

BACK TO SCHOOL

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www.HomeValuePalmBeach.com



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PARTNERS
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THE
TRICOLI
TEAM

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

CLIENT TESTIMONIALS

After a year of searching for a home with no luck, I am so glad we found the Tricoli team. We were able to find a home that we love and get our offer accepted in just a few weeks. Our agent was very responsive and always a step ahead. The entire team made the home buying process so easy and seamless. I definitely recommend the Tricoli team and I wish I had found them sooner.

- alyssa2814

The Tricoli team made selling my property tremendously easy. They were very professional right from the beginning. The online photos were terrific and it brought many offers for the house. Nicole from their office was amazing as she answered every question I had promptly and professionally. I would not hesitate to use their office in the future.

- Tmkraider2

Liz Bell along with the entire Tricoli team made selling my home from out of state a breeze. Actually, this sale was my deceased mother's home that was in probate and had liens, so you can only imagine all of the laws and legalese involved. They were very knowledgeable and responsive to all my questions and concerns. In fact, you are never left wondering the current status of negotiations, next steps of the process and all of my expectations were managed with specific and clear language that made the entire process a Florida breeze. OK, so everything mentioned so far is about their knowledge, expertise in intricate and confusing probate sales, but I haven't mentioned their strength in negotiating in getting top dollar. My mother's home was sold in two days at above asking price! I could go on, but be assured you will be very pleased with the Tricoli Team!

- user21461635

We are so glad we picked the Tricoli team to sell our house. From the first meeting with Jeff we could tell we picked the best. Their photographer made our home look so good we almost changed our minds. They know how to market a home and got us lots of showings and even better lots of offers. We ended up with more than we ever expected. And a special shout out to Nicole for putting up with all our questions. She was there whenever we called and if she did not know the answer she got it for us. We would recommend using Jeff and the Tricoli team for all of your real estate needs. I would like to add the main reason we picked the Tricoli team in the first place. About 10 years ago while on the internet I saw a Facebook add to find your home value. All you had to do was fill out a form. An hour after filling it out I called a call my husband telling me Jeff stopped by our house. Not that's was I call an aggressive sales person and as I was also in sales I decided that day Jeff would sell my house when I was ready.

- Mark Hayward

Thinking of Selling? 2 Easy Ways to Get Your Home Value

Text **"TValues"** to 59559 or visit **www.HomeValuePalmBeach.com**



www.9821ebayharbordrunit702.com

Come inside this wonderful full updated condo and enjoy amazing views of the intercoastal!!!



www.9906majorcapl.com

Elegant and spacious canal home in exclusive community of Boca Fontana.



www.18957concertodr.com

Gorgeous pool home in the exclusive community of Lakes At Boca Raton.



www.1615ne3rdcourt.com

Elegant and spacious pool home in Rolling Green.



www.6327longkeyln.com

Lakefront home in exclusive community of ABERDEEN! No mandatory membership fee!



www.5117silvermapleln.com

Lakefront home in exclusive community of Rainbow Lakes. Come inside and be greeted by spacious living areas, along with an inviting kitchen.



www.6531springmeadowdrive.com

Home in exclusive community of DILLMAN FARMS! Community pool directly across the street from the home.



www.3537millbrookwaycir.com

Come inside this wonderful townhome and enjoy spacious living areas with tons of natural light throughout along with an inviting kitchen.



www.224trailsend.com

Home in exclusive community of River Bridge located in a quiet street with a park like setting.



www.8274lajollavistaln.com

Waterfront home in exclusive community of Valencia Shores. Come inside and be greeted by spacious living areas, along with an inviting updated kitchen.



www.3229windwardlane.com

Charming and spacious home in the community of Hypoluxo Village.



www.5073sancerrecir.com

Home in exclusive community of Coco Plum. Come inside and be greeted by spacious living areas, along with an inviting kitchen.

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www.3286narcaraway204.com

Meticulously maintained corner unit located in desirable Poinciana community.



www.122ohioroad.com

Home in exclusive community of Florida Gardens. Come inside and be greeted by spacious living areas, along with an inviting kitchen.



www.3akronrd.com

LOCATION, LOCATION, LOCATION!! This almost 1/2 acre, corner property is located at the corner of Lake Worth Road and The Turnpike!



www.9756saddlecourt.com

Spacious pool home situated on 1.3 acres in the exclusive community of Legend Lake Estates which is located within an excellent school zone.



www.503sest.com

Great opportunity to own a wonderful home located conveniently in Lake Worth Beach.



www.2840cynthialane211.com

Spacious condo in exclusive community of Murray Hills located steps from Lake Osborne!



www.1212deerhavendr.com

Meticulously maintained 4 bed, 3 bath Spanish-inspired, Lennar Sage model home in the exclusive, gated community of Arden.



www.1456578thplacen.com

4 bedroom plus den home in the Acreage. Come inside and be greeted by spacious living areas, along with an inviting kitchen.



www.1834494thstreetn.com

Beautifully upgraded, modern colonial ranch home with pool in the Acreage with tasteful finishes and period details throughout.



www.19723greengrovet.com

Very private, sprawling equestrian estate which boasts a 1/1 guesthouse, a 1.5 acre lake and 3 stall barn situated on almost 6 acres at the end of a private road!



www.259oleanderave.com

Rarely available opportunity in the heart of Palm Beach within walking distance to the beach, lake trail, vibrant shopping and dining.



www.3710gullrd.com

Corner lot home in the community of Palm Beach Cabana Colony. Come inside and be greeted by spacious living areas, along with an inviting kitchen.

