

Season's greetings
From our family to yours

Live  Palm Beach County

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Your home may be worth
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2 easy ways to get your home value
Text "TTValues" to 59559 or visit
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TEAM

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

SELLING 1 HOME EVERY 29 HOURS!!



6767 Jacques Way

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



8363 Bowie Way

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



3901 S Flagler Drive #1104

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

Beautiful homes for sale in upscale, active adult communities



9935 Torino Drive

Gorgeous, lakefront home on a cul-de-sac, in upscale community of Bellaggio



7869 Amethyst Lake Point

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



6591 Maybrook Road

Gorgeous, lakefront home in resort style, active adult community of Cascades!



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!



3308 Florence St

Take a look at this lovely three bedroom plus den home situated on a large, .54 acre lot in eastern Wellington!



10067 Freesian Way

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

Two beautiful homes for sale in Lacuna –
Live the Country Club Lifestyle Without Mandatory Fees!



6305 Harbour Oak Dr

Completely upgraded home with sweeping golf course views



8112 Covington Court

Spacious home with an extended master suite downstairs & a newer roof



924 Macy Street

Flawlessly updated, pool home with guest house, in excellent West Palm Beach location!

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110 Monterey Way

Beautiful custom 4/3 lakefront home in Saratoga that is made for a mother/daughter setup. This is a Royal Wall built home



11180 Winding Pearl Way

Gorgeous 4 bedrooms, pool home in Grand Isles of Wellington



275 Foresta Ter

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



2114 Foxtail View Court

Like new, townhome in desirable, upscale community offering 3 bedrooms plus a loft and a garage!



165 Morgans Way

Great pool home in desirable Palm Springs with no HOA!



46 Cleveland Rd

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

Two great homes for sale in Countrywood/Country Lakes West



8760 Grassy Isle Trail

Beautiful lakefront home in the desirable, West Lake Worth community of Lakes of Sherbrooke!



7795 Canal Dr

Great home with spacious living areas along with an inviting kitchen which boasts stainless steel appliances.



7790 Ashwood Lane

Enjoy expansive lake views throughout this wonderful home!



13097 Quiet Woods Rd

Beautiful Wellington townhome with attached 2 car garage and tons of upgrades!



16244 E Whitton Drive

Expansive pool home situated on almost 2 acres!



4696 Windmill Rd

Expansive equestrian property on over 5 acres!

SELLING 1 HOME EVERY 29 HOURS!!



3800 Washington Road #809
Gorgeous condo on the Intracoastal



1208 Pine Sage Circle
Lake front home in gated community of Palm Club



10683 Versailles Blvd
Luxurious estate home in Versailles



4461 161st Terr.
TOTALLY SOLAR POWERED situated on an expansive 5.31 acres



6905 Houlton Circle
Expansive, lakefront pool home in Journeys End



2715 Pienza Circle
Original owners ready to sell this home situated on an expansive lot



3390 Artesian Drive
Completely updated home situated on a great corner lot



12812 Meadowbreeze
Great lakefront home in Wellington



4561 Hunting Trl
Gorgeous lakefront, pool home in Legend Lake Estates

Give with your Children!

Now that you've received, consider something nice you can do for someone in need. It might be donating those items to charity or maybe making something for your neighbors. Try visiting a local assisted living facility to hand out cookies, sing songs, or simply visit with the residents. You could also volunteer together at a local shelter or soup kitchen, or hand out sandwiches to the homeless. Giving your kids the opportunity to serve others is one of the best gifts you could ever give! Giving creates a happy feeling not just for the receiver but also for the giver. A recent study found that children are, in fact, happier when they give than when they receive. Sharing and giving are an essential part of social-emotional development, and the holiday season is the perfect opportunity to help your child develop these important skills.



2 easy ways to get your home value

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



6624 Sweet Maple Lane
Beautiful lake front, pool home in Vista Verde!



5678 Silvian Road
Completely and flawless updated home situated on almost .25 acres



9484 Lago Drive
Wonderful lakefront home in Verona Lakes

Two wonderful homes for sale in Lake Charleston!



6712 Hatteras Drive
Beautiful 5 bedroom home



7703 Springfield Lake Drive
Wonderful pool home



2678 James River Road
Beautiful lakefront home in Riverwalk



4635 Pinemore Lane
Lovely townhome with attached garage in Willoughby Farms



7234 Prudencia Drive
Like new, lake front home in Vista Lago



225 Park Road N
Spacious 5 bedroom, pool home in Crestwood

Two wonderful properties for sale in the resort style community of River Bridge



1069 Island Manor Drive
Beautiful 3/2/2 home



1705 Landings Blvd.
Spacious, lake front townhome



SELLING 1 HOME EVERY 29 HOURS!!



