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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.

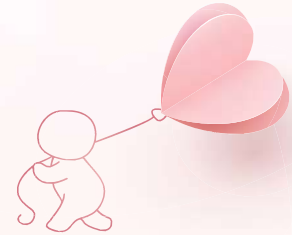
- alyssa2814

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

10 ACTIVITIES TO DO WITH SOMEONE YOU LOVE THIS MONTH!

Happy
Valentine's
Day



1. Have Breakfast in bed
.....
2. Take a dance class
.....
3. Picnic at the park or beach
.....
4. Recreate your first date
.....
5. Book a couples massage
.....
6. Take a cooking class
.....
7. See a comedy show
.....
8. Make homemade fondue
.....
9. Take a scenic bike ride
.....
10. Dinner at a new restaurant
.....

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

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



9840nw32ndmanor.com

This breathtaking 3-bedroom, 2-full-bath pool home nestled in the vibrant heart of Sunrise!



10932nw56thcourt.com

Boasting 4 bedrooms and 2 bathrooms, this residence offers a spacious and comfortable living.



tricoliteam.com/SymphonyPlace/

This exquisite brand-new construction 4 bedroom, 2.5 bath, 2 car garage single family home.



9599campdrive.com

Gorgeous 5-bedroom, 3.5-bathroom Tiepolo model nestled by the serene embrace of a lakeside view.



6429marbletreelane.com

Discover a welcoming oversized Master Bedroom adorned with walk-in closets.



2075guadeloupedrive.com

This captivating 2-bedroom, 2-bathroom townhouse is a true gem, offering a lifestyle of comfort and sophistication.



12668westportcir.com

Indulge in the ultimate navigable lakeside lifestyle in this captivating Wellington home.



2044semorningsideboulevard.com

Wonderfully updated home in the heart of Port St Lucie with a 2-car (22X30) detached garage built in 2022!



11161creeksidedr.com

Boasting 3 bedrooms and 3 bathrooms, this meticulously maintained residence is the epitome of comfort and style.



6098farmersplace.com

Discover cozy single-family living in this magnificent 3-bedrooms and 2-bathroom.



1100sw68thavenue.com

Boasting a seamless one-story design, this residence offers 3 bedrooms and 2 bathrooms.



3208aroad.com

Offering not only 5 bedrooms and 3 bathrooms, but also an enormous amount of space for creative passions.



11163pacificastreet.com

Step into the lap of luxury in this remarkable two-story home, designed to embody the perfect fusion in Wellington Shores.



1203770thplacen.com

Great home nestled on a corner lot with 2 paved roads offering 4 bedrooms, 3 baths and a 4 car detached garage.



3740cypresslakedrive.com

With 4 bedrooms and 2 bathrooms, there's ample space for your loved ones to enjoy.



910nwforkrd.com

The newly renovated kitchen boasts a convenient island, perfect for meal preparation and casual dining.

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

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6798greenislandterrace.com

This meticulously designed 3-bedroom, 2-bathroom home is the epitome of modern living.



8751indianriverrun.com

This home features 4 bedrooms, 2 baths and a thoughtfully designed split bedroom floor plan.



8469saintjohnscourt.com

Captivating 1 story villa, pool home boasting 2 bedrooms and 2 baths.



9222greenspirelane.com

4 spacious bedrooms & 3 baths, this home is a masterpiece of timeless elegance & sophistication.



11607swrowenastreet.com

Nestled within an exclusive gated community, this property defines the epitome of location, aesthetics, and comfort.



142brynhurstcourt.com

This stunning estate offers 5 bedrooms, a versatile den and 5 baths.



7272nauticaway.com

Spacious pool home located in Lake Charleston.



9067nw27thplace.com

Featuring 4 bedrooms and 3.5 bathrooms, this home offers ample space for all your needs.



22361ensenadaway.com

Step outside to discover a covered patio, an oasis for relaxation & al fresco dining, all while overlooking your private pool.



