

HAPPY INDEPENDENCE DAY 4TH OF JULY



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experts and neighbors

kw PREFERRED
PARTNERS
KELLERWILLIAMS

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

PALM BEACH COUNTY 4TH OF JULY EVENTS



4TH ON FLAGLER FIREWORKS & ENTERTAINMENT WEST PALM BEACH

Downtown West Palm Beach Waterfront 100 N. Clematis Street, West Palm Beach

Celebrate Independence Day at 4th on Flagler 2023 on the West Palm Beach Waterfront! FREE Independence Day event will include family-friendly activities with fireworks finale.

July 4th @ 6:00 pm - 10:00 pm

4TH OF JULY BOYNTON BEACH – RED, WHITE & BLUE WITH A WATERFRONT VIEW

Intracoastal Park 2240 N. Federal Highway, Boynton Beach

The City of Boynton Beach presents Red, White & Blue with a Waterfront View, a free, family-friendly event at Intracoastal Park. Featuring live music, food trucks, entertainment, a kids' area, free shuttle transportation, and one of the largest Zambelli fireworks displays. Guests are encouraged to bring chairs and blankets.

July 4 @ 6:30 pm - 9:30 pm

COME TO DOWNTOWN DELRAY FOR THE 4TH OF JULY!

East Atlantic Avenue at A1A

The City of Delray Beach is excited to be hosting the 4th of July Celebration again for 2023! It's been a family-friendly event for over 50 years and draws 80,000 people to our Village by the Sea. The event starts at 5pm with the solemn 60' flag raising ceremony with an honor guard and the singing of the National Anthem.

July 4th 5:00 pm - 9:30 pm

DOWNTOWN ABACOA 4TH OF JULY BLOCK PARTY

Abacoa, 1200 University Blvd, Ste 102, Jupiter FL

- 2:45pm: Golf Cart Parade & Design Contest Kicks Off Annual Downtown Abacoa 4th of July Block Party!
- Decorate your golf cart and display your patriotism for a chance to win. (Must be registered in advance).
- 3:00pm Starts the Backyard BBQ, The Spazmatics, Kids Zone, Food & Drink Specials, DJ & Live Music.
- 9:00pm: Fireworks, courtesy of Roger Dean Chevrolet Stadium and the Town of Jupiter.

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

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



498ne45thstreet.com

Gorgeous pool home in the non-HOA East Boca Raton community of Villa Rica.



4541catamarancir.com

Without a doubt, a superb 3 bedroom single family home!



2630crabapplecircle.com

Experience the perfect combination of comfort and style!



8557briarrosepoint.com

Welcome to the exquisite Alicia Model Spec Home.



8157santalocovecourt.com

Discover the pinnacle of luxury living in this stunning home in the community of Boynton Beach.



6272petuniaroad.com

Step into your dream home with this immaculate 2 bedrooms, 2 bathrooms villa in the desirable 55+ gated community of Floral Lakes.



5014nauticalakecircle.com

Welcome to this exceptional two-story single family home with an open patio, situated in the highly sought-after Nautica Isles community.



7759northtreeway.com

Welcome to your dream home nestled in a coveted corner lot, boasting a secure and gated backyard that offers both privacy and peace of mind.



3575aprilavenue.com

Welcome home to this charming 1-story gem nestled on a spacious lot, with comfortable living space.



4696suburbanpinesdrive.com

Welcome to 4696 Suburban Pines Drive, a spotless and welcoming property!



5337grandbanksboulevard.com

Welcome to an exceptional opportunity to own a stunning pool home nestled within the prestigious gated community of Nautica Isles.



5914lascolinascircle.com

Beautiful and spacious home in the upscale Winston Trails neighborhood.



6995peonyplace.com

Step inside this wonderful villa to appreciate the roomy living areas, abundant natural light, welcoming kitchen & one-car garage.



