



# Live Palm Beach County

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Area Experts

THE  
**TRICOLI**  
TEAM

kw

KELLERWILLIAMS  
REAL ESTATE

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

561.440.4003



Your home may be worth  
**WAY** more than you think!  
Call Jeff at 561-440-4003

2 easy ways to get your home value  
Text **"TTValues"** to 59559 or visit  
[www.HomeValuePalmBeach.com](http://www.HomeValuePalmBeach.com)

**YOUR LOCAL REAL ESTATE**  
experts and neighbors

kw THE  
**TRICOLI**  
TEAM

# CLIENT TESTIMONIALS

**Jeff and his tricoli team are great!**.....great

experience working with jeff team And they are always available when we need him. I would recommend him (team) to all friend Whoa. thank u

**-Jorge**

Jeff and his staff were very attentive to me and provided helpful advice. They were very good in communication. They informed us on a regular basis as to any progress provided options which were very helpful in my decision making. They provided all the professional assistance that was needed to make the transaction of selling very easy. **I will recommend Jeff Tricoli and Staff to others.**

**-qaisarrusso**

**Jeff and his team were amazing from the day it was listed until closing.**

Jeff listed my house where it needed to be and it sold within a few days. His knowledgeable and hard working dedicated Team kept in communication with me throughout the process and was instrumental in getting my sale closed quickly.

**I highly recommend them.** I couldn't be happier

**-Dawn**

**Jeff has excellent marketing strategy**

and is well adept in handling all the fast moving facets that exist in the real estate market. In the past three years he rented our home for the season and sold our home in 30 Days. He is dilligent and focused.

**-Dolores**

**Jeff Tricoli and his team sold my house within 2 weeks.** We greatly appreciate him and his team the way they handled the entire process, keeping me informed and updated.

**-baseballsons**

## Football Season Buffalo Chicken Dip

Makes: 4 cups dip  
Prep Time: 5 min  
Cook Time: 20 min

-2 cups shredded cooked chicken  
-1 (8 ounce) package cream cheese, softened  
-1/2 cup buffalo wing or cayenne pepper sauce  
-1/2 cup blue cheese or ranch dressing  
-1/2 cup crumbled bleu cheese or your favorite shredded cheese

PREHEAT oven to 350°F.

COMBINE all ingredients and spoon into shallow 1-quart dish.

BAKE 20 minutes or until mixture is heated through; stir.

Garnish with chopped green onions if desired. Serve with crackers and/or vegetables.





# FEATURED LISTINGS



## 110 Monterey, Royal Palm Beach, FL

Beautiful custom 4/3 lakefront home in Saratoga that is made for a mother/daughter setup. This is a Royal Wall built home. The Royal Wall System consists of solid, high density concrete walls with superior wind and pest resistance, high energy efficiency, superior fire protection and sound reduction! Come inside and be greeted by spacious living areas with tile throughout and an inviting kitchen which offers upgraded stainless steel appliances. All of the bedrooms are spacious as well and the master suite offers a large walk in closet and luxurious master bath with a Jacuzzi tub. Enjoy lunch on the a beautiful patio which overlooks a large backyard with expansive lake views.



## 3308 Florence St., Wellington, FL

Take a look at this lovely three bedroom plus den home situated on a large, .54 acre lot in eastern Wellington! Castellina is a DiVosta built, gated community, with only 260 single family homes. This single-level home has an open concept floor plan. Some other features of the home include wood floors throughout with carpet in the bedrooms, natural gas stove, granite counters, large kitchen island, dual sinks in the master bath, tray ceilings and two walk in closets in the master, a large laundry room with work space, and a covered patio overlooking the huge backyard. Community amenities include a clubhouse with a modern fitness center, a resort-style pool, tennis courts, and playground.



## 6305 Harbour Oak Dr, Lake Worth, FL

Here is your chance to own a completely upgraded home with sweeping golf course views located in the desirable, gated, golf course community of Lacuna/Atlantic National in west Lake Worth, which is in an excellent school zone. Come inside and enjoy spacious living areas and an inviting kitchen. All of the bedrooms are spacious as well. Outside you will enjoy a gorgeous, covered patio overlooking the golf course. Atlantic National/Lacuna is a beautiful golf course community with no mandatory membership! Lacuna provides a 24 hour manned security entry gate, a resort style community pool, full gym, tot lot and clubhouse!