8066 Via Bolzano

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



9523 Granite Ridge Lane

Beautiful home in Wellington community of Stonehaven



4420 122nd Drive N

Truly unique property situated on 1.25 acres in Loxahatchee



7932 Ambleside Way

Gorgeous home in gated community of Smith Farm



9052 Banquet Way

Adorable home in quiet neighborhood with no HOA.



10586 180th Place

Beautiful lakefront home in Boca Chase

Three Homes for Sale in Gated Community of Nautica Isles



5050 Northern Lights Drive

Gorgeous pool home



5035 Polaris Cove

Great home situated on a beautiful pie-shaped, cul-de-sac lot



5075 Nautica Lake Circle

Gorgeous, 6 bedroom, lake front home



13130 Wax Wing Ter

Wonderful pool home in Emerald Forest



147 1st Street

Great 4 bedroom home which is zoned Ag/Res



6321 Crescent Lake

Lovely townhome with attached garage and private backyard in the Springs

RECENT CLOSED SALES

Year-to-Date the Tricoli Team has helped 270 people sell and/or buy homes

We made our sellers \$13,695,966.60 MORE!

WEST LAKE WORTH

BENT CREEK			
9029	Silver Glen	Way	\$372,500
9163	Citrus Isle	Lane	\$357,000
BELLAGGIO			
6627	Boticelli	Drive	\$492,500
COCOPLUM			
5257	Sancerre	Circle	\$333,500
COUNTRYWOOD			
7800	Roble	Lane	\$288,000
7918	Blainwood	Circle	\$280,000
7714	Blainwood	Circle	\$265,000
5235	Canal	Circle	\$260,000
5266	Harwood	Lane	\$246,000
5099	Dalewood	Lane	\$230,000
7779	Elwood	Drive	\$230,000
CYPRESS ROYALE			
9197	Greenspire	Lane	\$515,000
CYPRESS TRAILS			
9345	Spanish Moss	Road	\$459,000
CYPRESS WOODS			
8251	Lake Cypress	Road	\$281,000
FLORIDA GARDENS			
122	Cypress	Road	\$280,000
ISOLA BELLA			
7331	Via Leonardo		\$368,000
JOURNEYS			
6925	Finamore	Circle	\$482,000
LAKE CHARLESTON			
7089	Catalina Isle	Drive	\$475,000
7555	Cedar Hurst	Court	\$415,000
7650	Brunson	Circle	\$395,000
6641	Pierpont	Drive	\$390,000
7424	Ashley Shores	Circle	\$378,000
7593	Windermere	Court	\$325,000
7338	Ashley Shores	Circle	\$321,500
LAKES OF SHERBROOKE			
8639	Egret Isle	Terrace	\$295,000
5740	Adair	Way	\$236,300
LAKEVIEW ESTATES			
6623	Blue Bay	Circle	\$478,000
6791	Blue Bay	Circle	\$453,500
7062	Falcons	Run	\$375,000
LEGEND LAKE ESTATES			
4401	Hunting	Trail	\$586,000
4483	Hunting	Trail	\$575,000
NORTHTREE			
7681	Northtree	Way	\$360,000
OAK HAVEN			
9502	Wrangler	Drive	\$479,000
PALM BEACH FARMS			
7586	Cocoanut	Drive	\$330,000
5478	3rd	Road	\$245,000
PALM BEACH RANCHETTE			
8811	Yearling	Drive	\$380,000
RIVERMILL			
5309	Rivermill	Lane	\$263,620
SAN MESSIN			
8619	Club Estates	Way	\$500,000
SHERBROOKE ESTATES			
6640	Calumet	Circle	\$680,000
SMITH FARM			
6546	Stonehurst	Circle	\$394,000
7846	Rockport	Circle	\$325,000
7457	Kingsley	Court	\$310,000
7486	Sally Lyn	Lane	\$305,000
7943	Rockport	Circle	\$292,000
7720	Rockport	Circle	\$275,000
7647	Great Oak	Drive	\$425,000

SUMMER CHASE

8360	Lake Cypress	Road	\$267,500
TALAVERA			
3414	Lago De Talavera		\$660,500
TROPICAL COUNTRY ESTATES			
4681	Bonanza	Drive	\$395,000
9160	Bracelet	Drive	\$335,000
VALENCIA SHORES			
7904	Amethyst Lake	Point	\$519,000
7932	Brookside	Court	\$455,000
WINSTON TRAILS			
5886	Bay Hill	Circle	\$400,000
6424	Grand Cypress	Circle	\$381,000
6275	Shadow Tree	Lane	\$380,000
5993	Las Colinas	Circle	\$380,000
5910	Bay Hill	Circle	\$365,000
5738	Muirfield Village	Circle	\$359,000
6733	Brookhurst	Circle	\$356,000
6235	Indian Forest	Circle	\$341,250
6065	Newport Village	Way	\$310,000
6265	Barton Creek	Court	\$310,000
6012	Newport Village	Way	\$256,000

