

FREE GUIDE

February 2018

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**THE TRICOLI
TEAM**

- 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

Two Equestrian Estate Homes located within an excellent Wellington school zone!



2984 Deer Run Trail

Expansive estate on 5 acres in a gated community. This beautiful estate home will wow you with gorgeous, soaring ceilings and spacious living areas!



16848 Shetland Lane

Small horse farm for sale! This equestrian estate offers 2 barns and 10 stalls!

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 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 ? FREE Home valuation in seconds at: **HOME WORTH** 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



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



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

HOW MUCH IS MY ? FREE Home valuation in seconds at: HOME WORTH www.HomeValuesWellington.com



11790 St Andrews Place 105 \$239,900
Beautiful 2/2 condo, completely updated, 1st floor sold turnkey



11775 St Andrews Place 102 \$239,900
Beautiful townhouse offering 2 bedrooms, 2 baths and a garage



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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SELLING 1 HOME EVERY 2 DAYS!

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

RECENT CLOSED SALES

BLACK DIAMOND

10549 Galleria Street
1221 Canyon Way
1369 Beacon Circle
10620 Old Hammock Way

\$430,000
\$410,000
\$395,000
\$346,500

COUNTRYSIDE ESTATES

4874 Forest Dale Drive

\$529,000

GRAND ISLES

11676 Waterbend Court
11161 Grandview Manor
3950 Whale Boat Way
11156 Winding Pearl Way
11723 Waterbend Court
3518 Old Lighthouse Circle
3530 Old Lighthouse Circle

\$495,000
\$473,500
\$465,000
\$430,000
\$385,000
\$332,000
\$297,000

ISLES AT WELLINGTON

4667 Island Reef Drive
11835 Osprey Point Circle
11441 Manatee Bay Lane
4654 Manderly Drive
4661 Manderly Drive
11660 Windsor Bay Place
11184 Manderly Lane
11380 Nautica Court
11751 Osprey Point Circle
4002 Bahia Isle Circle
4086 Bahia Isle Circle

\$685,000
\$575,000
\$560,000
\$555,000
\$539,000
\$535,000
\$515,000
\$490,000
\$470,000
\$440,000
\$405,000

OLYMPIA

2784 Pillsbury Way
2258 Stotesbury Way
2255 Stotesbury Way
9202 Delemar Court
2633 Cooper Way
3090 Payson Way
9793 Stover Way
9003 Alexandra Circle
2832 Shaughnessy Drive
9672 Phipps Lane
8965 Alexandra Circle
9197 Dupont Place
9661 Wyeth Court
9718 Wyeth Court
9185 Bryden Court

\$1,010,000
\$835,000
\$642,500
\$591,000
\$585,000
\$500,000
\$470,000
\$460,000
\$419,900
\$415,000
\$410,000
\$393,000
\$390,000
\$365,000
\$349,000

STONEHAVEN

1378 Pebble Ridge Lane

\$388,000

VERSAILLES

10592 Versailles Blvd
10504 Vignon Court
10569 Versailles Blvd
10508 Vignon Court
3561 Collonade Drive
3554 Collonade Drive
10321 Trianon Place
3444 Collonade Drive

\$1,000,000
\$720,000
\$659,000
\$545,000
\$490,000
\$455,000
\$449,000
\$405,000

WELLINGTON EDGE

1544 Carriage Brooke Drive
1569 Carriage Brooke Drive

\$288,000
\$274,000

WELLINGTON SHORES

11115 Silver Ridge Street

\$510,000

WHITEHORSE ESTATES

3384 Harness Circle

\$439,000

WYCLIFFE

10874 Northgreen Drive

\$330,000

kw
KELLER WILLIAMS
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.