7572overlookdrive.com

This charming single-story 3/2 home is the perfect blend of comfort and convenience.



6884fountaincircle.com

Step inside to discover spacious living areas adorned with exquisite finishes and bathed in an abundance of natural light.



7510sallylynlane.com

Welcome to Candlewood Village in the sought-after Smith Farm subdivision!

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

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



1109spinestreet.com

Charming 3-bedroom, 1-bathroom gem nestled on a serene street and non-HOA community.



16409templeboulevard.com

Huge FULLY UPDATED 4 bedroom, 3 bathroom home nestled on 2.5 acres of beautiful green land!



19722greengrovecourt.com

Welcome home to this very private, sprawling equestrian estate situated on 5 acres!



1767860thln.com

Stunning and elegant two-story Mediterranean style pool home in the acreage on a paved road!!!



17surreyroad.com

Gorgeous pool home in the prestigious NON-mandatory membership community of PGA National.



370secorkrd.com

Meticulously maintained 4/2 located in a desirable neighborhood.



126swvoltairterrace.com

Brand new 4-bedroom, 3 full bathroom home with a 2-car garage.



1150swjerichoave.com

Elegant and spacious home in Port Saint Lucie.



1077viajardin.com

Beautiful 2/2 with recent renovations.



201northwest3rdavenue.com

Step into luxury and comfort in this captivating abode nestled within the desirable South Bay community.



9720swscorylane.com

Take a look at this large residential lot located in a quiet neighborhood.



6595setwinoakscircle.com

Elegant and spacious home in exclusive community of SUMMERFIELD GOLF CLUB.



530carolinedrive.com

Stunning newly built pool home on an oversized lot!



2162balsanway.com

Welcome to an impeccably maintained sanctuary boasting 4 bedrooms and 3 bathrooms, offering the finest in luxury living.



3651moonbaycir.com

Enjoy breathtaking lake views from this stunning, upgraded lakefront pool home!



9465worswickcourt.com

Indulge in the epitome of luxury living as you step into your very own dream residence in the coveted Statesbury Village of Olympia.

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

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



2162stotesburyway.com

Beautiful and spacious waterfront home in Olympia's exclusive neighborhood Stotesbury.



9857viagrandew.com

Elegant and spacious home in exclusive community of BUENA VIDA Come inside and be greeted by spacious living areas, along with chefs dream kitchen.



4197onegacircle.com

Welcome to your stunning 5-bedroom, 3-bath, 3-car garage home with a den/office, plus a spacious loft!



82710thstreet.com

Fully renovated corner lot home with no HOA.



7175pioneerlakescircle.com

This stunning 4 bedroom, 3.5 bath, 1 story home is a rare gem in Estates of Pioneer Lakes sitting on the perfect peninsula waterfront lot.



3460commodorect.com

In the lovely Briers Bay neighborhood, on a cul-de-sac, is this well-kept home with three bedrooms, 2.5 bathrooms, a den, and a garage.