WELLINGTON

ANTHONY GROVES			
192	Berenger	Walk	\$365,000
107	Hamilton	Terrace	\$338,000
132	Newberry	Lane	\$324,000
102	Canterbury	Place	\$294,000
BLACK DIAMOND			
1213	Canyon	Way	\$490,000
1261	Beacon	Circle	\$485,000
10604	Keystone	Court	\$480,000
1300	Beacon	Circle	\$459,900
10627	Falls	Street	\$450,000
1219	Canyon	Way	\$445,000
EMERALD FOREST			
1585	Lake Breeze	Drive	\$315,000
FARMINGTON ESTATES			
10891	Paso Fino	Drive	\$299,900
FIELDSTONE			
10360	Cypress Lakes Preserve Dr		\$482,500
GRAND ISLES			
3562	Old Lighthouse	Circle	\$395,000
3633	Old Lighthouse	Circle	\$375,000
11711	Bay Breeze	Court	\$290,000
GREENVIEW SHORES			
1583	Farmington	Avenue	\$465,000
13534	Brightstone	Street	\$450,000
1908	Grantham	Court	\$435,000
1611	Yarmouth	Avenue	\$430,000
13390	Chelmsford	Street	\$425,000
ISLAND OF WELLINGTON			
11710	Sunrise View	Lane	\$685,000
11615	Paradise Cove	Lane	\$679,000
11487	Paradise Cove	Lane	\$580,000
11816	Windsor Bay	Place	\$539,000
11226	Maritime	Court	\$521,000
11119	Manderly	Lane	\$520,000
4025	Bluff Harbor	Way	\$369,000
MEADOWLAND COVE			
12796	Meadowbreeze	Drive	\$441,250
1563	Bayridge	Place	\$340,000
13049	Meadowbreeze	Drive	\$333,000
12904	Meadowbreeze	Drive	\$318,000
12964	Meadowbreeze	Drive	\$299,000
1510	Windship	Circle	\$282,500
OAKMONT ESTATES			
10565	Willow Oak	Court	\$541,000
10626	Willow Oak	Court	\$415,000
10753	Willow Oak	Court	\$375,000

OLYMPIA

2279	Stotesbury	Way	\$772,900
2199	Stotesbury	Way	\$760,000
9685	Postley	Court	\$735,000
2627	Treanor	Terrace	\$590,000
9524	Phipps	Lane	\$539,000
9508	Phipps	Lane	\$498,000
2297	Waburton	Terrace	\$490,000
9021	Alexandra	Circle	\$442,000
2154	Balsan	Way	\$419,900
2719	Danforth	Terrace	\$410,500
9075	Dupont	Place	\$404,000
9016	Alexandra	Circle	\$400,000
9721	Wyeth	Court	\$385,000
9080	Alexandra	Circle	\$370,000
9838	Warner	Lane	\$339,000

STONEHAVEN

1341	Stonehaven Estates Dr		\$380,000
1349	Stonehaven Estates Dr		\$435,000
1479	Newhaven Point Lane		\$400,000

SUGAR POND MANOR

13579	Jonquil	Place	\$360,000
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THE GREENS OF EMERALD HILL

112	Kensington		\$418,000
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THOROUGHbred LAKE ESTATES

10039	Jockey	Road	\$350,000
10445	Little Mustang	Way	\$285,000

VERSAILLES

10565	Versailles	Boulevard	\$725,000
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WELLINGTON SHORES

11084	Pacifica	Street	\$420,000
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WELLINGTONS EDGE

10817	Oak Bend	Way	\$339,000
10716	Oak Bend	Way	\$290,000

ROYAL PALM BEACH

ACREAGE

11514	59th	Street	\$382,500
11580	46th	Place	\$315,000
12970	51st	Court	\$310,000
12275	59	Street	\$300,500
5030	Royal Palm Beach Blvd		\$290,000
11580	59th	Street	\$285,000
11717	54th	Street	\$273,000
11851	49th	Street	\$297,500