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www.2700ravellaway.com

Come inside this wonderful townhome and enjoy spacious living areas with tons of natural light throughout along with an inviting kitchen.



www.11985carnegiepl.com

Lakefront home abutting PGA National greenways in the exclusive community of Bayhill Estates.



www.436fontanadr.com

Original owner since 1963. This home has been so well taken care of. Detached 1.5 car garage completely fenced 3/2 home with no HOA.



www.772swpelicanove.com

No detail spared in this Mediterranean masterpiece on an oversized lot located on the 14th fairway of the St Lucie Trail Golf Course.



www.121ndanvillecirclesw.com

Take a look at this large residential lot located in a quiet neighborhood. It's truly a unique opportunity to start from scratch on land and build your dream home!



www.5050noceandrive703.com

Come inside this wonderful waterfront condo and enjoy spacious living areas with tons of natural light and breathtaking views of the ocean & intercoastal.



www.197parkwooddrive.com

Home in exclusive community of Huntington Woods. Come inside and be greeted by spacious living areas, along with an inviting kitchen.



www.1638067thcourtn.com

FULLY UPDATED waterfront home in The Acreage. Come inside and be greeted by spacious living areas, along with an inviting kitchen.



www.12517templeboulevard.com

Home in exclusive community of Acreage. Home features complete solar power!



www.1064raintreeelane.com

3 bedroom with den home in exclusive community of Sugar Pond Manor of Wellington. Immerse yourself in the equestrian world!



www.3826davincicircle.com

Home in exclusive community of Cypress Lakes ! 2 bedroom with a 3rd room that is a large den, or can be utilized as a bedroom.

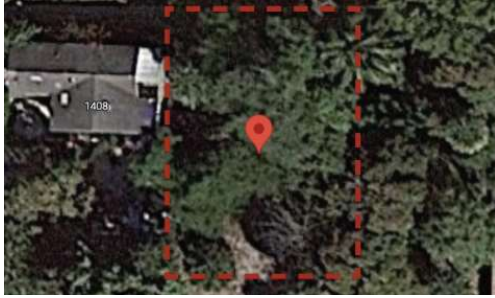


www.190619thway.com

Come inside this wonderful townhome and enjoy spacious living areas with tons of natural light throughout along with an inviting kitchen.

Thinking of Selling? 2 Easy Ways to Get Your Home Value

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Xxxx 13th Street

Take a look at this large residential lot located in a quiet neighborhood. It's truly a unique opportunity to start from scratch on land and build your dream home!



www.602monroedrive.com

Amazing opportunity to own this charming, remodeled home complete with 3 main house bedrooms and upstairs studio.



www.337rilyndr.com

Custom built newer construction pool home located east of Dixie and steps to the Intracoastal Waterway!



www.612neptunest.com

Home on a HUGE lot in the non-HOA community of Sky Ranch. Come inside and be greeted by spacious living areas, along with an inviting kitchen.



www.1379442ndroadn.com

Charming 4br, 3 bath home in The Acreage. Come inside and be greeted by living areas lined with tile & wood floors, fresh paint, and an inviting kitchen.



www.396268thstreetn.com

Secluded nature lover's hideaway on 1.16 acres. Great location very close to Acreage Pines Elementary School and Acreage Community Park!



www.4871127thtrailn.com

Waterfront home in exclusive unincorporated community of Loxahatchee. Our seller is the original owner that built the home for himself!



www.1550newhavenpointln.com

4 bedroom plus den home in the exclusive community of Stonehaven.



www.862edgebrooklane.com

Lakefront, pool home built by luxury home builder, Toll Brothers, in exclusive community of WELLINGTON VIEW located within an A rated school zone.



www.9404swansealane.com

Elegant and spacious home in exclusive community of Baywind. Come inside and be greeted by spacious living areas, along with an inviting kitchen.



www.2775vistaparkwayg5.com

2nd floor office suite perfect for a small business, or office. Located near main roads, shops, restaurants and hotels.



BACK-TO-SCHOOL TIPS

Meet the new teacher

For kids, one of the biggest back-to-school fears is “Will I like my new teacher?” Breaking the ice early on is one of the best ways to calm everyone’s fears. Take advantage of your school’s open house or back-to-school night. Some teachers welcome phone calls or e-mails — another great opportunity to get to know each other before the year begins.

