

2024

happy new year

TOP 1% OF REAL ESTATE AGENTS IN THE COUNTRY



Scan me for
an instant
home value



Your home may be worth
WAY more than you think!
Call 561-220-2278

3 easy ways to get your home value
Text "TTValues" to 59559
Visit www.HomeValuePalmBeach.com
or Scan QR Code

YOUR LOCAL REAL ESTATE
experts and neighbors

KW RESERVE
PALM BEACH
KELLERWILLIAMS.

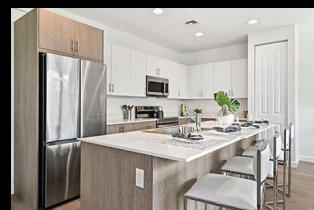
THE
TRICOLI
TEAM

SYMPHONY PLACE

**MOVE-IN READY
NEW HOMES**
STARTING IN THE \$500s

Call today for info on builder credit, incentives,
and **BELOW** market interest rates!

561-220-2278 • www.TricoliTeam.com/SymphonyPlace



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

CLIENT TESTIMONIALS

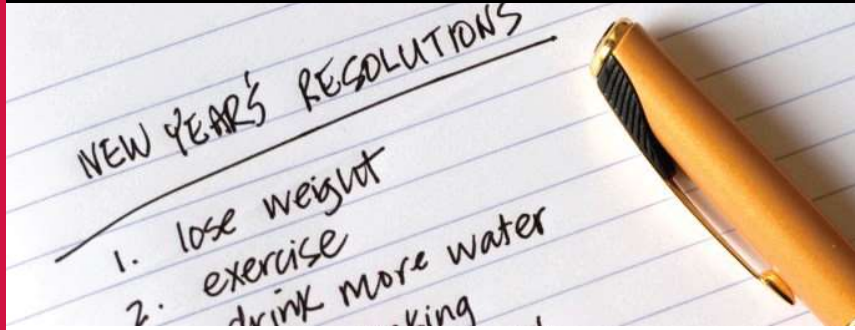
After a year of searching for a home with no luck, I am so glad we found the Tricoli team. We were able to find a home that we love and get our offer accepted in just a few weeks. Our agent was very responsive and always a step ahead. The entire team made the home buying process so easy and seamless.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

7 TIPS TO KEEP YOUR NEW YEAR'S RESOLUTION



1. Limit Your Resolutions

You may want to lose weight, eat healthier, volunteer more, quit smoking, spend more time with family etc. But experts say that's too many goals to set for a New Year's resolution. Pick one, maybe two things you'd like to focus on and go all in. This sets you up to achieve specific goals instead of feeling like a failure for hitting none of them.

2. Plan your resolution

It's best to plan for your goal. Think through how you want to accomplish your resolution and how long it might take to reach your goal.

3. Set very specific goals

Many of us will set a New Year's resolution like "exercise more." But what does that really mean? Instead, you should be detailed in your resolution. It could be "exercise 30 minutes daily." This gives you a measurable goal to reach each day that you can check off your list. It will help you feel more accomplished.

4. Don't take on too much

Start small. Avoid setting overly high expectations of yourself. If you'd like to lose weight, pick a small but realistic weight loss goal. Maybe that's 10 pounds in two months. Once you reach that goal, you can think about losing another 5-8 pounds. Setting small goals can help you achieve big results.

5. Choose a new resolution

Avoid picking a goal that you've tried in the past but failed. You may set yourself up to fall into the same pitfalls that stopped you previously. Instead, pick something different where you can set up a better path to success.

6. Identify accountability partners for support

Lean on people – whether it's a friend to keep your exercise resolution on track, or a spouse to help with healthier eating habits. We function better with support around us, motivating and reminding us why we chose that New Year's resolution in the first place.

7. Give your resolution time to become a habit

New routines don't just become habit overnight. A 2009 study found that on average, it takes 66 days to form a new habit. Be patient with yourself. If you have minor setbacks or don't hit your goal one week, pick it back up the next week. Keep working at your goal and eventually it can become second nature.

