibraltar	Street	\$327,000
158	Bilbao	Street	\$325,000
262	Ponce De Leon	Street	\$310,000
395	La Mancha	Avenue	\$310,000
122	Sevilla	Avenue	\$307,000
120	Segovia	Court	\$290,000
290	Ponce De Leon	Street	\$290,000
135	Cordoba	Circle	\$290,000
432	La Mancha	Avenue	\$268,000
122	Galiano	Street	\$250,000

#### OLIVE TREE

1451	Fairway	Circle	\$307,000
1502	Patrick	Way	\$275,000
1445	Fairway	Circle	\$300,000
1316	Cape May	Lane	\$275,000

#### PALM BEACH FARMS

411	POSSUM	PASS	\$397,000
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#### PALM BEACH PLANTATION

9241	Madewood	Court	\$495,000
9094	New Hope	Court	\$410,000
796	Belle Grove		\$315,000
8734	Tally Ho	Lane	\$300,000
509	Mulberry Grove	Road	\$297,000

#### PORTOSOL

2887	Bellarosa	Circle	\$420,000
2547	Vicara	Court	\$575,000
2937	Bellarosa	Circle	\$544,000
2811	Bellarosa	Circle	\$445,000
2927	Bellarosa	Circle	\$421,000
2837	Bellarosa	Circle	\$378,000

#### RIVER BRIDGE

169	Harbor Lake	Circle	\$255,000
229	Trails End		\$300,000
126	Hammocks	Drive	\$293,000
340	Hammocks	Trail	\$253,000
312	Hammocks	Trail	\$250,000
345	Hammocks	Trail	\$245,000
164	Caribe	Court	\$230,000
233	Trails End		\$225,000

#### RIVERWALK

2715	Hancock Creek	Drive	\$470,000
7778	Red River	Road	\$369,900
7293	Deer Point	Lane	\$359,000
2650	Kittbuck	Way	\$332,000

#### STONEHAVEN

1378	Pebble Ridge	Lane	\$388,000
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#### THE ESTATES OF ROYAL PALM

300	Cypress	Trace	\$340,000
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REAL ESTATE

## 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.