

Happy Holidays

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kw PREFERRED
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

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

HOLIDAY BEEF TENDERLOIN



INGREDIENTS Yield: 10 to 12 servings

- 3 pounds beef tenderloin center-cut (also called chateaubriand)
- Kosher salt
- ¼ cup black peppercorns crushed
- ½ cup unsalted butter
- 4 sprigs fresh thyme
- 2 cloves garlic peeled & chopped
- 1 shallot roughly chopped

ONE TO TWO DAYS AHEAD:

Tie the tenderloin, with butcher's twine, at 1-inch intervals. Generously season all sides with salt and peppercorns (or pepper). Set the beef on the wire rack and transfer to the refrigerator (uncovered) at least 8 hours and up to 48 hours.

WHEN READY TO COOK:

Set oven rack to the middle position and heat the oven to 225°F. Place the beef with rack and baking sheet to the kitchen counter 30 minutes before cooking. After 30 minutes, transfer the tenderloin/rack/baking sheet to the oven and cook 2-3 hours or until a meat thermometer, placed in the center of the tenderloin, registers 120°-125°. Remove the beef from the oven for 10 minutes and cut off the twine.

TO FINISH UNDER THE BROILER:

1. Place the oven rack 6 inches from the broiler element and set the oven to broil.
2. Heat a medium skillet over medium heat and add the butter. Melt the butter, while gently swirling the pan, until foaming subsides and butter turns a light brown and has a nutty fragrance (be careful not to burn the butter).
3. Reduce the heat to medium-low and add the thyme, garlic and shallots. Cook 30-60 seconds after the crackling stops. Pour the seasoned butter through a mesh strainer over a medium bowl.
4. Pour the butter mixture evenly over the tenderloin and brush with a silicone brush or baste with a spoon until all surfaces are coated.
5. Place the pan with the tenderloin under the broiler and broil, turning every 30 seconds, until meat is browned on all sides, baste each time the meat is turned.
6. A meat thermometer inserted in the center of the tenderloin should register 120°-125°F for rare, 130°-135°F for medium-rare, 140°-145°F for medium. *Keep in mind the edges of the tenderloin will register a higher temperature.
7. Transfer the tenderloin to a cutting board. Let it rest 5-10 minutes and slice into 1/2-inch slices.
8. To serve, sprinkle with coarse sea salt and chives (if desired) and serve with Brandy Peppercorn Sauce, our personal favorite (see recipe) or Horseradish Sauce.

FOR SERVING (OPTIONAL)

- Coarse sea salt such as fleur de sel or Maldon
- Brandy Peppercorn Sauce
- Mustard Cream Sauce

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

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



9521sedgewooddr.com

Wonderfully maintained waterfront, 3 car garage home with NEW AC in exclusive community of Savannah Estates.



1229072ndcourtn.com

Spacious pool home situated on a 1.47 acre lot in the Acreage. The 2 story home is concrete block on both levels.



9083dupontplace.com

Gorgeous home in exclusive community of Olympia. Come inside and be greeted by spacious living areas.



5534saintarmandsway.com

NEW CONSTRUCTION! Elegant & spacious home in the exclusive 55+ community of Cresswind Palm Beach.



8353morningstarrrd.com

Largest & only 5 bedroom waterfront home on a cul-de-sac in exclusive community of Lakes of Sherbrooke that has been on the market!



152orangedrive.com

NEW ROOF & AC INSTALLED 2020 Well maintained private lake view home in friendly gated community with lovely amenities.



50436thst.com

Fully upgraded home with guest house & pool in the non-HOA community of NORTHWOOD



11275manderlylane.com

Elegant and spacious single story, pool home on HUGE lot in exclusive community of Isles of Wellington.



9711viaemilie.com

Elegant & spacious home on cul-de-sac in exclusive private community of Villagio.



3067swvittoriostreet.com

Beautifully updated home in Port St. Lucie. Come inside and be greeted by spacious living areas, along with an inviting kitchen.



6295windlass.com

Elegant and spacious pool home in exclusive gated community of Windchime Lakes.



2944bellarosacircle.com

MUST SEE! Meticulously maintained 5/4 St Tropez model location in the highly desired community of Portosol!