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

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



22361ensenadaway.com

Discover the Perfect Harmony of Space and Elegance
Unveiling a truly charming pool home.



19islanddrive.com

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



8751indianriverrun.com

This charming single-story residence offers the
perfect blend of comfort and convenience.



9274pearchlane.com

Gorgeous estate home in the Estates of Boynton
Waters featuring 4 bedrooms, 4 baths and a gorgeous
pool.



7037venetodrive.com

Step inside & be greeted by a spacious open layout
that seamlessly connects the living spaces.



11088brandywinelakeway.com

Step into the lap of luxury with this exquisite
6-bedroom, 4-bath, 3-car garage estate.



9067nw27thplace.com

Gorgeous pool home with impact windows and doors,
offering 4 bedrooms, 4 baths and a 2.5 car garage.



7272nauticaway.com

Great 4 bedroom, 3 bath, 2 car garage pool home
located in Lake Charleston.



8879majorcabaydrive.com

This distinctive 3-bedroom plus den residence
radiates elegance with its stunning diagonal marble
floors.



6098farmersplace.com

Discover cozy single-family living in this magnificent
3-bedroom, 2-bathroom home.



6798greenislandterrace.com

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



5201sancerrecircle.com

Boasting a spacious interior and a picturesque
outdoor space, it's the ideal place to call home.



3740cypresslakedrive.com

This magnificent 1-story single family pool home
boasts the perfect blend of luxury, comfort, and
convenience.



9222greenspirelane.com

Like new, elegant and gorgeous, 4 bedroom home in
Cypress Royale.



4531huntingtrail.com

Beautiful 5 bedroom, 4 bath, pool home overlooking
the lake and preserve in Legend Lake Estates.



19656treestandterrace.com

This stunning 2-story home is situated on a spacious
corner lot and, offers a charming front porch.

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

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



3208aroad.com

This property not only warmly welcomes you but also extends its hospitality to your furry family members.



11750valenciagardensavenue.com

Exceptional 3-bedroom, 3.5-bathroom corner unit Townhome in Palm Beach Gardens.



1100sw68thavenue.com

Boasting a seamless one-story design, this residence offers 3 bedrooms and 2 bathrooms within an open floor plan.



1543nwcatalunacircle.com

Wonderful home offering 4 bedrooms and 3 bathrooms priced under \$500K.



11607swrowenastreet.com

Like new 5 bedroom home in Tradition.



12848swbareillicourt.com

Wonderful, like new 3 bedroom, 2 bath home in active 55+ community of Tradition.



6168bearcreekcourt.com

3 bedrooms and 2 bathrooms, this charming residence offers an inviting and comfortable living space.



3556haldinplace.com

This residence's open and airy floor plan invites sunlight to dance gracefully across wood-like tile flooring.



2044semorningsideboulevard.com

In 2020, the roof, AC system, water heater, and living room flooring were updated.



12133bigconecourt.com

Welcome to your dream oasis in this charming 1-story home, nestled in a serene, non-HOA community.



1138hickorytrail.com

Great home in Wellington featuring 3 bedrooms, 3 bath and a wonderful pool!



11163pacificastreet.com

Step into the lap of luxury in this remarkable 2 story home, designed to embody the perfect fusion of convenience and comfort.



8469saintjohnscourt.com

Nestled in a quiet cul-de-sac, this waterfront home with a large lot offers a serene escape from the everyday hustle and bustle.



249cortezroad.com

Wonderful 3 bedroom, 2 bath home with tons of upgrades located east of Olive.



1281senavajolane.com

2 additional bedrooms provide flexibility for guests, a home office, or whatever suits your lifestyle.



142brynhurstcourt.com

Elegant, truly unique home on over 1 acre featuring 5 bedrooms, 5 bath and a 3 car garage.

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

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



5911royalpalmbeachboulevard.com

Great 3 bedroom, 2 bath, 2 car garage home situated on over 1.25 acres in The Acreage.



1203770thplacen.com

This home is situated on a corner lot with 2 paved roads - 4-bedroom, 3-bathrooms, detached 4-car garage.



1109542ndroadn.com

This stunning 2-story masterpiece with full guest house & pool boasts elegance and comfort in every corner.



