

FEBRUARY 2019

FREE GUIDE

HAPPY
Valentines
DAY

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

kw PREFERRED
PARTNERS
KELLERWILLIAMS.

THE
TRICOLI
TEAM

CONTACT US TODAY TO HAVE YOUR HOME ADVERTISED IN OUR NEXT EDITION

CLIENT TESTIMONIALS

Great experience. Jeff's team were always available to answer questions or concerns. The home sold the first weekend which made all parties involved extremely happy. The new owners were able to settle in quickly and the children started school on the first day. I moved to Texas with no worries. The photographer took amazing photographs of my home. **The home selling process was easy and home showing were set to my schedule. Was amazing...**

-Mel

Waited a year + with another realtor **Jeff put my condo on the market 10/4/18 and it sold 10/12/18.** I had all trust in him and his team. They have a great response rate. Prompt and on time. I will list with his team again and I have given his name to others that are looking to buy or sell.

-Brandon

Jeff was very professional in the initial meeting, having much knowledge and expertise. Being located a 3 hour drive away, was not a problem for communication and responsiveness. A video conference worked well in the initial set up. His manager, Ryan, saw us through all the process, which was complicated in our case. **He was always open to our needs and requests. We attained very near asking price. Thank you Tricoli team.**

NEW CONSTRUCTION HOMES

Built by L & L Construction of Palm Beach



**208 Broward Avenue is move in ready
212 Broward Avenue and
216 Broward Avenue are in
construction phase**

**This is your chance to customize
your next home!**

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3308 Florence St

Three bedroom plus den home situated on a large, .54 acre lot in eastern Wellington!



3504 Collonade Drive

Beautiful estate home located on a cul-de-sac in the prestigious gated community of Versailles in Wellington



360 Wilma Circle #7

Spacious 3 bedroom, Intracoastal Condo



10092 Freesian Way

Gorgeous 3 bedroom pool home on expansive lot



7790 Ashwood Lane

Enjoy expansive lake views throughout this wonderful home!



3901 S Flagler Drive #1104

Gorgeous, penthouse, corner unit located on the prestigious Flagler Drive Intracoastal waterfront.



110 Monterey Way

Beautiful custom 4/3 lakefront home in Saratoga.



5128 Arbor Glen

Wonderful 3 bedroom, 2 bath home in West Lake Worth.



7052 Galleon Cove

Beautiful home in gated subdivision



7409 Oakboro Drive

Beautiful 4 bedroom home in Lake Charleston



4635 Pinemore Lane

Lovely townhome with attached garage in Willoughby Farms



2160 Alworth Terrace

Gorgeous, 4 bedroom, lakefront home in Olympia



5050 Northern Lights Drive

Gorgeous 4 bedroom, pool home in Nautical Isles



901 SW 4th Street

Updated 4 bedroom home in Delray Beach



5075 Nautica Lake Circle

Gorgeous, 6 bedroom, lake front home



2678 James River Road

Beautiful 3/2/2 lakefront home in Riverwalk



6305 Harbour Oak Dr

Completely upgraded home with sweeping golf course views



8066 Via Bolzano

Lakefront home offering 4 bedrooms, 3 baths and a 3 car garage in Isola Bella



9523 Granite Ridge Lane

Beautiful 4 bedroom home in Wellington community of Stonehaven



290 Acacia Court

Lovely 3/3/2 pool home in the Estates of Royal Palm Beach

SELLING 1 HOME EVERY 29 HOURS!!



6624 Sweet Maple Lane

Beautiful lakefront, pool home in Vista Verde



9484 Lago Drive

Wonderful 3/2/2 lakefront home in Verona Lakes



11272 Edgewater Drive

Flawlessly updated home in Grand Isles of Wellington



12812 Meadowbreeze

Great 3/2.5/2 lakefront home in Wellington



6712 Hatteras

Spacious 5 bedroom home in excellent school zone



3800 Washington Rd #809

Gorgeous condo on the Intracoastal in the heart of West Palm Beach



46 Cleveland Rd

Wonderful lake front, pool home on expansive lot in desirable Florida Gardens!



4461 161st Terr.

TOTALLY SOLAR POWERED situated on an expansive 5.31 acres



11186 Winding Pearl Way

Gorgeous 4 bedroom, lakefront home with fabulous upgrades



11180 Winding Pearl Way

Beautiful 4 bedroom, pool home in Grand Isles



7869 Amethyst Lake Point

Expansive estate home in upscale, active adult community Valencia Shores!