5201sancerrecircle.com

This delightful 3-bedroom, 2-bathroom home offers a perfect blend of comfort.



4531huntingtrail.com

Step into this exceptional 5-bedroom, plus office, 4-bath, pool home in Legend Lake Estates.



3556haldinplace.com

This home goes far beyond the typical, starting with its distinctive side-entry front door.



12848swbarellcourt.com

This exquisite residence boasts 3 bedrooms, 2 bathrooms, and a flexible bonus space.



9274pearchlane.com

This single-family home is a true masterpiece of modern living with 4 bedrooms and 3.1 bathrooms.



340wilmacircle.com

Live on the Intracoastal in this open and inviting home with high end finishes.



2518swsavonaboulevard.com

This spacious and well-maintained home features 3 bedrooms & 2 bathrooms, accompanied by a convenient 2-car garage.

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

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



1138hickorytrail.com

This stunning 1-story home with a refreshing pool & new roof invites you to embrace the epitome of luxury living.



730nw18thstreet.com

Amazing 3-bedroom home with 3 bathrooms, an oversized master bedroom, and a 4th room that can be used as an office.



19islanddrive.com

Enjoy luxurious living in this spacious 3-bedroom, 4.5-bathroom residence with a 3-car garage.



249cortezroad.com

Boasting 3 bedrooms & 2 bathrooms, this home offers a spacious & comfortable layout for modern living.



7037venetodrive.com

Captivating Waterfront Home in Mizner Falls an intimate gated community, Boynton Beach.



9437lanternbaycircle.com

Boasting 3 bedrooms and 3 bathrooms, this property is perfect for those seeking a spacious and comfortable lifestyle.



MILLION HEART CHEESECAKE

Special equipment: a 9-inch springform pan, an eye dropper or small squeeze bottle and a toothpick or wood skewer.

INGREDIENTS:

Crust:

- 1 1/2 cups finely crushed chocolate wafer cookies (about 28 cookies)
- 5 tablespoons unsalted butter, melted
- 1/3 cup granulated sugar
- Pinch of kosher salt

Raspberry Coulis

- 1 pint raspberries

Filling:

- Two 8-ounce packages cream cheese, room temperature
- 3/4 cup confectioners' sugar
- 1 teaspoon vanilla extract
- Pinch of kosher salt
- 1 1/4 cups heavy cream

DIRECTIONS:

Crust: Preheat oven to 350 degrees F.

Mix the cookie crumbs, butter, granulated sugar and salt in a bowl. Press into the bottom and 1 inch up the sides of a 9-inch springform pan. Put the pan on a baking sheet and bake until set, about 10 minutes. Let cool completely.

Raspberry coulis: Puree the raspberries in a food processor or blender until smooth. Strain through a fine-mesh strainer to remove any seeds. Transfer to an eyedropper or small squeeze bottle.

Filling: Combine the cream cheese, confectioners' sugar, vanilla and salt in a medium bowl and beat with an electric mixer on medium until smooth, about 5 minutes. Beat the heavy cream to medium peaks in a separate bowl. Fold the cream cheese mixture into the whipped cream until just combined, being careful not to deflate the whipped cream.

Pour the batter into the crust. Tap the pan on the counter gently a couple of times to release any air bubbles. Squeeze chickpea-size dots of the raspberry coulis 1/4 inch apart on the top of the cheesecake in a spiral pattern. Starting with the outermost raspberry dot, drag a toothpick or skewer through the centers of the dots to create hearts, making sure to follow the spiral pattern. Chill the cheesecake in the refrigerator uncovered until set to the touch, about 2 hours.

RECENT CLOSED SALES

WE MADE OUR SELLERS \$7,448,000 MORE IN 2023!