8946cypressgrovelane.com

Captivating 5-bedroom home with an integrated office, 3.5 bathrooms & 3 car garage.



9437lanternbaycircle.com

Step outside to the screened patio and be greeted by a picturesque backyard with a captivating lake view.



15180goldfinchcircle.com

Like new, expansive, 6 bedroom, 4 bath home in Westlake.



23032islandviewg.com

This meticulously maintained 3-bed, 2-bath haven invites you into a world of pristine perfection.



715villacircle.com

Experience the pinnacle of Florida living in this captivating 2-bedroom, 2-bathroom corner unit on the 2nd floor.



7600 Red River

Gorgeous lakefront, pool home in Riverwalk boasting 5 bedrooms!

Cheers!

to unlocking new doors, embracing fresh opportunities, and building dreams in the year ahead! Trust our dedicated team to turn your real estate goals into reality in vibrant South Florida.



Jeffrey L. Tricoli, PA

www.HomeValuePalmBeach.com

Search the MLS www.TricoliTeam.com

561-220-2278

RECENT CLOSED SALES

WE MADE OUR SELLERS \$7,402,500 MORE IN 2022!

BOCA/DELRAY

9774	Lancaster	Place	\$555,000	American Homes
9175	Bedford	Drive	\$500,000	American Homes
9917	Espresso	Manor	\$2,900,000	Boca Bridges
18316	181st	Circle	\$685,000	Boca Chase
18300	181st	Circle	\$651,000	Boca Chase
18263	Fresh Lake	Way	\$619,000	Boca Chase
11056	Lakeaire	Circle	\$571,000	Boca Chase
19744	Boca Greens	Drive	\$730,000	Boca Greens
10839	King Bay	Drive	\$1,380,000	Boca Isles
16969	Pavilion	Way	\$1,725,000	Hyder
17869	Key Vista	Way	\$2,100,000	Oaks at Boca Raton
10583	Rio Hermoso		\$2,800,000	Rio Poco
10687	Pebble Cove	Lane	\$540,000	Sandcastle Cove
16900	Strasbourg	Lane	\$3,300,000	Seven Bridges
15440	Blue River	Road	\$912,500	Sussman
17725	Circle Pond	Court	\$3,050,000	The Oaks
9868	Robins Nest	Road	\$740,000	Weitzer
18857	Cloud Lake	Circle	\$516,000	Weitzer

5190	Canal	Circle	\$449,900	Countrywood
7915	Blairwood	Circle	\$310,000	Countrywood
8521	Golden Cypress	Court	\$465,000	Cypress Woods
8293	Pedigree	Circle	\$680,000	Fields at Gulfstream Polo
8703	Club Estates	Way	\$928,000	San Messina
5146	Massy	Drive	\$480,000	Cocoplum
8153	Via Bolzano		\$630,000	Isola Bella
6893	Finamore	Circle	\$750,000	Journeys End
7408	Heathley Dr	Drive	\$515,000	Journeys End
7016	Oakshire	Court	\$670,000	Lake Charleston
7585	Thornlee	Drive	\$585,000	Lake Charleston
7124	Davit	Circle	\$499,999	Lake Charleston
8235	Whitewood	Cove	\$415,000	Lakes of Lantana
8356	White Egret		\$568,000	Lakes of Sherbrooke
5431	Sunseeker	Boulevard	\$570,000	Nautica Isles
5071	Northern Lights	Drive	\$560,000	Nautica Isles
5320	Moon Shadow	Lane	\$530,000	Nautica Isles

BOYNTON BEACH

6576	Sherbrook	Drive	\$615,000	Cascades
11045	Via Lucca		\$839,000	Tivoli Reserve
7270	Lahana	Circle	\$705,000	Valencia Isles
6890	Fiji	Circle	\$665,000	Valencia Isles
7627	San Carlos	Street	\$650,000	Valencia Isles
6768	Molakai	Circle	\$649,000	Valencia Isles
11462	Lanai	Lane	\$600,000	Valencia Isles
7910	Samara	Street	\$590,000	Valencia Lakes
9281	Cove Point	Circle	\$500,000	Verona Lakes

