

2023

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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 TIPS TO HELP YOU KEEP YOUR NEW YEAR'S RESOLUTION



Chances are at some time in your life, you've made a New Year's resolution — and then broken it. This year, stop the cycle of resolving to make change and then not following through. If your resolution is to take better care of yourself and get healthy, you will have a much better year if your resolution sticks. Here are ten tips to help you get started.

1. BE REALISTIC

The surest way to fall short of your goal is to make your goal unattainable. For instance, resolving to NEVER eat your favorite food again is setting you up to fail. Instead, strive for a goal that is attainable, such as avoiding it more often than you do now.

2. PLAN AHEAD

Don't make your resolution on New Year's Eve. If you wait until the last minute, it will be based on your mindset that particular day. Instead, it should be planned well before December 31st arrives.

3. OUTLINE YOUR PLAN

Decide how you will deal with the temptation to skip that exercise class or have that piece of cake. This could include calling on a friend for help, practicing positive thinking and self-talk, or reminding yourself how your "bad behavior" will affect your goal.

4. MAKE A "PROS" AND "CONS" LIST

It may help to see a list of items on paper to keep your motivation strong. Develop this list over time, and ask others to contribute to it. Keep your list with you and refer to it when you need help keeping your resolve.

5. TALK ABOUT IT

Don't keep your resolution a secret. Tell friends and family members who will be there to support your resolve to change yourself for the better or improve your health. The best-case scenario is to find a buddy who shares your New Year's resolution and motivate each other.

6. REWARD YOURSELF

This doesn't mean that you can eat an entire box of chocolates if your resolution is to eat a better diet. Instead, celebrate your success by treating yourself to something you enjoy that doesn't contradict your resolution. If you have been sticking to your promise to eat better, for example, reward yourself with new fitness clothing or by going to a movie with a friend.

7. TRACK YOUR PROGRESS

Keep track of each small success. Short-term goals are easier to keep, and each small accomplishment will help keep you motivated. Instead of focusing on losing 30 pounds, focus on losing the first five. Keep a food journal to help you stay on track, and reward yourself for each five pounds lost.

8. DON'T BEAT YOURSELF UP

Obsessing over the occasional slip won't help you achieve your goal. Do the best you can each day, and take one day at a time.

9. STICK TO IT

Experts say it takes about 21 days for a new activity to become a habit and six months for it to become part of your personality. It won't happen overnight, so be persistent and patient!

10. KEEP TRYING

If you have totally run out of steam when it comes to keeping your resolution by mid-February, don't despair. Start over again! Recommit yourself for 24 hours. You can do anything for 24 hours. The 24-hour increments will soon build on each other and, before you know it, you will be back on track.

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

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19368preservedr.com

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



9083dupontplace.com

Elegant and spacious home in exclusive community of Olympia.



1521arezzocircle.com

Welcome to a spacious 4/2.5 townhome located in a desirable community. Living areas are large as well as the bedrooms.



152orangedrive.com

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



6295windlass.com

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



14924draffthorselane.com

Welcome to this sprawling estate home situated on nearly 2.5 acres in the exclusive Wellington neighborhood of Paddock Park.



19723greengrovet.com

Very private, sprawling equestrian estate which boasts a 1/1 guesthouse and 3 stall barn with a/c tack room situated on 6 acres at the end of a private road!



6564marissacircle.com

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



9521sedgewooddr.com

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



2745cambridgeroad.com

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



54012ndroad.com

Spacious home on over 1/2 acres in the desirable NON-HOA community of Palm Beach Farms!



1268958thplacen.com

Elegant and spacious pool home in West Palm Beach with open living area featuring Italian porcelain tile and real wood burning fireplace.



6442willoughbycircle.com

Lovely home in exclusive community of Willoughby Farms.



6374branchwooddrive.com

Gorgeous home in the exclusive community of Smith Farm!



8353morningstarrd.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!



4241huntingtrail.com

Elegant and spacious, custom built, waterfront estate home with a pool situated on 1.27 manicured acres.

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3105 Hamblin Way

Stunning lakefront pool home in resort style community of Olympia which is located within an excellent Wellington school zone.



505sbstreet.com

Wonderful opportunity to purchase in a non-HOA community in Lake Worth!



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.



4156161stern.com

Elegant and spacious salt water pool home on over 5 acres in Loxahatchee Groves.



1834lendrive.com

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



2515sanpietrocircle.com

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



332greenbrierdrive.com

This home features 3 bedrooms, 1 1/2 baths, a newer roof and A/C System, ceramic tiles throughout, double carport and 2 driveways, and room for a boat/RV!