BOCA/DELRAY

9087	Chauvet	Way	\$2,200,000	Atlantic Ocean
17241	Carretto	Court	\$6,375,000	Boca Bridges
10563	Buttonwood Lake	Drive	\$600,000	Boca Chase
9075	Chatsworth Cascades		\$569,000	Boca Fontana
9568	Lake Serena	Drive	\$875,000	Boca Landings
9569	Tavernier	Drive	\$639,000	Boca Landings
9052	Chauvet	Way	\$2,000,000	Hyder
10615	Crystal Cove	Lane	\$675,000	Lakes Of Boca Raton
17824	Villa Club	Way	\$1,650,000	Oaks of Boca Raton
15798	Menton Bay	Court	\$810,000	Saturnia Isles
16262	Pantheon	Pass	\$1,590,016	Seven Bridges
16184	Pantheon	Pass	\$1,535,000	Seven Bridges
20252	Monteverdi	Circle	\$1,000,000	Sonata at Mission Bay
10126	Spyglass	Way	\$600,000	Stonebridge
10946	Crescendo	Circle	\$590,000	Symphony
18040	Samba	Lane	\$679,000	Symphony Bay
10382	Buena Ventura	Drive	\$940,000	Ventura at Mission Bay
18998	Cloud Lake	Circle	\$530,000	Weitzer
18997	Cloud Lake	Circle	\$465,000	Weitzer

BOYNTON BEACH

7207	Louisiane	Court	\$580,000	Cascades
7421	Chorale	Road	\$420,000	Cascades
7216	Whitfield	Avenue	\$400,000	Cascades
9410	Listow	Terrace	\$720,000	Melrose Park
7336	Lahana	Circle	\$810,000	Valencia Isles
11097	Malaysia	Circle	\$725,000	Valencia Isles
11455	Lanai	Lane	\$588,000	Valencia Isles
11896	Manzano	Avenue	\$575,000	Valencia Lakes
7612	San Carlos	Street	\$396,000	Valencia Lakes
9737	Porta Leona	Lane	\$420,000	Veronica Lakes
9724	Porta Leona	Lane	\$410,000	Veronica Lakes
7275	Whitfield	Avenue	\$454,000	Wedgewood

WEST LAKE WORTH

6725	Murano	Way	\$700,000	Bellaggio
9789	Mantova	Drive	\$570,000	Bellaggio
9908	Donato	Way	\$550,000	Bellaggio
6608	Pavone	Street	\$550,000	Bellaggio

6668	Rienzo	Street	\$488,000	Bellaggio
6274	Via Primo	Street	\$485,000	Bellaggio
9186	Greenspire	Lane	\$975,000	Cypress Royale
9021	Winding Woods	Drive	\$830,000	Cypress Trails
8281	Pedigree	Circle	\$885,000	Fields at Gulfstream Polo
8234	Cadre Noir	Road	\$755,000	Fields at Gulfstream Polo
8254	Vaulting	Drive	\$695,500	Fields at Gulfstream Polo
9002	Gulf Cove	Drive	\$645,000	Gulfstream Preserve
8811	Sandy Creek	Way	\$625,000	Gulfstream Preserve
7705	Northtree	Way	\$480,000	Hidden Lakes
5069	Sancerre	Circle	\$506,000	Hypoluxo
8065	Via Bolzano		\$750,000	Isola Bella
8092	Viale Matera		\$675,000	Isola Bella
6862	Houlton	Circle	\$835,000	Journeys End
6764	Kaleb	Way	\$749,000	Journeys End
6122	Harbour Greens	Drive	\$547,500	Lacuna Golf & Country Club
7680	Ardwick	Drive	\$565,000	Lake Charleston
7662	Thornlee	Drive	\$530,000	Lake Charleston
7393	Trescott	Drive	\$510,000	Lake Charleston
7953	La Rose	Court	\$385,000	Lake Charleston
8164	Winnepesaukee	Way	\$430,000	Lakes of Lantana
8768	Grassy Isle	Trail	\$689,000	Lakes of Sherbrooke
8671	Grassy Isle	Trail	\$650,000	Lakes of Sherbrooke
8507	White Egret	Way	\$445,000	Lakes of Sherbrooke
6694	Calumet	Circle	\$2,200,000	Lexington of Sherbrooke
5443	Sealine	Boulevard	\$420,000	Nautica Isles
5479	Fearnley	Road	\$840,000	Palm Beach Farms
3250	Pebble Beach	Drive	\$540,000	Palm Beach Natl Golf
3433	Pinehurst	Drive	\$423,000	Palm Beach Natl Golf
6634	Rainwood Cove	Lane	\$625,000	Rivermill
9105	Sedgewood	Drive	\$800,000	Savannah Estates
6447	Marbletree	Lane	\$789,000	Smith Farm
6094	Oak Bluff	Way	\$600,000	Smith Farm
6016	Strawberry Lakes	Circle	\$437,500	Strawberry Lakes
3985	Summer Chase	Court	\$650,000	Summer Chase
6347	Harbour Star	Drive	\$513,500	The Greens at Lacuna
10393	White Pinto	Court	\$631,700	Thoroughbred Lake Estates
9200	Banquet	Way	\$420,000	Tropical Country Estates
9888	Chantilly Point	Lane	\$700,000	Valencia Shores
7828	Ocean Reef	Terrace	\$515,000	Valencia Shores
5324	Blue Reed	Lane	\$980,260	Windsong Estates
9653	Mosler	Trail	\$965,000	Windsong Estates
9549	Mosler	Trail	\$709,000	Windsong Estates