4241huntingtrail.com

Elegant and spacious, custom built, waterfront estate home with a pool situated on 1.27 manicured acres, located within an A rated school zone.



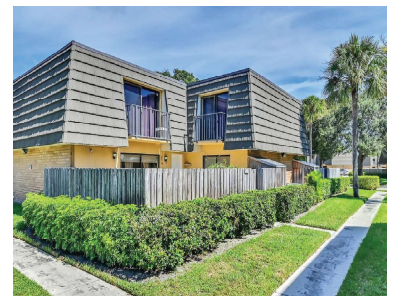
2413westmontdr.com

Beautiful pool home on the golf course in gated community of Madison Green.



401lakeshoredrive805.com

Fully renovated unit with breathtaking, unobscured views of the Intracoastal, Singer Island and the ocean beyond.



110311thway.com

Nice looking upgraded townhome! Spacious living areas with tons of natural light throughout along with an updated kitchen!

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1064w26thcourt.com

Come inside and be greeted by spacious living areas, along with an inviting kitchen.



796avocetroad.com

Beautiful waterfront pool home in the community of Tropical Palms. NEW AC & WATER HEATER!



740oceanavenue404.com

Be the new owner of this spacious living areas with tons of natural light throughout, along with an inviting kitchen.



1030lakeshoredrive105.com

Paradise is calling! Great opportunity to own a condo in a beautiful intracoastal community!



2515sanpietrocircle.com

Stunning home with spacious living areas with tons of natural light throughout along with an inviting kitchen.



7651aceroads.com

Spacious home in the exclusive community of Meed Racquet Club. Come inside and be greeted by unique living areas, along with a large patio great for entertaining.



2374sunrisedrive.com

Investment property located in a well kept beautiful West Palm Beach community.



2386sunrisedrive.com

This is a large property that features lots of room for entertainment and family fun.



896nfederalhighway223.com

Spacious condo on the intracoastal with North Exposure, in exclusive community of Hidden Harbour.



1834lendrive.com

Charming Key West Style home located just 2 blocks from the Juno Park Boat ramp!



5459chicorylane.com

Attractive home in exclusive community of Lee Estates. Come inside and be greeted by spacious living areas.



6564marissacircle.com

Very rare opportunity to purchase this large villa in exclusive community of Northtree!



2320sunrisedr.com

Nice and cozy renovated home in a non-HOA community of West Palm Beach.



1160parksidegreendrivec.com

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



7617tahitilane205.com

Charming 2/2 condo in a desirable 55+ community. Be immediately greeted by spacious living areas with lots of natural light.



201 NW 3rd Avenue

Elegant and spacious home with NEW ROOF & AC in a non-HOA community of South Bay.

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

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



505sbstreet.com

Wonderful opportunity to purchase in a non-HOA community in Lake Worth! . Come inside and be greeted by spacious living areas, along with an inviting kitchen.



2745cambridgeroad.com

Warm and cozy home in Floral Park Lantana. Come inside and be greeted by spacious living areas, along with an inviting kitchen.



1327388thplacen.com

Elegant and spacious pool home in the Acreage with a 3 car garage.



1169banjocourt.com

Beautiful home in the community of Port Labelle. A newly constructed home that you can move right in without the wait time of a new construction home.



7102drydencourt.com

Come inside and be greeted by spacious living areas featuring custom Mexican tile along with an inviting kitchen.



2805eaglerockcircle1004.com

Come inside this wonderful home and enjoy spacious living areas with tons of natural light.



3235se26thst.com

This home is a fisherman's paradise! Enjoy a private dock on a canal with access to Lake Okeechobee.



16311esecretariatdrivee.com

Great home on spacious lot in desirable community of Loxahatchee. Come inside and be greeted by spacious living areas, along with an inviting kitchen.



380838thway.com

Elegant and spacious home in exclusive community of Village of Sandal Wood.



2110biminidrive.com

Bahamas Heights CBS home with 1/1 guest house which offers a full kitchen, all impact glass except 1 window, new electrical panel, and newer a/c.



240pinehovcircleb-1.com

Beautifully renovated first floor condo. The enclosed porch features extra storage and a great space for enjoying the Florida sunshine!