# SELLING 1 HOME EVERY 2 DAYS!



## **2719 Danforth Ter**

Beautiful home in resort style Wellington community Olympia located in an excellent school zone!



## **6624 Sweet Maple Lane**

Beautiful lake front, pool home in Vista Verde!



## **6767 Jacques Way**

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



## **7553 Oakboro Drive**

Gorgeous lakefront home in desirable Lake Charleston



## **7542 Saint Andrews Rd**

Spacious 4 bedroom pool home on an expansive lot in desirable Palm Beach National!



## **4392 Lake Tahoe Circle**

Great 4 bedroom home located in gated central West Palm Beach community close to everything!



## **1856 Emilio Lane**

Lovely home on expansive lot near Lake Clarke Shores



## **335 Forest Estate Drive**

Wonderful 3 bedroom plus den 1.5 batt home on expansive lot in Central West Palm Beach, close to everything and with no HOA!



## **9313 Olmstead Drive**

Fabulous lake front, pool home in upscale, gated, western Lake Worth community of Cypress Lakes Estates where you can walk to A rated schools!



## **275 Foresta Ter**

Great single family home with no HOA in central West Palm Beach location!



## **9908 Kamena Cir**

Beautiful townhome featuring 2 bedrooms and 2.5 bathrooms!



## **10388 Oak Meadow**

Beautiful, lakefront home in Countryside Estates



# 2018



# SCHEDULE

## DOLPHINS

DATE	OPPONENT	TIME(ET)	DATE	OPPONENT	TIME(ET)
Sun, Sep 9	vs Tennessee	1:00 PM	Sun, Nov 4	vs New York	1:00 PM
Sun, Sep 16	@ New York	1:00 PM	Sun, Nov 11	@ Green Bay	1:00 PM
Sun, Sep 23	vs Oakland	1:00 PM	Sun, Nov 25	@ Indianapolis	1:00 PM
Sun, Sep 30	@ New England	1:00 PM	Sun, Dec 2	vs Buffalo	1:00 PM
Sun, Oct 7	@ Cincinnati	1:00 PM	Sun, Dec 9	vs New England	1:00 PM
Sun, Oct 14	vs Chicago	1:00 PM	Sun, Dec 16	@ Minnesota	1:00 PM
Sun, Oct 21	vs Detroit	1:00 PM	Sun, Dec 23	vs Jacksonville	1:00 PM
Thu, Oct 25	@ Houston	8:20 PM	Sun, Dec 30	@ Buffalo	1:00 PM

## FLORIDA STATE

Mon, Sept 3	vs Virginia Tech
Sat, Sept 8	vs Samford
Sat, Sept 15	@ Syracuse
Sat, Sept 22	vs N Illinois
Sat, Sept 29	@ Louisville
Sat, Oct 6	@ Miami
Sat, Oct 20	vs Wake Forest
Sat, Oct 27	vs Clemson
Sat, Nov 3	@ NC State
Sat, Nov 10	@ Notre Dame
Sat, Nov 17	vs Boston College
Sat, Nov 24	vs Florida

## UNIVERSITY OF FLORIDA

Sat, Sept 1	vs Charleston
Sat, Sept 8	vs Kentucky
Sat, Sept 15	vs Colorado State
Sat, Sept 22	@ Tennessee
Sat, Sept 29	@ Miss St
Sat, Oct 6	vs LSU
Sat, Oct 13	@ Vanderbilt
Sat, Oct 27	vs Georgia*
Sat, Nov 3	vs Missouri
Sat, Nov 10	vs South Carolina
Sat, Nov 17	vs Idaho
Sat, Nov 24	@ Florida State

## UNIVERSITY OF MIAMI

Sun, Sept 2	vs LSU*
Sat, Sept 8	vs Savannah
Sat, Sept 15	@ Toledo
Sat, Sept 22	vs FIU
Thu, Sept 27	vs North Carolina
Sat, Oct 6	vs Florida State
Sat, Oct 13	@ Virginia
Fri, Oct 26	@ Boston College
Sat, Nov 3	vs Duke
Sat, Nov 10	@ Georgia Tech
Sat, Nov 17	@ Virginia Tech
Sat, Nov 24	vs Pitt