9208	Pineville	Drive	\$1,235,000	Country Cove Estates
9247	Emily	Circle	\$600,000	Regency Lakes
6443	Stonehurst	Circle	\$625,000	Smith Farm
7510	Sally Lyn	Lane	\$550,000	Smith Farm
5680	Strawberry Lakes	Circle	\$405,000	Strawberry Lakes
4622	Eventing	Street	\$798,000	The Fields
9307	Caserta	Street	\$655,000	Bellagio
6860	Rienzo	Street	\$646,000	Bellagio
7709	Royale River	Lane	\$702,900	Valencia Shores
8804	Palm River	Drive	\$575,000	Valencia Shores
8250	Sandpiper Glen	Drive	\$570,000	Valencia Shores
8320	Lake Cypress	Road	\$510,000	Valencia Shores
9574	Mosler	Trail	\$938,125	Windsong Estate
6268	Floridian	Circle	\$698,000	Winston Trails
5811	La Gorce	Circle	\$625,000	Winston Trails
6272	Barton Creek	Circle	\$610,000	Winston Trails
5954	Wedgewood Village	Circle	\$610,000	Winston Trails
6006	Las Colinas	Circle	\$585,000	Winston Trails
6108	Royal Birkdale	Drive	\$575,000	Winston Trails

WEST LAKE WORTH

6892	Big Pine Key	Street	\$426,820	Charleston Shores
9162	Silver Glen	Way	\$650,000	Bent Creek

The listings above are just a sample of recent sales by all Realtors. All data is taken from the MLS. If you have a brokerage relationship with another agency, this is not intended as a solicitation.

RECENT CLOSED SALES

WE MADE OUR SELLERS \$7,402,500 MORE IN 2022!

6883	Desert Inn	Terrace	\$540,000
6144	Newport Village	Way	\$525,000
6195	Grand Cypress	Circle	\$499,000

WELLINGTON

121	Canterbury	Place	\$630,000
10643	Old Hammock	Way	\$882,500
1213	Canyon	Way	\$850,000
9269	Via Grande		\$770,000
8755	Via Prestigio		\$760,000
1842	Via Castello		\$518,000
13150	Green Finch	Terrace	\$545,000
3567	Moon Bay	Circle	\$870,000
13632	Brightstone	Street	\$650,000
5967	Duckweed	Road	\$1,750,000
5555	Cougars Prowl		\$1,550,000
11788	Knightsbridge	Place	\$1,435,000
1605	Bayridge	Place	\$555,000
2688	Treanor	Terrace	\$1,390,000
3015	Hamblin	Way	\$1,063,425
9946	Shepard	Place	\$850,000
2913	Shaughnessy	Drive	\$740,000
11134	Pacifica	Street	\$775,000
4372	Silver Glen	Drive	\$720,000
8277	Xanthus	Lane	\$720,000
8025	Laborie	Lane	\$720,000
10863	Royal Devon	Way	\$610,000

ROYAL PALM BEACH

1111	Brinely	Place	\$695,000
130	Tuscany	Drive	\$775,000
196	Catania	Way	\$575,000
212	Preserve	Court	\$540,000
107	Princess	Court	\$350,000
102	Cypress	Crescent	\$650,000

Winston Trails
Winston Trails
Winston Trails

Anthony Groves
Black Diamond
Black Diamond

Buena Vida

Buena Vida

Buena Vida

Emerald Forest

Grand Isles

Greenview Shores

Homeland

Homeland

Isles at Wellington

Meadowland Cove

Olympia

Olympia

Olympia

Olympia

Wellington Shores

Wellington Shores

Villagewalk

Villagewalk

Wycliffe

110	Barcelona	Drive	\$580,000
107	Bilbao	Street	\$464,000
2095	Reston	Circle	\$530,000
260	Malibu	Circle	\$495,000
2439	Bellarosa	Circle	\$770,000
103	Sand Pine	Way	\$605,000
718	Triana	Street	\$825,000
649	Gazetta Way	Way	\$655,000

