

FREE GUIDE

January 2018



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WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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**Keller Williams:** #1 Real Estate Company in the Nation

**Jeff Tricoli:** #1 Agent in Palm Beach County

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**TRICOLI**  
TEAM

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

**561.440.4003**



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

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[www.HomeValuesWellington.com](http://www.HomeValuesWellington.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

**COMING SOON!**



### 10388 Oak Meadow

Beautiful, lakefront home in Countryside Estates



Countryside Estates is a small gated estate home community in Wellington. This Mediterranean-styled community built by Shelby Homes consists of 94 luxury estate homes. These homes were built in 2003 and 2004 and offer seven different models ranging from 2,717-4,563 living square foot. Every home features at least 4 bedrooms, a 3 car garage and fabulous waterfront or preserve views. Amenities include two tennis courts and a park with a tot lot.

## 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 home.

-Marion

# 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 **?** FREE Home valuation in seconds at: **HOME WORTH** [www.HomeValuesWellington.com](http://www.HomeValuesWellington.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!



**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!



**2984 Deer Run Trl.** **\$639,900**  
Expansive equestrian estate on 5 acres in a gated community within an excellent Wellington school zone



# 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.





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)

search the MLS for free at [www.TricoliTeam.com](http://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

### BLACK DIAMOND

1267 Beacon	\$490,000
1244 Bay View Way	\$442,500
10549 Galleria	\$430,000
1251 Beacon	\$429,000
1221 Canyon	\$410,000
1195 Bay View	\$395,000
1369 Beacon	\$395,000
1228 Creekside	\$390,000
10512 Galleria	\$385,000
10499 Galleria	\$385,000
10463 Galleria	\$263,025

### COUNTRYSIDE ESTATES

10444 Oak Meadow	\$619,000
10794 Oak Meadow	\$600,000
10121 Oak Meadow	\$580,000
10765 Oak Meadow	\$432,500

### GRAND ISLES

11676 Waterbend	\$495,000
11161 Grandview	\$473,500
11471 Beacon Pointe	\$378,450
3518 Old Lighthouse	\$332,000
11185 Grandview Manor	\$330,500

### ISLES AT WELLINGTON

11640 Sea	\$785,000
11818 Osprey Pointe	\$607,000
4654 Manderly	\$555,000
4661 Manderly	\$539,000
11660 Windsor Bay	\$535,000
11400 Nautica	\$524,900
4679 Island Reef	\$515,000
11184 Manderly	\$515,000
11380 Nautica	\$490,000

### ISLES AT WELLINGTON (CONT.)

11759 Osprey Point	\$485,000
11751 Osprey Point	\$470,000
4002 Bahia Isle	\$440,000

### LAGO DEL SOL

5726 Lago Del Sol	\$1,175,000
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### OAKMONT ESTATES

10517 Willow Oak	\$560,000
10707 Ivanhoe	\$415,000
10712 Willow Oak	\$398,000

### OLYMPIA

2784 Pillsbury	\$1,010,000
2255 Stotesbury	\$642,500
3043 Hartridge	\$590,000
2353 Merriweather Way	\$580,000
9631 Shepard	\$545,000
9793 Stover	\$470,000
2355 Thomson	\$460,000
9178 Dupont	\$430,000
9672 Phipps	\$415,000
9208 Dupont	\$407,500
9810 Scribner	\$395,000
9894 Warner	\$370,000
9718 Wyeth	\$365,000
2647 Sawyer	\$355,000
9115 Dupont	\$355,000
9185 Bryden	\$349,000
2371 Waburton	\$320,000

### STONEHAVEN

9414 Bristol Ridge	\$430,000
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### THOROUGHbred LAKE ESTATES

10136 Clubhouse Turn	\$392,000
5935 Asturian	\$325,000
5779 Raceway	\$312,400
10190 Clubhouse Turn	\$290,000
10358 Olde Clydesdale	\$310,000

### VERSAILLES

3480 Collonade	\$538,000
3415 Collonade	\$524,000
3554 Collonade	\$455,000
10338 Medicis	\$455,000
10321 Trianon	\$449,000

### WELLINGTON SHORES

11115 Silver Ridge	\$510,000
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### WELLINGTONS EDGE

1569 Carriage Brooke	\$274,000
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### WHITEHORSE ESTATES

3384 Harness	\$439,000
3420 Harness	\$415,000
10112 Southern Pride Pl	\$400,000



**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.