4260lucernevillaslane.com

Beautiful and spacious villa located in the desirable Lucerne Lakes.

HOLIDAY ACTIVITIES FOR ALL AGES

1. Go Ice Skating
2. Take a drive to see the best decorated houses in your area
3. See the Nutcracker at a Local Theater
4. Sit by a Bonfire and Roast some Marshmallows
5. Attend a Tree Lighting Ceremony. Check with your local parks and downtown area and see if there is a tree lighting ceremony you can attend.
6. Volunteer at a Local Nonprofit. 'Tis the season of giving. Plan a volunteer activity to give back to those who are less fortunate.
7. Build a Gingerbread House
8. Make a Wreath to Decorate Your Door
9. Prepare a Special Holiday Meal
10. Organize a Cookie Exchange
11. Host an Ugly Sweater Contest
12. Have a Hot Chocolate Party
13. Host a White Elephant Gift Exchange
14. Invite Guests to Dress Up and Have a Fancy Holiday Party

RECENT CLOSED SALES

WE MADE OUR SELLERS \$6,176,000 MORE IN 2021!

BOCA/DELRAY

17417	Ponte Chiasso	Drive	\$3,500,000	Boca Bridges
17305	Ponte Chiasso	Drive	\$3,440,000	Boca Bridges
18287	Fresh Lake	Way	\$565,000	Boca Chase
9226 #E	Boca Gardens	Parkway	\$541,000	Boca Gardens
10588	Fenway	Place	\$720,000	Boca Greens
19682	Black Olive	Lane	\$750,000	Boca Isles
9612	Lake Serena	Drive	\$825,000	Boca Landings
9310	Vedra Pointe	Lane	\$715,000	Boca Landings
9923	Baywater	Drive	\$424,000	Boca Landings
20708	Snug Creek	Court	\$875,000	Island Lakes
17518	Grand Este	Way	\$4,500,000	Oaks at Boca Raton
17839	Monte Vista	Drive	\$2,595,000	Oaks at Boca Raton
17613	Circle Pond	Court	\$2,200,000	Oaks at Boca Raton
10225	Avenida Del Rio		\$1,850,000	Rio POCO
18739	Ocean Mist	Drive	\$930,000	Shores at Boca Raton
19407	Dakota	Court	\$599,000	Southwind Lakes
9764	Alaska	Circle	\$501,000	Southwind Lakes
9291	Gettysburg	Road	\$456,000	Southwind Lakes
18465	Spanish Isles	Place	\$525,000	Spanish Isles
10515	Stonebridge	Boulevard	\$1,100,000	Stonebridge
10252	Shireoaks	Lane	\$700,000	Stonebridge
10602	Stonebridge	Boulevard	\$650,000	Stonebridge
9048	Villa Portofino	Circle	\$870,000	Villa Portofino
18790	Cloud Lake	Circle	\$455,000	Weitzer

BOYNTON BEACH

7154	Haviland	Haviland	\$590,000	Cascades
7196	Louisiane	Louisiane	\$565,000	Cascades
7202	Louisiane	Louisiane	\$535,000	Cascades
11585	Augustus	Augustus	\$462,500	Cascades
11567	Ballylee Ter	Ballylee Ter	\$450,000	Cascades
7344	Chorale	Chorale	\$445,000	Cascades
6936	Lismore	Lismore	\$430,000	Cascades
8092	Briantea	Drive	\$428,000	MELROSE
11054	Via Amalfi	Via Amalfi	\$710,000	Tivoli Reserve
11036	Via Amalfi	Via Amalfi	\$685,000	Tivoli Reserve
8046	Via Grande	Via Grande	\$619,500	Tivoli Reserve
6771	Fiji	Fiji	\$870,000	Valencia Isles
7410	Kea Lani	Kea Lani	\$615,000	Valencia Isles
11476	Ohanu	Ohanu	\$575,000	Valencia Isles
11426	Mauna Kea	Mauna Kea	\$540,000	Valencia Isles