10 EASY TIPS TO MAKE THE MOST OF SUMMER GRILLING



- 1. Start with a Clean Grill.** Turn the grill on high heat and hot, turn it off and give the hot grates a good scrub with a ball of aluminum foil. Grill brushes work as well but sometimes the wires become embedded in the grates and end up in your food.
- 2. Always Preheat the Grill.** Just like ovens, grills need to be preheated to cook food properly. The grill should be ready to use in about 10 or 15 minutes.
- 3. Use the Right Tools.** There are a few grilling "must-haves" that will greatly improve your grilling experience.
At the top of the list are:
 - A set of spring-loaded, 16-inch tongs that lock closed when not in use.
 - Grill pans for cooking small foods, cut vegetables or fish that typically fall through grates.
 - A large offset spatula with a beveled edge
 - A digital instant-read food thermometer
 - Flat stainless-steel skewers for shish kebabs
 - A chimney starter for charcoal grills
 - Grilling Tongs
- 4. Avoid Putting Cold Food Directly on the Grill.** Allow meat to rest at room temperature for 30 minutes prior to cooking.
- 5. Establish Different Grilling Zones.** Adjust the heat so that one side of the grill is hotter than the other. As the meat and vegetables start to cook on the hot side, you can move them to a cooler area, allowing the center to reach doneness while keeping the outside from over cooking.
- 6. Don't Flip Food More than Once.** The fewer times you flip the better. Foods will cook more evenly if left alone, they'll have nicer grill marks and will stick less if left to sear.
- 7. Season Efficiently.** Salt and pepper are all most grillers need to make food delicious, but there are many ways to infuse extra flavor including: Dry rubs, Marinades, Barbeque sauces, flavored wood chips (hickory, cherry, apple, etc.).
- 8. Undercook Foods Slightly and Allow them to Rest.** You can expect the temperature of food to go up about five degrees after leaving the grill, so plan accordingly. Giving food a rest after cooking also allows the juices to distribute evenly throughout the meat.
- 9. Don't Fatten Burgers and Steaks.** That burst of flame you get is exciting, but the fat and juices really should remain in the meat, not the grill.
- 10. Make Burgers Evenly Sized.** That way they all cook at the same rate, making the job easier for the grill master.

RECENT CLOSED SALES

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

BOCA/DELRAY

9435	Burlington	Place	\$665,000
19423	Colorado	Circle	\$620,000
9151	Bedford	Drive	\$595,000
9648	Richmond	Circle	\$590,000
19403	Colorado	Circle	\$580,000
9490	Richmond	Circle	\$545,000
9339	Southampton	Place	\$525,000
9560	Richmond	Circle	\$410,000
17443	Rosella	Road	\$3,600,000
9585	Vescovato	Way	\$3,510,000
9042	Dulcetto	Court	\$2,195,000
18324	Coral Chase	Drive	\$780,000
10200	182nd	Lane	\$710,000
10790	Lake Jasmine	Drive	\$580,000
19945		Court	\$635,000
9798	Majorca	Place	\$560,000
10095	Camelback	Lane	\$800,000
10792	Queen Palm	Court	\$980,000
10831	Tea Olive	Lane	\$839,000
10641	St Thomas	Drive	\$725,000
19857	Dinner Key	Drive	\$693,000
10613	Maple Chase	Drive	\$670,000
9523	Lake Serena	Drive	\$730,000
18827	La Costa	Lane	\$644,000
15220	Cherry Creek	Lane	\$1,350,000
9766	Celtic Sea	Lane	\$1,250,000
20269	Monteverdi	Circle	\$880,000
10950	Handel	Place	\$785,000
10365	Buena Ventura	Drive	\$705,000
10940	Haydn	Drive	\$655,000
16857	Pierre	Circle	\$2,675,000
16750	Picardy	Way	\$1,550,000
16227	Pantheon	Pass	\$1,500,000
19576	Liberty	Road	\$650,000
9784	Liberty	Road	\$626,000
9135	Gettysburg	Road	\$477,000
10575	Stonebridge	Boulevard	\$955,000
10495	Stonebridge	Boulevard	\$874,000
17580	Charnwood	Drive	\$799,000
17924	Hampshire	Lane	\$580,000
9086	Fiano	Place	\$2,625,000
9948	Steamboat Springs	Circle	\$985,000
17776	Key Vista	Way	\$2,350,000
17787	Lake Azure	Way	\$1,750,000
10107	El Paraiso	Place	\$1,600,000
18821	Caspian	Circle	\$647,000
18665	Shauna Manor	Drive	\$570,000

American Homes
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Boca Bridges
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The Oaks at Boca Raton
The Oaks at Boca Raton
Tierra del Rey
Weitzer
Weitzer