If personal contact with the teacher isn’t possible, try locating the teacher’s picture on a school website or in a yearbook, so your child can put a name with a face. If your child’s teacher sends a welcome letter, be sure to read the letter together.

Tour the school

If your school hosts an open house, be sure to go. Familiarizing your child with her environment will help her avoid a nervous stomach on the first day. Together you can meet her teacher, find her desk, or explore the playground.

With an older child, you might ask him to give you a tour of the school. This will help refresh his memory and yours.

Gear up

Obtain the class supply list and take a special shopping trip with your child. Having the right tools will help him feel prepared. While



keeping basic needs in mind, allow for a couple of splurges like a cool notebook or a favorite-colored pen. These simple pleasures make going back to school a lot more fun.

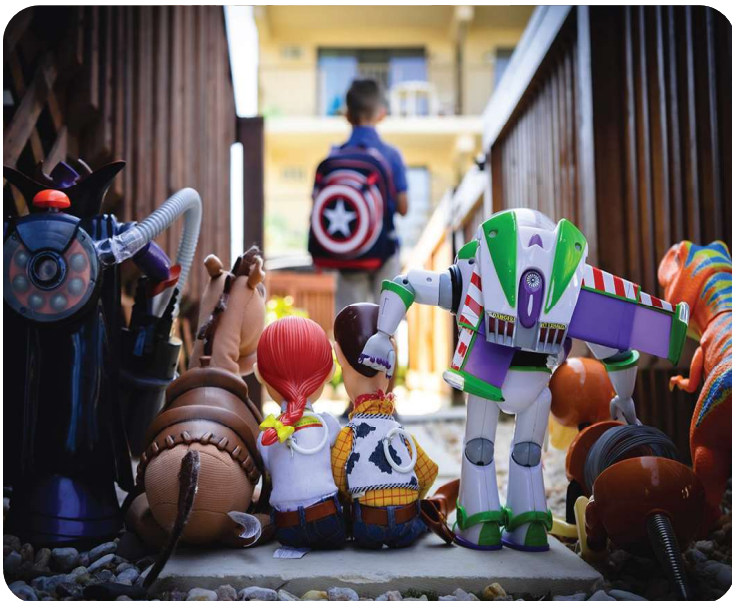
School supply lists also provide great insight into the schoolwork ahead. Get your child excited about upcoming projects by explaining how new supplies might be used. Let him practice using supplies that he’s not used before — such as colored pencils or a protractor — so he will be comfortable using them in class.

Chat about today’s events and tomorrow’s plans

While it is important to support learning throughout the summer, don’t spend the last weeks of summer vacation reviewing last year’s curriculum. All kids need some down time before the rigors of school begin. For some kids, last-minute drills can heighten anxiety, reminding them of what they’ve forgotten instead of what they remember.

Ease into the routine

Switching from a summer to a school schedule can be stressful to everyone in the household. Avoid first-day-of-school mayhem by practicing your routine a few days in advance. Set the alarm clock, go through your morning rituals, and get in the car or to the bus stop on time. Routines help children feel comfortable, and establishing a solid school routine will make the first day of school go much smoother.





Jeffrey L. Tricoli, PA
Keller Williams Realty

Search the MLS for Free at www.TricoliTeam.com

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

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IMPORTANT 2022-2023 SCHOOL DATES

HOLIDAYS

Date	Holiday	
Aug. 23, 2022	Primary Election	No School & All Employees off
Sep. 5, 2022	Labor Day	No School & District Offices Closed
Sep. 26, 2022	Fall Holiday	No School & All Employees off
Oct. 5, 2022	Fall Holiday	No School & All Employees off
Nov. 21-25, 2022	Thanksgiving Holiday	No School & District Offices Closed
Dec. 22-30, 2022	Winter Break	No School & District Offices Closed
Jan. 2, 2023	Winter Break	No School & District Offices Closed
Jan. 16, 2023	M. L. King's Birthday	No School & District Offices Closed
March 20-24, 2023	Spring Break	No School & All Employees off
April 7, 2023	Spring Holiday	No School & All Employees off
May 29, 2023	Memorial Day	No School & District Offices Closed

Teacher Work Days/All-Day in-Service - No School for Students

Date	Duty or PDD Day
Oct. 14, 2022	Secondary Duty Day / Elementary PDD
Nov. 8, 2022	Secondary PDD / Elementary Duty Day
Jan. 3, 2023	Secondary Duty Day / Elementary PDD
Feb. 20, 2023	Secondary PDD / Elementary Duty Day
March 17, 2023	Secondary Duty Day / Elementary PDD
May 30, 2023	Secondary & Elementary Duty Day

DUTY: Teacher Work Day

PDD: Professional Development Day

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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