11731	Caracas	Caracas	\$620,000	Valencia Lakes
11684	Cardenas	Cardenas	\$615,000	Valencia Lakes
7838	Stanza	Stanza	\$525,000	Valencia Lakes
7684	San Carlos	San Carlos	\$522,000	Valencia Lakes
7659	San Carlos	San Carlos	\$490,000	Valencia Lakes
7667	San Carlos	San Carlos	\$482,000	Valencia Lakes
11648	Castellon	Castellon	\$416,000	Valencia Lakes
11441	Corazon	Corazon	\$380,000	Valencia Lakes

WEST LAKE WORTH

6666	Turchino	Drive	\$649,000	Bellaggio
6657	Pavone	Street	\$618,000	Bellaggio
9752	Donato	Way	\$585,000	Bellaggio
9807	Mantova	Drive	\$489,000	Bellaggio
9041	Silver Glen	Way	\$565,000	Bent Creek
4169	Cedar Creek Ranch	Circle	\$845,000	Cedar Creek Ranch
4193	Cedar Creek Ranch	Circle	\$815,000	Cedar Creek Ranch
5091	Canal	Circle	\$420,000	Countrywood
7743	Ashwood	Lane	\$405,000	Countrywood
7851	Elwood	Drive	\$375,000	Countrywood
8827	Willow Cove	Lane	\$800,000	Gulfstream Preserve
8856	Sea Chase	Drive	\$610,000	Gulfstream Preserve
7018	Houlton	Circle	\$785,000	Journeys End
8156	Pelican Harbour	Drive	\$400,000	Lacuna
7295	Tillman	Drive	\$710,000	Lake Charleston
7622	Santee	Terrace	\$534,000	Lake Charleston
8455	Linden	Way	\$490,000	Lakes of Sherbrooke
8800	Sand Lake	Court	\$465,000	Lakes of Sherbrooke
6173	Oceanaire	Way	\$620,000	Silver Leaf
7545	Moonrise	Drive	\$580,000	Silver Leaf
5009	Cobalt	Court	\$660,000	Nautica Isles
5226	Rising Comet	Lane	\$465,000	Nautica Isles
3341	Pebble Beach	Drive	\$465,000	Palm Beach Natl Golf & Country Club Estates
8272	Arrowhead	Drive	\$585,000	Palm Beach Ranchettes
4307	Danielson	Drive	\$575,000	Cypress Lake Estates
6583	Spring Garden	Run	\$485,000	Rivermill
6441	Marbletree	Lane	\$850,000	Smith Farm
6425	Stonehurst	Circle	\$780,000	Smith Farm
7156	Copperfield	Circle	\$650,000	Smith Farm
7546	Ridgefield	Lane	\$605,000	Smith Farm
7855	Oak Grove	Circle	\$595,000	Smith Farm
7514	Oak Grove	Circle	\$577,500	Smith Farm
6595	Constance	Street	\$475,000	Spinnaker Bay at Lake Charleston

RECENT CLOSED SALES

WE MADE OUR SELLERS \$6,176,000 MORE IN 2021!

3909	Summer Chase	Court	\$348,000
8196	Hanoverian	Drive	\$638,500
4941	Bonanza	Drive	\$428,000
7915	Sunburst	Terrace	\$730,000
7569	Lake Harbor	Terrace	\$625,000
8291	Seahorse Cove	Boulevard	\$621,225
7709	Royale River	Lane	\$575,000
7899	Sundial Harbor	Point	\$509,000
5325	Star Rush	Lane	\$1,190,615
6030	Las Colinas Circle		\$700,000
6572	Brookhurst	Circle	\$540,000
6331	Grand Cypress	Circle	\$529,000
5638	La Quinta	Court	\$472,000
5690	Green Island	Drive	\$470,000
3858	Woods Walk	Boulevard	\$495,000