7239	Whitfield	Avenue	\$420,000
7265	Mistral	Court	\$415,000
7145	Foxworth	Court	\$413,000
11521	Lawton	Road	\$401,000
6607	Sherbrook	Drive	\$385,000
7249	Granville	Avenue	\$380,000
7142	Louisiane	Court	\$475,000
7163	Foxworth	Court	\$412,000
7457	Chorale	Road	\$390,000
9248	Cove Point	Circle	\$566,000
9885	Lago	Drive	\$445,000
8085	Briantea	Drive	\$385,000
7442	Lahana	Circle	\$960,000
7353	Lahana	Circle	\$835,000
7458	Lahana	Circle	\$755,000
7328	Lahana	Circle	\$725,000
7369	Lahana	Circle	\$720,000
6602	Hawaiian	Avenue	\$685,000
11311	Barca	Boulevard	\$630,000
7433	Kea Lani	Drive	\$605,000
11372	Ohanu	Circle	\$595,000
7435	Tonga	Court	\$575,000
7254	Wailea	Avenue	\$560,000
11457	Kanapali	Lane	\$559,900
6703	Malta	Drive	\$554,500
7334	Kahana	Drive	\$530,000
11482	Mauna Kea	Lane	\$492,500
6640	Lucaya	Avenue	\$455,000
7546	Sagunto	Street	\$385,000
11099	Mandalay	Way	\$377,500
11441	Corazon	Court	\$675,000
11946	Arias	Avenue	\$572,500
11404	Corazon	Court	\$502,500
11289	Ola	Avenue	\$400,000
9341	Cove Point	Circle	\$570,000

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WEST LAKE WORTH

6795	Langdon	Way	\$665,000
8169	Pelican Harbour	Drive	\$535,000
8149	Pelican Harbour	Drive	\$490,000
8103	Covington	Court	\$540,000
6822	Passero	Street	\$480,000
9618	Taormina	Street	\$450,000
4145	Cedar Creek Ranch	Circle	\$838,000
4042	Cedar Creek Ranch	Circle	\$776,000
5053	Sancerre	Circle	\$540,000
10611	Oak Meadow	Lane	\$775,000
5226	Canal	Circle	\$460,000
7870	Blackwood	Lane	\$454,400
10199	Cypress Lakes Prsrv	Drive	\$850,000
8531	Golden Cypress	Court	\$470,000
3742	Spring Crest	Court	\$440,000
97	Palmetto	Road	\$515,000
45	Akron	Road	\$495,000
304	Ohio	Road	\$490,000
7575	Ridgefield	Lane	\$585,000
8943	Kendale	Place	\$900,000
4583	Willow Run	Way	\$575,000
6821	Finamore	Circle	\$725,000
7330	Heathley	Drive	\$699,000

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Balmoral County Club
Balmoral County Club
Beaconwood
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Cedar Creek Ranch
Cedar Creek Ranch
Cocoplum
Countryside Estates
Countrywood
Countrywood
Cypress Lake Reserve
Cypress Woods
Cypress Woods
Florida Gardens
Florida Gardens
Florida Gardens
Forest View
Greenbriar
Gulfstream Prsrv
Journeys End
Lake Charleston

BOYNTON BEACH

11544	Pallas	Drive	\$500,000
7284	Toscane	Court	\$485,000
11592	Pallas	Drive	\$469,900
7332	Toscane	Court	\$450,100
7234	Haviland	Circle	\$450,000
6853	Castlemaine	Avenue	\$450,000
7176	Foxworth	Court	\$449,000
6880	Lismore	Avenue	\$448,000
11569	Lawton	Road	\$422,250

Cascades
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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!