4649swdactylst.com

With over \$200,000 of upgrades features an updated kitchen with stainless steel appliances and granite countertops with an island!



3119swannarborroad.com

Meticulously maintained pool home situated on a large lot where no one can build behind it!



208laspalmasstreet.com

Spectacular pool home in La Mancha on over half an acre and navigable water!!! NO HOA!!!



2413westmontdr.com

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



201northwest3rdavenue.com

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



1327388thplacen.com

Elegant and spacious pool home in the Acreage with a 3 car garage. This property boasts solar panels that control the entire home!



1643780thstreet.com

Wonderful spacious home in the community of The Acreage. Original owners! Be greeted by spacious living areas, along with an inviting kitchen.



12517templeboulevard.com

Relaxing and specious home in The Acreage.



5459chicorylane.com

Great 4-bedroom home in Lee Estates.

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

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



1064w26thcourt.com

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



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.



1492397thrdn.com

Elegant and spacious pool home in The Acreage. Features a full house generator w/ a 500 gallon in-ground propane tank (\$12K value) and many other upgrades!



1754piersidecircle.com

2 story home in exclusive community of Wellington Lakes and built in 2000.



7102drydencourt.com

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



11275manderlylane.com

First-Class single story, pool home on HUGE lot in exclusive community of Isles of Wellington.



8725seriverfrontter.com

Beautifully well kept home in the exclusive community of North Passage. Lots of natural lighting and panoramic views of the community golf course.



503sest.com

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



190619thway.com

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



50436thst.com

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



2110biminidrive.com

Spacious, ~2,000 square feet under air, 1/1 guest house which offers a full kitchen and separate entrance, all impact glass except 1 window, new electrical panel, and newer a/c.



411forestatedrive.com

Wonderful home in non-HOA community of Forest Estates. Come inside and be greeted by spacious living areas, along with an updated kitchen.

Jeffrey L. Tricoli, PA

www.HomeValuePalmBeach.com

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RECENT CLOSED SALES

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

BOCA/DELRAY

17440	Ponte Chiasso	Drive	\$3,650,000	Boca Bridges
17096	Cappuccino	Way	\$2,077,968	Boca Bridges
11280	Coral Key	Drive	\$768,000	Boca Chase
18264	Coral Isles	Drive	\$650,000	Boca Chase
18328	181st	Circle	\$435,000	Boca Chase
10177	Canoe Brook	Circle	\$740,000	Boca Greens
19585	Sedgefield	Terrace	\$675,000	Boca Greens
10095	Camelback	Lane	\$520,000	Boca Greens
20144	Key	Drive	\$1,149,999	Boca Isles
10799	Tea Olive	Lane	\$865,000	Boca Isles
18860	La Costa	Lane	\$605,000	Boca Landings
18875	La Costa	Lane	\$555,000	Boca Landings
9608	Tavernier	Drive	\$492,000	Boca Landings
9580	Barletta Winds	Point	\$900,000	Saturnia Isles
9825	Montpellier	Drive	\$2,000,000	Seven Bridges
9814	Vitrail	Lane	\$1,800,000	Seven Bridges
16239	Cabernet	Drive	\$1,400,000	Seven Bridges
16143	Pantheon	Pass	\$1,320,000	Seven Bridges
9750	Alaska	Circle	\$530,000	Southwind Lakes
9638	Oregon	Road	\$430,000	Southwind Lakes
9721	Salty Bay	Drive	\$930,000	Sussman
10187	El Caballo	Court	\$2,850,000	Tierra del Rey

BOYNTON BEACH

7196	Louisiane	Court	\$565,000	Cascades
6982	Castlemaine	Avenue	\$565,000	Cascades
7202	Louisiane	Court	\$535,000	Cascades
11536	Pallas	Drive	\$490,000	Cascades
7344	Chorale	Road	\$445,000	Cascades
6936	Lismore	Avenue	\$430,000	Cascades
7831	Via Grande		\$710,000	Tivoli Reserve
11026	Via Lucca		\$705,000	Tivoli Reserve
11036	Via Amalfi		\$685,000	Tivoli Reserve
6771	Fiji	Circle	\$870,000	Valencia Isles