10027 Shadywood

Great 2 bedroom villa with attached carport in 55+ community



1720 N J Terr

Updated Florida charmer in the Town of Lake Worth



3390 Artesian Drive

Completely updated home situated on a great corner lot



8363 Bowie Way

Expansive property in Palm Beach Ranchettes where you can walk to A rated schools!



10067 Freesian Way

Gorgeous 5 bedroom, pool home in Farmington situated on an expansive lot with no neighbors behind!



16244 E Whitton Drive

Expansive pool home situated on almost 2 acres!



10586 180th Place

Beautiful lakefront home in Boca Chase in upscale 55+ community



165 Morgans Way

Great pool home in desirable Palm Springs with no HOA!



1620 Presidential Way 510

Live the resort lifestyle in this 3 bedroom, luxury condo which is close to everything!



5678 Silvan Road

Completely and flawless updated home situated on almost .25 acres



100 Madrid Street

Sprawling 4 bedroom home in La Mancha Royal Palm Beach



3389 Lago de Talavera

Gorgeous 6 bedroom, Mediterranean style home in upscale Wellington community Talavera



10582 Beach Palm Ct A

Lovely 2 bedroom villa in Boynton Beach

Chocolate Covered Strawberries



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 chocolate to cool.

White Chocolate Raspberry Cheesecake

Ingredients

1 cup chocolate cookie crumbs	2 cups white chocolate chips
3 tablespoons white sugar	1/2 cup half-and-half cream
1/4 cup butter, melted	3 (8 ounce) packages
1 (10 ounce) package frozen raspberries	cream cheese, softened
2 tablespoons white sugar	1/2 cup white sugar
2 teaspoons cornstarch	3 eggs
1/2 cup water	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, over with plastic wrap, and refrigerate for 8 hours before removing from pan. Serve with remaining raspberry sauce.



2 easy ways to get your home value

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



332 Alemeda Drive

Wonderful 3 bedroom, pool home in Palm Springs



3555 S Ocean Blvd #511

Gorgeous waterfront condo in premium Palm Beach location



136 Egret Circle

Beautiful, lakefront home in resort style community of River Bridge



2840 Frederick Blvd.

Spectacular Mediterranean design two story townhome with all impact windows and doors



402 W Mango Street

Completely updated 2 Bedroom 1 Bath CBS home in central location, close to everything



5026 Solar Point Drive

Expansive home in gated community of Nautica Isles offering 6 bedrooms (2 bedrooms downstairs)



1030 Salmon Isle

Great 3/2 home in Normandy Isle



6188 Moonbeam Drive

Completely updated, 3 bedroom home with lovely backyard



205 Martin Circle

Wonderful 3 bedroom home in central Royal Palm Beach



259 Berenger Walk

Expansive 5 bedroom home with brand new kitchen



320 Hammocks Trl

Wonderful 3/2 homes in resort style community of River Bridge



3227 Medinah Circle East

Great home in desirable Palm Beach National



459 Belle Grove Lane

Beautiful 4 bedroom home in Palm Beach Plantation



5817 Coconut Road

Totally updated 3/2.5 home in Royal Palm Beach



6139 Seven Springs Bld

Wonderful 3 bedroom, 3 bath townhome



2718 Livingston Lane

Great lakefront, townhome with attached garage in Riverwalk a gated, resort style community



730 Lynwood Drive

Great Lake Worth home with new roof



8349 Genova Way

Beautiful 4 bedroom home in Isola Bella



9730 Enchanted Point

Great 4 bedroom home with 3 car garage in Boca Raton



233 Rio Vista Circle

Spacious, lakefront home in the City of Atlantis

RECENT CLOSED SALES

We made our sellers \$14,537,103.90 MORE!