7215	Davit	Circle	\$610,000	Lake Charleston	11707	Piping Plover	Road	\$3,000,000	Homeland
7681	Brunson	Circle	\$600,000	Lake Charleston	10626	Willow Oak	Court	\$675,000	Oakmont Estates
7067	Saint Clair	Court	\$750,000	Lakeview Estates	2207	Stotesbury	Way	\$1,625,000	Olympia
6114	Yerba Buena	Court	\$675,000	Lantana Farms	2216	Widener	Terrace	\$1,600,333	Olympia
7415	Water Dance	Way	\$810,000	Legacy Chase	9429	Mcaneeny	Court	\$1,450,000	Olympia
9265	Olmstead	Drive	\$800,000	Legacy Lake Estates	9436	Mcaneeny	Court	\$1,250,000	Olympia
4263	Hunting	Trail	\$950,000	Legend Lake Estates	9553	Worswick	Court	\$900,000	Olympia
9682	Eagle Point	Lane	\$788,500	Legend Lake Estates	2707	Shaughnessy	Drive	\$890,000	Olympia
5416	Sealine	Boulevard	\$515,000	Nautica Isles	9757	Roche	Place	\$800,000	Olympia
7044	Merganser	Court	\$750,000	Osprey Oaks	9946	Warner	Lane	\$680,000	Olympia
5355	Fearnley	Road	\$1,212,500	Palm Beach Farms	9822	Shepard	Place	\$660,000	Olympia
7486	St. Andrews	Road	\$495,000	Palm Beach Farms	9805	Stover	Way	\$650,000	Olympia
7615	Cocoanut	Drive	\$401,000	Palm Beach Farms	9628	Wyeth	Court	\$640,000	Olympia
7385	St Andrews	Road	\$735,000	Palm Beach Natl Golf	9662	Wyeth	Court	\$610,000	Olympia
3357	Pinehurst	Drive	\$500,000	Palm Beach Natl Golf	2567	Sawyer	Terrace	\$605,000	Olympia
9070	Arrowhead	Drive	\$1,175,000	Palm Beach Ranchettes	2162	Henley	Place	\$1,281,000	Polo West Estates
3438	Frontier	Avenue	\$868,000	Palm Beach Ranchettes	5841	Michlar	Drive	\$1,100,000	Seminole Ranches
9297	Sedgewood	Drive	\$775,000	Savannah Estates	5716	Michlar	Drive	\$996,000	Seminole Ranches
5716	Michlar	Drive	\$996,000	Seminole Ranches	11673	Breeze	Place	\$1,250,000	The Isles
6091	Yerba Buena	Court	\$610,000	Silverleaf	11843	Osprey Pointe	Circle	\$965,000	The Isles
4817	Jumping	Way	\$830,000	The Fields	4264	Mariners Cove	Drive	\$875,000	The Isles
5010	Piaffe	Drive	\$751,000	The Fields	11886	Osprey Pointe	Circle	\$820,000	The Isles
7552	Lake Harbor	Terrace	\$699,000	Valencia Shores	11275	Manderly	Lane	\$775,000	The Isles
8179	Seahorse Cove	Boulevard	\$629,000	Valencia Shores	4050	Bahia Isle	Circle	\$775,000	The Isles
7513	Via Luria		\$713,000	Villages of Windsor	4185	Sea Mist	Way	\$695,000	The Isles
6127	Indian Forest	Circle	\$726,000	Winston Trail	4080	Sea Mist	Way	\$515,000	The Isles
6405	Shadow Creek Village	Circle	\$715,000	Winston Trail	5702	Saddle Trail	Lane	\$570,000	Thoroughbred Lake Estates
6783	Las Colinas	Court	\$592,000	Winston Trail	10718	Versailles	Boulevard	\$1,475,000	Versailles
6416	Grand Cypress	Circle	\$585,000	Winston Trail	10309	Medicis	Place	\$860,000	Versailles
5281	Oakmont Village	Circle	\$575,000	Winston Trail	8361	Tobago	Lane	\$780,000	Villagewalk
5613	Kingsmill	Court	\$532,500	Winston Trail	8358	Xanthus	Lane	\$718,000	Villagewalk