## FLORIDA ATLANTIC

Sat, Sept 1	@ Oklahoma	Sat, Sept 29	@ Mid Tenn	Sat, Nov 3	@ FIU
Sat, Sept 8	vs Air Force	Sat, Oct 6	vs Old Dominion	Sat, Nov 10	vs W Kentucky
Sat, Sept 15	vs Bethune-Cookman	Sat, Oct 20	@ Marshall	Thu, Nov 15	@ North Texas
Fri, Sept 21	@ UCF	Fri, Oct 26	vs LA Tech	Sat, Nov 24	vs Charlotte



# 2 easy ways to get your home value

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



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



**7268 Viale Sonata**  
Impeccable home offering 5 bedrooms (1 bedroom 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



**206 Monterey Way**  
Great 3 bed/2 bath pool home with separate office in Saratoga Pines.



**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



**945 66th Terr**  
Wonderful pool home with 1/1 guest house, a 3.5 car garage, on 2.5 acres with NO HOA located within an excellent school zone!



**8837 Laguna Royale**  
Gorgeous, lake front home in upscale, active adult community Valencia Shores!



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



**9935 Torino Drive**  
Gorgeous, lakefront home on a cul-de-sac, in upscale community of Bellaggio



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



**7918 Blairwood Cir S**  
Beautiful, completely updated, pool home in desirable Countrywood/Country Lakes West within an excellent school zone!

# SELLING 1 HOME EVERY 2 DAYS!



## 8360 Lake Cypress Road

Beautiful home in Summer Chase offering 3 bedrooms, 2 baths, 2 car garage, and spacious living areas.



## 602 N Lakeside

Flawlessly updated Spanish style home with lots of charm and sweeping golf & Intracoastal views



## 5282 Oakmont Village Circle

Beautiful lake front home in gated, golf course community of Winston Trails

# SELLING 1 HOME EVERY 2 DAYS!

Ranked #1 in Palm Beach County!

## We made our sellers \$12,394,416.20 MORE!

### RECENT CLOSED SALES IN LAKE WORTH

#### ABBINGTON

6878 Langdon Way \$370,000

#### CEDAR CREEK RANCH

4090 Cedar Creek Ranch Cir \$467,500

#### COCOPLUM

5041 Massy Drive \$349,900

#### COUNTRYWOOD

5083 Dalewood Lane \$305,000  
5035 Canal Circle \$280,000  
5740 Teakwood Road \$260,000  
5067 Canal Circle \$193,000

#### CYPRESS LAKE ESTATES

4267 Danielson Drive \$410,000

#### CYPRESS ROYALE

9221 Greenspire Lane \$660,000  
9186 Greenspire Lane \$625,000

#### FLORIDA GARDENS

307 Ohio Road \$325,000  
13 Palm Avenue \$320,000  
38 Coconut Drive \$283,000  
78 Springdale Road \$250,000

#### ISOLA BELLA

7276 Viale Sonata \$405,000  
8235 Genova Way \$380,000

#### LACUNA

6299 Harbour Club Drive \$325,500  
8049 Pelican Harbour Drive \$312,000

#### LAKE CHARLESTON

7082 Catalina Isle Drive \$470,000  
7151 Lockwood Road \$445,000  
6844 Hatteras Drive \$361,000  
7258 Davit Circle \$337,500  
7433 Bryson Court \$325,000  
7632 Thornlee Drive \$325,000

#### LAKES OF SHERBROOKE

8304 Blue Cypress Drive \$330,000  
8594 White Egret Way \$325,000  
5394 Alta Way \$275,000  
8449 Bonita Isle Drive \$179,000