BELLA TERRA

197	Catania	Way	\$375,900
157	Bellezza	Terrace	\$345,000
124	Bellezza	Terrace	\$342,000

COUNTRY CLUB VIEWS

118	Prestige	Drive	\$290,000
128	Prestige	Drive	\$265,000

CRESTWOOD

105	Knights	Court	\$345,000
217	Preserve	Court	\$336,000
103	Van Gogh	Way	\$300,000
107	Cambridge	Lane	\$273,000

CYPRESS HEAD

103	Brook Woode	Avenue	\$355,000
110	Mill Pond	Lane	\$335,000

CYPRESS KEY

12071	Cypress Key	Way	\$480,000
11991	Cypress Key	Way	\$458,000

ESTATES OF ROYAL PALM BEACH

160	Cypress	Trace	\$479,000
140	Kapok		\$449,000
259	Ponderosa	Court	\$410,000
124	Cypress	Crescent	\$360,000

GREENWOOD MANOR

8413	Butler Greenwood Drive		\$597,500
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HAWTHORN

102	Sunflower	Circle	\$320,000
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HUNTINGTON WOODS

123	Parkwood	Drive	\$300,000
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LA MANCHA

117	Cordoba	Circle	\$350,000
126	Miramar	Avenue	\$333,333
132	Santander	Court	\$327,500
229	Las Palmas	Street	\$310,000
217	Salzedo	Street	\$305,000
377	Las Palmas	Street	\$255,885

MADISON GREEN

2281	Ridgewood	Circle	\$485,000
2233	Ridgewood	Circle	\$478,000
233	Saratoga	Boulevard	\$345,000
2434	Westmont	Drive	\$345,000
1249	Oakwater	Drive	\$344,000

OLIVE TREE

1321	Fishers	Place	\$335,000
1209	Olympic	Circle	\$315,000
1403	Bethpage	Way	\$296,000
1105	Hatteras	Circle	\$289,900

PALM BEACH PLANTATION

9370	Madewood	Court	\$497,000
9401	Madewood	Court	\$400,000
180	Mulberry Grove	Road	\$362,500

PORTOSOL

2121	Belcara	Court	\$450,000
2352	Bellarosa	Circle	\$430,000
2201	Arterra	Court	\$420,000
2101	Belcara	Court	\$390,000

RIVER BRIDGE

2828	Waters Edge	Circle	\$309,000
169	Cove	Road	\$305,700
420	Trotters	Lane	\$251,000
116	Caribe	Court	\$250,000
156	Harbor Lake	Circle	\$245,000
158	Harbor Lake	Circle	\$200,000

RIVERWALK

2700	Hancock Creek	Road	\$495,000
7190	Deer Point	Lane	\$410,000

SARATOGA AT ROYAL PALM

135	Meadowlands	Drive	\$365,000
214	Saratoga	Boulevard	\$299,000

SEQUIOIA

27	Atwell	Drive	\$313,000
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STONEHAVEN

1341	Stonehaven Estates Dr		\$380,000
1349	Stonehaven Estates Dr		\$435,000
1479	Newhaven Point Lane		\$400,000

WESTWOODS

424	Westwood	Circle	\$465,000
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BOYNTON BEACH

CASCADES

6835	Chimere	Terrace	\$400,000
11556	Alana	Terrace	\$350,000
11544	Pallas	Drive	\$333,000
7501	Granville	Avenue	\$315,000
7165	Louisiane	Court	\$297,000
7146	Granville	Avenue	\$288,000
7239	Whitfield	Avenue	\$267,000
7144	Whitfield	Avenue	\$205,000

VERONA LAKES

9731	Porta Leona	Lane	\$230,000
9554	Verona Lakes	Boulevard	\$315,000
9435	Lago	Drive	\$349,000
9097	Tremezzo	Lane	\$222,500
9755	Porta Leona	Lane	\$235,000
9995	Porta Leona	Lane	\$262,500



Jeffrey L Tricoli, PA
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Interested in a career in real estate? Email: jeff@Tricoliteam.com

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ECRWSS

SELLING 1 HOME EVERY 29 HOURS!!

Ranked #1 in Palm Beach County!



Top 10 Tips for Selling Your Home During the Holidays

1. Deck the Halls, but don't go overboard. Homes often look their best when decorated for the holidays but sellers be careful not to overdo it.
2. Hire a reputable real estate agent. Hiring a great agent is always top priority, especially during the holidays.
3. Seek out motivated buyers. Anyone house hunting during the holidays is serious.
4. Price it to sell. No matter what time of year, a home that's priced well will sell.
5. Make curb appeal a top priority. When selling a home make sure your landscaping is top priority no matter what season.
6. Take professional photos. When selling a home having professional photos is important no matter what time of year it is.
7. Create a video tour for the Internet. Videos are a great way to showcase your home.
8. Give house hunters a warm and cozy feeling. Make your home inviting by playing soft music and offering homemade treats.
9. Make your home easy to show. Go shopping, take in a show, let your Realtor show the home even through the holidays to get more traffic.
10. **Relax** – the new year is just around the corner. Not to worry...if you don't sell this year, next year is just a few days away.

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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