WEST PALM BEACH

192	Egret	Circle	\$544,900	River Bridge
129	Hammocks	Court	\$400,000	River Bridge

JUPITER FARMS

17593	Winterhawk	Trail	\$3,687,500	Jupiter Farms
16189	Alexander	Run	\$1,775,000	Jupiter Farms
17243	Alexander	Run	\$765,000	Jupiter Farms
16832	132nd	Terrace	\$620,000	Jupiter Farms

LOXAHATCHEE/THE ACREAGE

19145	Pemberly	Place	\$894,900	Arden
18986	Tackle Box	Trail	\$848,230	Arden
19180	Broad Shore	Walk	\$815,400	Arden
19031	Broad Shore Walk	Walk	\$672,340	Arden
1887	Wandering Willow	Way	\$657,750	Arden
17729	Key Lime	Boulevard	\$750,000	Loxahatchee
14681	80th	Lane	\$750,000	Loxahatchee
852	Hyde Park	Road	\$735,000	Loxahatchee
15097	Hamlin	Boulevard	\$630,000	Loxahatchee
1817	Waldorf	Drive	\$775,000	Madison Green
128	Monterey	Way	\$690,000	Saratoga
11558	Riverchase	Run	\$3,350,000	Stonewall
17223	82nd	Road	\$1,175,000	The Acreage
15123	80th	Lane	\$960,000	The Acreage

The listings above are just a sample of recent sales by all Realtors. All data is taken from the MLS. If you have a brokerage relationship with another agency, this is not intended as a solicitation.



Jeffrey L. Tricoli, PA
Keller Williams Realty

Search the MLS for Free at www.TricoliTeam.com

www.HomeValuePalmBeach.com | www.TricoliTeam.com | 561-220-2278

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

©Jeffrey L Tricoli, PA

*****ECRWSSDDM****

POSTAL CUSTOMER

PRSRT STD
 US POSTAGE
 PAID
 BOCA RATON, FL
 PERMIT NO. 1535

ECRWSS

Thinking of Buying **NEW CONSTRUCTION?** Call us **TODAY** for a **REBATE!**

MORE RECENT CLOSED SALES INSIDE

17948	Prado	Boulevard	\$895,000	The Acreage	13216	Orange	Boulevard	\$525,000	The Acreage
11416	60th	Street	\$850,000	The Acreage	12984	68th	Street	\$520,000	The Acreage
13487	57th	Place	\$785,000	The Acreage	16259	84th	Court	\$520,000	The acreage
6385	143rd	Drive	\$730,000	The Acreage	15691	82nd	Street	\$485,000	The Acreage
13758	78th	Place	\$685,000	The Acreage	11383	52nd	Road	\$464,000	The Acreage
15212	79th	Court	\$680,000	The Acreage	13263	57th	Place	\$455,000	The Acreage
12249	85th	Road	\$660,000	The Acreage	5356	Santa Rosa	Lane	\$759,000	Westlake
4720	122nd	Drive	\$649,900	The Acreage	15854	Key Biscayne	Lane	\$599,990	Westlake
16114	Secretariat	Drive	\$595,000	The Acreage	15780	Cresswind	Place	\$680,000	Westlake
17708	42nd	Road	\$580,000	The Acreage	14945	Goldspar	Court	\$753,432	Westlake
18854	48th	Avenue	\$560,000	The Acreage	16402	Sandy Shore	Drive	\$584,000	Westlake
5271	Royal Palm Beach	Boulevard	\$530,000	The Acreage	15967	Whippoorwill	Circle	\$785,000	Westlake
17606	88th	Road	\$525,000	The Acreage					
17297	35th	Place	\$525,000	The Acreage					

The listings above are just a sample of recent sales by all Realtors. All data is taken from the MLS. If you have a brokerage relationship with another agency, this is not intended as a solicitation.

SYMPHONY PLACE

**MOVE-IN READY
 NEW HOMES
 STARTING IN THE \$500s**

**Call today for info on builder credit, incentives,
 and BELOW market interest rates!**

561-220-2278 • www.TricoliTeam.com/SymphonyPlace



WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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