#### LAKEVIEW ESTATES

6790 Blue Bay Circle \$482,500

#### LEGEND LAKES ESTATES

9759 Saddle Ct. \$484,000

#### LEXINGTON ESTATES

6170 Serene Run \$287,500

#### MEED RAQUET CLUB

3807 Ace Road \$220,000

#### NAUTICA ISLE

5310 Moon Shadow Lane \$355,000  
5080 Starblaze Drive \$350,000  
5538 Wishing Star Lane \$342,500  
5065 Northern Lights Drive \$329,000  
5420 Queenship Court \$314,900

#### NORTHTREE

6603 Lake Island Drive \$340,000  
7054 Lake Island Drive \$320,000

#### OSPREY

6410 Grebe Court \$606,000  
6357 Vireo Court \$580,000  
6459 Vireo Ct \$425,000

#### PALM BEACH FARMS

5547 1st Road \$325,000

#### PALM BEACH RANCHETTES

9110 Pinion Drive \$510,000  
8645 Pinto Drive \$385,000  
9065 Rodeo Drive \$380,000  
3066 Custer Avenue \$325,000

#### RIVERMILL

6629 Country Winds Cove \$290,000

#### SHERBROOKE ESTATES

8823 Kendale Circle \$815,000

#### SMITH FARM

7462 Greenville Circle \$522,500  
6614 Marbletree Lane \$480,000  
7608 Great Oak Drive \$415,000  
6399 Branchwood Drive \$370,399  
7714 Oak Grove Circle \$365,000  
6939 Dawntree Court \$294,991  
7790 Oak Grove Circle \$247,800  
7855 Oak Grove Circle \$363,000

#### TROPICAL COUNTRY ESTATES

9220 Lantern Drive \$257,000

#### WINSTON TRAILS

6365 Shadow Creek Vle Cir \$450,000  
6323 Shadow Tree Lane \$449,000  
6025 Wedgewood Vle Cir \$442,000  
6935 Silverado Terrace \$300,000

#### WOODLAND CREEK

7645 Woodland Creek Lane \$310,000



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REAL ESTATE







Jeffrey L Tricoli, PA  
Keller Williams Realty

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Interested in a career in real estate? Email [jefftricoli@gmail.com](mailto:jefftricoli@gmail.com)

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\*\*\*\*\*ECRWSSSEDDA

CAL  
POSTAL CUSTOMER

PRSR STD  
US POSTAGE  
PAID  
BOCA RATON, FL  
PERMIT NO. 1535  
ECRWSS

## RECENT CLOSED SALES IN WELLINGTON

### ANTHONY GROVES

119	Canterbury	Place	375000
142	Canterbury	Place	324900
236	Berenger		290756

### BLACK DIAMOND

1208	Creekside	Drive	560000
10606	Keystone	Court	479900
10524	Marsh	Street	440000

### FIELDSTONE

10496	Cypress Lakes Preser		462000
10663	Cypress Lakes Preser		425000

### GRAND ISLES

11635	Waterbend	Court	550000
11184	Nantucket Bay Court		484000
3776	Moon Bay	Circle	410000
3597	Old Lighthouse Circle		317000

### HOMELAND

5968	Reynolds	Road	810000
5595	Duckweed	Road	780000

### HOMELAND CONTINUED

6401	Duckweed	Road	750000
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### ISLES AT WELLINGTON

11612	Breeze	Place	608125
11761	Knightsbridge	Place	600000
4586	Mariners Cove Drive		520000
4652	Windward Cove Lane		515000
11758	Paradise Cove Lane		505000
11847	Osprey Pointe Circle		495000
4057	Bahia Isle	Circle	455000
4120	Sea Mist	Way	367000

### OAKMONT ESTATES

10488	Longleaf	Lane	600000
3459	Vanderbilt	Drive	550000

### OLYMPIA

2762	Pillsbury	Way	805000
9462	Mcaneeny	Court	725000
2165	Widener	Terrace	725000
9525	Shepard	Place	700000

### OLYMPIA CONTINUED

2710	Cooper	Way	579400
2941	Payson	Way	520000
3011	Shaughnessy	Drive	498800
9624	Phipps	Lane	482500
2364	Waburton	Terrace	472600
2976	Payson	Way	447000
9218	Dupont	Place	445000
2172	Alworth	Terrace	434000
2964	Shaughnessy	Drive	430000
3066	Payson	Way	424000
9511	Phipps	Lane	415000
2843	Shaughnessy	Drive	405000
9099	Dupont	Place	399000
9757	Scribner	Lane	386000
2200	Alworth	Terrace	380000