11278	Kona	Court	\$735,000	Valencia Isles
7410	Kea Lani	Drive	\$615,000	Valencia Isles
7290	Kea Lani	Drive	\$600,000	Valencia Isles
11426	Mauna Kea	Lane	\$540,000	Valencia Isles
11432	Kanapali	Lane	\$505,000	Valencia Isles
7230	Wailea	Avenue	\$505,000	Valencia Isles
11464	Kanapali	Lane	\$475,000	Valencia Isles
7578	Las Cruces	Court	\$670,000	Valencia Lakes
11731	Caracas	Boulevard	\$620,000	Valencia Lakes
11684	Cardenas	Boulevard	\$615,000	Valencia Lakes
11657	Castellon	Court	\$545,000	Valencia Lakes
11674	Caracas	Boulevard	\$495,000	Valencia Lakes
7561	Las Cruces	Court	\$475,000	Valencia Lakes
11365	Deleon	Circle	\$467,500	Valencia Lakes
7644	San Carlos	Street	\$455,000	Valencia Lakes
11648	Castellon	Court	\$416,000	Valencia Lakes
8092	Briantea	Drive	\$428,000	Melrose
9037	Tremezzo	Lane	\$385,000	Melrose
9577	Verona Lakes	Boulevard	\$524,000	Verona Lakes

WEST LAKE WORTH

6460	Via Primo	Street	\$479,000	Bellaggio
7846	Blairwood	Circle	\$425,000	Countrywood
10407	Cypress Lakes Presv.	Drive	\$630,000	Cypress Lakes
3719	Spring Crest	Court	\$401,500	Cypress Woods
218	Akron	Road	\$527,000	Florida Gardens
6700	Houlton	Circle	\$749,900	Journeys End
7271	Tillman	Drive	\$610,000	Lake Charleston
7583	Wentworth	Drive	\$505,000	Lake Charleston
7320	Ashley Shores	Circle	\$485,000	Lake Charleston
5456	White Sands	Cove	\$465,000	Lakes of Sherbrooke
8729	Egret Isle	Terrace	\$462,000	Lakes of Sherbrooke
5206	Chelan	Cove	\$420,000	Lakes of Sherbrooke
7491	Moonrise	Drive	\$563,000	Lantana Farms
4296	Hunting	Trail	\$799,000	Legend Lake Estates
7558	Ace	Road	\$412,000	Meed Village

RECENT CLOSED SALES

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

5520	Baja	Terrace	\$605,000	Nautica isles	3136	Hartridge	Terrace	\$992,000	Olympia
7066	Muscovy	Court	\$1,000,000	Osprey Oaks	9262	Delemar	Court	\$935,000	Olympia
7519	Oakmont	Drive	\$525,000	Palm Beach Natl Golf	9593	Worswick	Court	\$760,000	Olympia
7368	Oakmont	Drive	\$430,000	Palm Beach Natl Golf	3003	Shaughnessy	Drive	\$701,000	Olympia
9268	Palomino	Drive	\$826,000	Palm Beach Ranchettes	8986	Alexandra	Circle	\$675,000	Olympia
9064	Rodeo	Drive	\$749,900	Palm Beach Ranchettes	2151	Balsan	Way	\$665,000	Olympia
6621	Country Winds	Cove	\$535,000	Rivermill	9037	Alexandra	Circle	\$618,000	Olympia
6513	Columbia	Avenue	\$680,000	Smith Farm	11212	Cobblefield	Road	\$850,000	Wellington Shores
6424	Stonehurst	Circle	\$590,000	Smith Farm	11195	Stone Creek	Street	\$717,500	Wellington Shores
3870	Hidden Cypress	Way	\$516,000	Summer Chase	13590	Exotica	Lane	\$500,000	Sugar Pond Manor
8531	Lake Cypress	Road	\$445,000	Summer Chase	13539	Exotica	Lane	\$500,000	Sugar Pond Manor
3381	Lago De Talavera		\$940,000	Talavera	12716	Headwater Circle	Circle	\$875,000	The Island
8205	Tailshot	Court	\$675,000	The Fields	12724	Headwater	Circle	\$805,000	The Island
9240	Melody	Road	\$509,000	Tropical Country Estates	4605	Island Reef	Drive	\$1,040,000	The Isle
7806	Windy Largo	Court	\$740,000	Valencia Shores	4672	Sugar Beach	Way	\$850,000	The Isle
7568	Lake Harbor	Terrace	\$660,000	Valencia Shores	10249	Clubhouse Turn	Road	\$600,000	Thoroughbred Lake Estates
5631	Eagle Trace	Court	\$470,000	Winston Trails	10521	Versailles	Boulevard	\$1,800,000	Versailles
6650	Green Island	Circle	\$465,000	Winston Trails	10659	Versailles	Boulevard	\$1,500,000	Versailles
3687	Woods Walk	Boulevard	\$645,000	Woods Walk	10562	Versailles	Boulevard	\$1,485,000	Versailles
3787	Woods Walk	Boulevard	\$580,000	Woods Walk	10504	Vignon	Court	\$1,230,000	Versailles
3598	Woods Walk	Boulevard	\$540,000	Woods Walk	8021	Jolly Harbour	Court	\$700,000	Village Walk
WELLINGTON					1790	Pierside	Circle	\$475,000	Wellington
106	Hamilton	Terrace	\$470,000	Anthony Groves	10793	Oak Bend	Way	\$545,000	Wellington Edge
146	Canterbury	Place	\$460,000	Anthony Groves	1826	Capeside	Circle	\$420,000	Wellington Lakes
10502	Galleria	Street	\$610,000	Black Diamond	10535	Laurel Estates	Lane	\$775,000	Wycliffe
10407	Cypress Lakes Presv.	Drive	\$630,000	Cypress Lake	3900	Newhaven Lake	Drive	\$650,000	Wycliffe
1104	Lake Breeze	Drive	\$580,000	Emerald Forest	4198	Imperial Club	Lane	\$450,000	Wycliffe
1560	Lake Breeze	Drive	\$530,000	Emerald Forest	JUPITER FARMS				
3709	Miramontes	Circle	\$465,000	Grand Isles	17600	Mellen	Lane	\$875,000	Jupiter Farms
13678	Callington	Drive	\$895,000	Greenview Shores	13761	158th	Street	\$710,000	Jupiter Farms
1600	Grantham	Drive	\$637,500	Greenview Shores	16697	122nd	Drive	\$650,000	Jupiter Farms
6021	Duckweed	Road	\$2,100,000	Homeland	13638	157th	Court	\$627,700	Jupiter Farms
4076	Manchester Lake	Drive	\$750,000	Manchester Greens	12912	170th	Road	\$566,000	Jupiter Farms
13072	Meadowbreeze	Drive	\$550,000	Meadowland Cove					
2732	Eleanor	Way	\$1,015,000	Olympia					