WELLINGTON

106	Hamilton	Terrace	\$470,000
136	Hamilton	Terrace	\$536,000
8728	Wendy	Lane	\$1,000,000
9061	Via Elegante		\$680,000
9386	Via Elegante		\$585,000
9517	Via Elegante		\$555,000
1908	Via Castello		\$530,000
9761	Via Grande		\$449,000
230	Berenger	Walk	\$460,000
1306	Beacon	Circle	\$1,020,000
1243	Bay View	Way	\$780,000
10586	Galleria	Street	\$690,000
4902	Forest Dale	Drive	\$835,000
1211	Columbine	Place	\$670,000
13290	Blue Diamond	Place	\$555,500
1496	Lake Breeze	Drive	\$410,000
1294	Brampton	Cove	\$765,000
2122	Portland	Avenue	\$715,000
1612	Farmington	Avenue	\$695,000
1600	Grantham	Drive	\$637,500
11409	Manatee	Terrace	\$4,150,000
6600	Duckweed	Road	\$2,619,000
6021	Duckweed	Road	\$2,050,000
13004	Meadowbreeze	Drive	\$660,000
13005	Meadowbreeze	Drive	\$525,000
2732	Eleanor	Way	\$1,015,000

Summer Chase
The Fields
Tropical Country Estates
Valencia Shores
Valencia Shores
Valencia Shores
Valencia Shores
Windsong Estates
Winston Trails
Winston Trails
Winston Trails
Winston Trails
Woods Walk

Anthony Groves
Anthony Groves
Banyan Lakes
Buena Vida
Buena Vida
Buena Vida
Buena Vida
Buena Vida
Anthony Groves
Black Diamond
Black Diamond
Black Diamond
Countryside Estates
Emerald Forest
Emerald Forest
Emerald Forest
Greenview Shores
Greenview Shores
Greenview Shores
Greenview Shores
Homeland
Homeland
Homeland
Meadowland
Meadowland
Olympia

9481	Worswick	Court	\$1,000,000
3090	Payson	Way	\$995,700
9262	Delemar	Court	\$935,000
3003	Shaughnessy	Drive	\$701,000
3747	Pelican Bay	Court	\$695,000
3742	Pelican Bay	Court	\$550,000
9491	Granite Ridge	Lane	\$730,000
1550	Newhaven Point	Lane	\$605,000
13598	Jonquil	Place	\$630,000
13539	Exotica	Lane	\$500,000
11647	Sunrise View	Lane	\$1,350,000
11857	Osprey Point	Circle	\$862,000
4390	Mariners Cove	Drive	\$834,000
4149	Bahia Isle	Circle	\$805,000
10256	Little Mustang	Way	\$425,000
10521	Versailles	Boulevard	\$1,800,000
10569	Versailles	Boulevard	\$1,700,000
3610	Royalle	Terrace	\$1,290,000
10316	Trianon	Place	\$889,000
3498	Collonade	Drive	\$805,000
8238	Xanthus	Lane	\$800,000
8417	Xanthus	Lane	\$765,000
8272	Tobago	Lane	\$725,000
8049	Nevis	Place	\$630,000
2074	Hermitage	Drive	\$570,000
1790	Pierside	Circle	\$475,000
1769	Harborside	Circle	\$430,000
1752	Harborside	Circle	\$533,000
1826	Capeside	Circle	\$420,000
4422	Wellington Shores	Drive	\$874,500
11145	Stone Creek	Street	\$865,000
4225	Wellington Shores	Drive	\$700,000
10561	Paso Fino	Drive	\$469,200
10891	Northgreen	Drive	\$750,000

JUPITER FARMS

12500	157	Street	\$1,010,000
13679	154th Place North	Place	\$850,000
11338	154	Road	\$675,000
11199	164th	Court	\$625,000
16301	134th	Terrace	\$550,000

Olympia
Olympia
Olympia
Olympia
Orange Point
Orange Point
Stonehaven
Stonehaven
Sugar Pond Manor
Sugar Pond Manor
The Isles
The Isles
The Isles
The Isles
The Isles
Thoroughbred Lake Estates
Versailles
Versailles
Versailles
Versailles
Versailles
Villagewalk
Villagewalk
Villagewalk
Villagewalk
Villagewalk
Wellington
Wellington
Wellington Lakes
Wellington Lakes
Wellington Shores
Wellington Shores
Wellington Shores
Whitehorse Estates
Wycliffe -Manchester Lakes

Jupiter Farms
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POSTAL CUSTOMER

ECRWSS

MORE RECENT CLOSED SALES INSIDE

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