### SEMINOLE RANCHES

10540	Anderson	Lane	580000
5283	Michlar	Drive	430000

### STONEHAVEN

1436	Stonehaven Estates Dr		485000
1532	Stonehaven Estates Dr		472500
1454	Newhaven Point Lane		440000

### THOROUGHbred LAKE ESTATES

5792	Saddle Trail	Lane	324000
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### VERSAILLES

10746	Versailles	Bvd	640000
3421	Collonade	Drive	560000
10419	Saint Germain Court		540000

### WELLINGTON SHORES

11126	Stone Creek	Street	475000
11086	Stone Creek	Street	313000

### WHITEHORSE ESTATES

3355	Andalusian	Way	374900
10591	Paso Fino	Drive	285000

## RECENT CLOSED SALES IN ROYAL PALMS BEACH

### BELLA TERRA

114	Ibisca	Terrace	395000
162	Bellezza Ter		340000
142	Catania Way		389000
126	Tuscany	Drive	466250

### CRESTWOOD

155	Kings	Way	340000
123	Van Gogh	Way	295000
114	Nottingham	Road	442000
182	Kings	Way	309900
101	Chestnut	Circle	343000

### CYPRESS HEAD

119	Waterview	Way	345000
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### ELYSIUM AT ARBORS

121	Elysium	Drive	385000
117	Elysium	Drive	355000

### ESTATES OF ROYAL PALM BEACH

138	Cypress	Trace	461000
120	Pepper Tree Cres		402500
123	Kapok Crescent		353850

### GREENWOOD MANOR

8542	Butler Greenwood Drive		650000
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### LA MANCHA

175	Miramar	Avenue	288000
158	Cordoba	Circle	285000
213	Bilbao	Street	290000
113	Granada	Street	270000
216	Ponce De Leon Street		3100000
110	Barcelona	Drive	360000
228	Ponce De Leon Street		290000
112	Cortes	Avenue	335000
123	Granada	Street	262500

### OLIVE TREE

1719	Sawgrass	Circle	309900
1240	Olympic	Circle	284000
1235	Olympic Circle		346000
1036	Salmon Isle		280000

### PALM BEACH FARMS

140	Possum Passage		356400
239	Hidden	Lane	555000
7405	Wilson	Road	600000
162	66th	Terrace	430000

### PALM BEACH PLANTATION

9041	New Hope	Court	410000
441	Cottagewood	Lane	419000
660	Belle Grove	Lane	365900
450	Mulberry Grove Road		327500
457	Cottagewood	Lane	435000
481	Cottagewood	Lane	427500

### PARK CENTRAL AT CYPRESS KEY

11921	Cypress Key	Way	470000
11971	Cypress Key	Way	480000

### PINE GROVE FARM

108	Two Pine	Drive	323000
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### PORTOSOL

158	Preserve	Drive	327000
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### RIVER BRIDGE

140	Harbor Lake		324900
2523	Egret Lake Dr.		325000
329	Hammocks	Trail	260000
2833	Waters Edge	Circle	305000
104	Egret	Circle	295000
248	Trails End		350000
140	Two Pine	Drive	325000

### RIVER BRIDGE CONTINUED

2255	Soundings	Court	275000
135	Hammocks	Drive	267000
136	Two Pine	Drive	338000
2802	Waters Edge	Circle	290000
2759	Pointe	Circle	283000
125	Two Pine	Drive	380000

### RIVERWALK

7195	Deer Point	Lane	362000
7852	Spring Creek	Drive	415000
2642	James River	Road	335000
2089	Blue Springs	Road	290000
7169	Deer Point	Lane	355000
2242	Vero Beach	Lane	515000
7950	Quida	Drive	355000
7872	Quida	Drive	385000

### STONEHAVEN

1532	Stonehaven Estates Dr		472500
1436	Stonehaven Estates Dr		485000
1454	Newhaven Point Lane		440000

### THE HAMMOCKS

216	Trails End		240000
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**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.