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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1169	Haywagon	Trail	\$725,250	Arden
19652	Rugged Trunk	Trail	\$645,000	Arden
1055	Ember Ridge	Run	\$628,500	Arden
944	Wandering Willow	Way	\$530,000	Arden
11985	Carnegie	Place	\$1,500,000	Bay Hill Estates
15786	Cresswind	Place	\$803,990	Cresswind
2202	Prarieview	Drive	\$1,320,000	Deer Run
1836	Stallion	Drive	\$840,000	Fox Trail
14425	64th	Court	\$880,000	Loxahatchee
16932	78th	Road	\$855,000	Loxahatchee
16025	Wiltshire	Drive	\$840,000	Loxahatchee
12845	Compton	Road	\$679,000	Loxahatchee
14037	43rd	Road	\$650,000	Loxahatchee
15100	Scotts	Place	\$650,000	Loxahatchee
15694	80th	Lane	\$640,000	Loxahatchee
17241	47th	Court	\$550,000	Loxahatchee
16087	Burns	Drive	\$545,000	Loxahatchee
14717	Collecting Canal	Road	\$520,000	Loxahatchee
17759	37th	Place	\$470,644	Loxahatchee
15285	San Diego	Drive	\$420,000	Loxahatchee
11288	59th	Street	\$645,000	Royal Palm
5409	Quiet Lake	Place	\$505,000	Sky Cove
4107	180th	Avenue	\$985,000	The Acreage

5026	Coconut	Boulevard	\$795,000	The Acreage
15398	67th	Court	\$674,900	The Acreage
17147	81st	Lane	\$640,000	The Acreage
13522	Orange	Boulevard	\$630,000	The Acreage
16798	62nd	Road	\$579,000	The Acreage
15705	73rd	Street	\$575,000	The Acreage
11096	46th	Place	\$575,000	The Acreage
18933	43rd	Road	\$567,500	The Acreage
16790	Trafalgar	Drive	\$565,000	The Acreage
13215	Citrus Grove	Boulevard	\$551,000	The Acreage
11352	Tangerine	Boulevard	\$545,000	The Acreage
11128	59th	Street	\$525,000	The Acreage
17925	31st	Road	\$500,000	The Acreage
13179	46th	Court N	\$485,000	The Acreage
12560	60th	Street	\$475,000	The Acreage
16932	Calder	Drive	\$450,000	The Acreage
16141	Mayfair	Drive	\$400,000	The Acreage
14899	88th	Place	\$220,000	The Acreage
11448	52nd	Road	\$115,000	The Acreage
7728	Eden Ridge	Way	\$1,375,000	The Presv.
13128	75th	Lane	\$490,000	West Palm Beach
15888	Hummingbird	Lane	\$550,000	Westlake

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