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RECENT CLOSED SALES

WE MADE OUR SELLERS \$7,448,000 MORE IN 2023!

6259	Shadow Tree	Lane	\$739,800
6716	Brookhurst	Circle	\$710,000
6751	Las Colinas	Lane	\$625,000
6276	Barton Creek	Circle	\$569,000
6739	Remington	Place	\$540,000
7539	Hazelwood	Circle	\$735,000

WELLINGTON

10697	Old Hammock	Way	\$750,000
10500	Galleria	Street	\$599,000
13151	Halifax	Court	\$1,200,000
13526	Northumberland	Circle	\$810,000
1675	Wiltshire Village	Drive	\$779,000
4178	Bluff Harbor	Way	\$607,000
2681	Cooper	Way	\$1,185,000
2483	Sawyer	Terrace	\$749,900
9806	Shepard	Place	\$680,000
3614	Old Lighthouse	Circle	\$545,000
9416	Coventry Lake	Court	\$900,000
1622	Newhaven Point	Lane	\$875,000
10393	White Pinto	Court	\$631,700
3572	Birague	Drive	\$605,000
8304	Pine Cay	Road	\$740,000
8304	Pine Cay	Road	\$740,000
10568	Northgreen	Drive	\$790,000
10701	Northgreen	Drive	\$400,000

ROYAL PALM BEACH

105	Catania	Way	\$687,500
1312	Brinely	Place	\$872,500
114	Queens	Lane	\$520,000
6713	Eagle Ridge	Drive	\$578,999
124	Valencia	Street	\$630,000
2433	Westmont	Drive	\$700,000
2422	Westmont	Drive	\$675,000
2075	Reston	Circle	\$620,000
1284	Gembrook	Court	\$548,000
1207	Olympic	Circle	\$569,000
7588	Quida	Drive	\$685,000
7067	Deer Point	Lane	\$580,000
105	Catania	Way	\$687,500

Winston Trails
Winston Trails
Winston Trails
Winston Trails
Winston Trails
Woodland Creek

9416	Coventry Lake	Court	\$900,000
1622	Newhaven Point	Lane	\$875,000
6402	Adriatic	Way	\$499,000

WEST PALM BEACH

2760	Pointe	Circle	\$510,000	River Bridge
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JUPITER FARMS

10719	Randolph Siding	Road	\$1,410,000	Jupiter Farms
16219	134th	Terrace	\$848,000	Jupiter Farms
12215	174th	Place	\$762,000	Jupiter Farms
12215	174th	Place	\$762,000	Jupiter Farms
16613	128	Trail	\$760,000	Jupiter Farms
13144	152nd	Road	\$725,000	Jupiter Farms
13064	159th	Street	\$709,500	Jupiter Farms
10771	Sandy Run	Road	\$690,000	Jupiter Farms
16550	96th	Terrace	\$649,000	Jupiter Farms
17627	123rd	Terrace	\$644,500	Jupiter Farms