WEST LAKE WORTH

BELLAGGIO

6577 Turchino Drive \$390,000

CYPRESS WOODS

3896 Cypress Lake Drive \$385,000

4008 Summer Chase Court \$269,000

JOURNEYS END

6206 C Durham Drive \$340,400

LAKE CHARLESTON

7381 Nautica Way \$313,000

7728 Brunson Circle \$327,500

LAKES OF SHERBROOKE

8450 Bonita Isle Drive \$318,000

LAKEVIEW ESTATES

6483 Blue Bay Circle \$375,000

LEGEND LAKE ESTATES

9895 Condor Court \$550,000

LEXINGTON OF SHERBROOKE

6771 Calumet Circle \$849,000

MEED RACQUET CLUB

7751 Ace Road \$235,000

NAUTICA ISLES

5535 Albin Drive \$415,000

OSPREY OAKS

7479 Pochard Court \$409,000

PALM BEACH FARMS

7456 Canal Drive \$305,000

PALM BEACH NATIONAL

7542 Saint Andrews Road \$302,500

7149 Oakmont Drive Drive \$320,000

7107 Bobalink Court \$471,500

PALM BEACH RANCHETTES

9312 Palomino Drive \$455,000

RIVERMILL

6663 Spring Garden Run \$300,000

SMITH FARM

6700 Waverly Lane \$415,000

THE FIELDS

8311 Hanoverian Drive \$454,000

TOWNE PARK

9432 Palestro Street \$320,000

TROPICAL COUNTRY ESTATES

9200 Honeywell Road \$205,000

9200 Palladium Place \$250,000

9091 Brandy Lane \$270,000

VALENCIA SHORES

8703 Tierra Lago Cove \$430,000

7784 Bonita Villa Bay \$450,000

8825 Arbor Walk Drive \$360,000

WELLINGTON

ANTHONY GROVES

236 Berenger Walk \$370,000

BLACK DIAMOND

10448 Galleria Street \$340,000

EMERALD FOREST

1050 Aviary Road \$338,000

GRAND ISLES

3722 Moon Bay Circle \$436,000

3760 Miramontes Circle \$322,000

3817 Miramontes Circle \$318,000

HOMELAND

5446 Reynolds Road \$625,000

ISLES AT WELLINGTON

11192 Mainsail Court \$555,000

11581 Windsor Bay Place \$510,000

4197 Bahia Isle Circle \$350,000

4615 Mariners Cove Drive \$475,000

MEADOWLAND COVE

1440 Hideaway Bend \$450,000

12891 Upper Cove Drive \$349,000

OAKMONT ESTATES

3458 Vanderbilt Drive \$453,100

OLYMPIA

2921 Shaughnessy Drive \$420,000

2667 Sawyer Terrace \$420,000

STONEHAVEN

1347 Pebble Ridge Lane \$385,000

VERSAILLES

10727 Versailles Boulevard \$680,000

WELLINGTON SHORES

4433 Wellington Shores Drive \$490,000

11162 Laurel Walk Road \$380,000

WELLINGTON TR

1866 Capeside Circle \$240,000

1728 Pierside Circle \$230,000

WELLINGTONS EDGE

10751 Oak Bend Way \$337,000

10697 Oak Bend Way \$310,000

ROYAL PALM BEACH

ACREAGE

4420 122nd Drive \$399,900

12640 58 Place \$335,000

12309 58th Place \$320,000

11128 59th Street \$275,000

4721 120th Avenue \$290,000

12860 56th Place \$283,000

11480 49th Street \$235,000

CRESTWOOD

110 Locust Lane \$472,500

225 Park Road \$445,000

ESTATES OF ROYAL PALM BEACH

130 Cypress Crescent \$348,000

GREENWOOD MANOR

8469 Butler Greenwood Drive \$385,000

PALM BEACH PLANTATION

9066 New Hope Court \$380,000

BOYNTON BEACH

CASCADES

6823 Liseron \$460,000

7178 Louisiane Court \$355,000

6591 Maybrook Road \$345,000

7161 Haviland Circle \$329,448

11590 Ballylee Terrace \$329,000

7234 Whitfield Avenue \$265,000

MELROSE

9915 HINDEL Court \$825,000

VALENCIA ISLES

11358 Kona Court \$380,000

6674 Bali Hai Drive \$325,000

11670 Caracas Boulevard \$436,000

11702 Caracas Boulevard \$435,000

11571 Puerto Boulevard \$415,000

7691 San Carlos Street \$345,000

11553 Puerto Boulevard \$342,000

VERONA LAKES

9790 Porta Leona Lane \$231,000

9548 Verona Lakes Boulevard \$322,500

8020 Briantea Drive \$230,000

8094 Bellagio Lane \$220,000

9917 Porta Leona Lane \$250,000

WEST PALM BEACH

OLIVE TREE

1091 Salmon Isle \$275,000

RIVER BRIDGE

2769 Pointe Circle \$365,000

2539 Egret Lake Drive \$357,000

152 Hammocks Drive \$320,000

129 Caribe Court \$260,000

RIVERWALK

2172 Vero Beach Lane \$504,000

7787 Spring Creek Drive \$424,000

2772 Irma Lake Drive \$415,000

7028 Fish Creek Lane \$393,500

2217 Allen Creek Road \$330,000

7725 Quida Drive \$325,000

TERRACINA

6770 Aliso Avenue \$334,000

7090 Aliso Avenue \$287,500

kw PREFERRED PARTNERS
KELLERWILLIAMS.

THE TRICOLI TEAM



Jeffrey L Tricoli, PA
Keller Williams Realty

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Interested in a career in real estate? Email: hilda@tricoliteam.com

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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 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.

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