6288	Barton Creek	Circle	\$499,000	Winston Trail	8022	Jolly Harbour	Court	\$675,000	Villagewalk
5374	Oakmont Village	Circle	\$490,000	Winston Trail	8031	Jolly Harbour	Court	\$660,000	Villagewalk
6823	Green Island	Terrace	\$490,000	Winston Trail	8101	Jolly Harbour	Court	\$660,000	Villagewalk
WELLINGTON					1574	Carriage Brooke	Drive	\$510,000	Wellingtons Edge
347	Berenger	Walk	\$560,000	Anthony Groves	10860	Oak Bend	Way	\$459,000	Wellingtons Edge
112	Newberry Lane		\$540,000	Anthony Groves	10694	Paso Fino	Drive	\$925,000	Whitehorse Estates
113	Canterbury	Place	\$535,000	Anthony Groves	10561	Paso Fino	Drive	\$598,000	Whitehorse Estates
135	Lancaster	Way	\$490,000	Anthony Groves	9784	Woodworth	Court	\$600,000	Woodworth
1354	Beacon	Circle	\$925,000	Black Diamond	4052	Manchester Lake	Drive	\$681,500	Wycliffe
1386	Beacon	Circle	\$799,000	Black Diamond	10880	Northgreen	Drive	\$637,000	Wycliffe
9265	Via Elegante		\$639,000	Buena Vida	4172	Manchester Lake	Drive	\$610,000	Wycliffe
9170	Via Classico		\$570,000	Buena Vida	4215	Imperial Club	Lane	\$460,000	Wycliffe
13548	Brightstone	Street	\$790,000	Chatsworth Village	ROYAL PALM				
10611	Oak Meadow	Lane	\$775,000	Countryside Estates	133	Bellezza	Terrace	\$620,000	Bella Terra
5042	Forest Dale	Drive	\$760,000	Countryside Estates	196	Catania	Way	\$547,000	Bella Terra
10199	Cypress Lakes Prsrv	Drive	\$850,000	Cypress Lake	109	Nottingham	Road	\$660,000	Crestwood
10175	Cypress Lakes Prsrv	Drive	\$800,000	Cypress Lake	3237	Dunning	Drive	\$630,000	Crestwood
10476	Trianon	Place	\$720,000	Grand Isles	121	Kings	Way	\$499,000	Crestwood
3554	Old Lighthouse	Circle	\$645,000	Grand Isles	134	Elysium	Drive	\$550,000	Elysium
11199	Winding Pearl	Way	\$635,000	Grand Isles	112	Kapok	Crescent	\$715,000	Estates of Royal Palm Beach
3722	Old Lighthouse	Circle	\$617,000	Grand Isles	109	Sunflower	Street	\$489,000	Hawthorn
3665	Miramontes	Circle	\$535,000	Grand Isles	166	Miramar	Avenue	\$575,000	Indian Trail
3717	Pelican Bay	Court	\$508,000	Grand Isles	202	Ponce De Leon	Street	\$650,000	La Mancha
13675	Staimford	Drive	\$810,000	Greenville Shores	109	Madrid	Street	\$530,000	La Mancha
13727	Aldsworth	Court	\$760,000	Greenville Shores	231	Bilbao	Street	\$500,000	La Mancha
13835	Staimford	Drive	\$729,000	Greenville Shores	2291	Ridgewood	Circle	\$830,000	Madison Green
12864	Meadowbreeze	Drive	\$720,000	Greenville Shores	2160	Bellcrest	Circle	\$750,000	Madison Green
5275	Duckweed	Road	\$3,549,500	Homeland	2079	Reston	Circle	\$613,000	Madison Green

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POSTAL CUSTOMER

ECRWSS

MORE RECENT CLOSED SALES INSIDE

Loxahatchee
Loxahatchee
Loxahatchee
Loxahatchee
Madison Green
The Acreage
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CONTACT US TODAY TO HAVE YOUR HOME ADVERTISED IN OUR NEXT EDITION