LOXAHATCHEE/THE ACREAGE

804	Hookline	Circle	\$900,000	Arden
17227	Tawny Owl	Trail	\$859,900	Arden
17123	Tawny Owl	Trail	\$844,900	Arden
17231	Tawny Owl	Trail	\$810,620	Arden
17215	Tawny Owl	Trail	\$744,900	Arden
17235	Tawny Owl	Trail	\$728,834	Arden
114	Queens	Lane	\$520,000	Crestwood
3676	Duellant	Road	\$3,050,000	Deer Run
13598	North	Road	\$1,150,000	Loxahatchee
14863	22nd	Road	\$1,050,000	Loxahatchee
12845	Compton	Road	\$651,000	Loxahatchee
18303	90th	Street	\$643,000	Loxahatchee
16563	89th	Place	\$585,800	Loxahatchee
17630	38th Lane North		\$510,000	Loxahatchee
3868	147th	Avenue	\$460,000	Loxahatchee
17286	42nd	Road	\$378,500	Loxahatchee
16210	Sandy Shore	Drive	\$629,000	Sky Cove
5600	Quiet Lake	Place	\$615,000	Sky Cove
8894	Marlamoore	Lane	\$1,575,000	Stonewal Estates
19361	Sycamore	Drive	\$1,275,000	The Acreage

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Jeffrey L. Tricoli, PA
Keller Williams Realty

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

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MORE RECENT CLOSED SALES INSIDE

16409	Temple	Boulevard	\$1,190,000	The Acreage	7535	Coconut	Boulevard	\$575,000	The Acreage
17100	Hamlin	Boulevard	\$950,000	The Acreage	11096	60th	Street	\$561,000	The Acreage
15171	Hamlin	Boulevard	\$855,000	The Acreage	13743	66th	Street	\$555,000	The Acreage
14788	78th	Place	\$820,000	The Acreage	11850	62nd	Lane	\$550,000	The Acreage
11851	Sunset	Boulevard	\$780,000	The Acreage	13743	Persimmon	Boulevard	\$546,000	The Acreage
18566	50th	Street	\$750,000	The Acreage	13698	66th	Street	\$515,000	The Acreage
11157	41st	Court	\$702,500	The Acreage	16721	Tangerine	Boulevard	\$500,000	The Acreage
12575	52nd	Road	\$660,000	The Acreage	11681	Persimmon	Boulevard	\$480,000	The Acreage
16745	Burns	Drive	\$650,000	The Acreage	4091	Mandarin	Boulevard	\$450,000	The Acreage
17036	44th	Place	\$639,900	The Acreage	17563	67th	Court	\$430,000	The Acreage
12065	62nd	Lane	\$635,000	The Acreage	16789	Hialeah	Drive	\$385,000	The Acreage
14240	71st	Place	\$621,000	The Acreage	5850	Whippoorwill	Circle	\$920,000	Westlake
11581	68th	Street	\$615,000	The Acreage	5932	Buttonbush	Drive	\$799,000	Westlake
14566	Temple	Boulevard	\$611,000	The Acreage	4934	Liberty	Lane	\$760,000	Westlake
4123	122nd Drive N		\$600,000	The Acreage	5699	Macon	Way	\$755,000	Westlake
17978	71st	Lane	\$597,000	The Acreage					

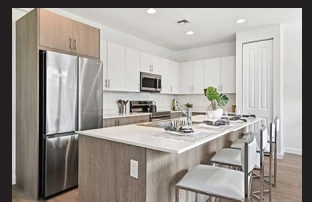
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