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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

MINT CHOCOLATE PUDDING COOKIES



INGREDIENTS:

- 1 cup sugar
- ½ cup butter softened (1 stick)
- 1 egg
- ½ cup sour cream
- 1 box 3.4 box instant vanilla pudding mix
- ½ tsp salt
- ½ tsp baking soda
- 2 cups all-purpose flour
- 2 tsp mint extract
- 1 drop blue coloring + 7-10 drops green coloring
- 1 ½ cups chocolate chips

INSTRUCTIONS:

Prep

1. Start by preheating the oven to 375 degrees F.
2. Then, line a baking sheet with parchment paper or spray with non-stick cooking spray, set aside.

Cookie Dough

1. Begin by creaming together the sugar and butter, in a large bowl, until nice and fluffy.
2. Then, add in the egg, sour cream and dry pudding mix, stir well to combine.
3. Next, in a separate small bowl, combine the flour, salt and baking soda.
4. After that, incorporate the flour mixture into the butter and pudding mixture and stir until well combined.
5. Now, add the mint extract and food coloring until desired color is achieved.
6. Lastly, add in the chocolate chips. I used ¾ cup chocolate chunks, ¾ cup regular chocolate chips and ½ cup Andes baking bits. Any combination is wonderful, but note that while the Andes mint baking pieces add an incredible flavor, they kind of disappear in the cookies. So add them in addition to the 1 ½ cups chocolate chips, if you opt to put them in!

Bake

1. Start dropping the cookie dough by the rounded tablespoonfuls onto the prepared baking sheet.
2. Then, bake for 10 minutes.
3. When done baking, transfer to a cooling rack.
4. Serve fresh and warm, enjoy!

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

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19368preservedr.com

Charming home in exclusive community of Boca Isles West.



19232cloisterlakelane.com

Amazing pool home in exclusive community of Boca Isles North.



328sw7thavenue.com

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



420hoadleyroad.com

Unique pool/waterfront home on over half acre.



152orangedrive.com

NEW ROOF & AC INSTALLED 2020.



1589neamyavenue.com

Cozy and spacious home in the community of Corona del Rio.



9838casamardrive.com

Elegant and spacious waterfront home in the exclusive 55 plus community of Valencia Shores.



9521sedgewooddr.com

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



160117thave.com

SO MUCH POTENTIAL with this beautiful home.



2745cambridgeroad.com

Warm and cozy home in Floral Park Lantana.



2432sundownlane.com

Beautifully unique home in exclusive community of LANAIR PARK with waterfront views.



4901cantonroad.com

Great CBS home with newer roof, a/c and water heater!



6442willoughbycircle.com

Comfortable home in exclusive community of Willoughby Farms.



6374branchwooddrive.com

Elegant and spacious home in the exclusive community of Smith Farm!



8161pelicanharbourdrive.com

Waterfront home in the exclusive community of The Greens at Lacuna with golf course views!



11herseydrive.com

Exceptional property, walk to the beach from this wonderful location of Ocean Ridge.

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353greenbrierve.com

Hard to find 5 bedroom CBS home with all impact windows and doors, newer a/c & water heater.



370secorkrd.com

Meticulously maintained 4/2 located in a desirable neighborhood.



4649swdactylst.com

Beautiful single-family home with over \$200,000 dollars of upgrades!



1150swjerichoave.com

Elegant and spacious home in Port Saint Lucie.



4507swrachelst.com

Stunning five-bedroom, three-bath house is situated in a peaceful non-HOA neighborhood in Port St. Lucie, close to a shopping center and a major highway.



3119swannarborrd.com

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



1064w26thcourt.com

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



208laspalmasstreet.com

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



12435persimmonboulevard.com

NEW ROOF JUST INSTALLED!!! Farmhouse living while still close to everything!



201northwest3rdavenue.com

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



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.



1327388thplacen.com

Stunning pool home in the Acreage with a 3 car garage.



1115959thstn.com

Spacious home in the Acreage with a huge and beautifully maintained yard.



1643780thstreet.com

Wonderful spacious home in the community of The Acreage. Original owners!



12517templeboulevard.com

Lovely home in exclusive community of Acreage. Home features complete solar power!

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

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16311esecretariatdrivee.com

Great home on spacious lot in desirable community of Loxahatchee.



1492397thrdn.com

Home features a full house generator with 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.



11275manderlylane.com

Beautiful single story, pool home on HUGE lot in exclusive community of Isles of Wellington.



14924drafhorselane.com

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



50436thst.com

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



313monroedr.com

Completely and flawlessly remodeled historic home w/ separate guest house!



4599126thdriven.com

Beautiful pool home in the Acreage. New AC, water filtration system & hot water heater!



1268958thplacen.com

Welcome to your private sanctuary!



3460commodorecourt.com

In the lovely Briers Bay neighborhood, on a cul-de-sac, is this well-kept home!



190619thway.com

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



4260lucernevillaslane.com

Beautiful and spacious villa located in the desirable Lucerne Lakes.

Jeffrey L. Tricoli, PA

www.HomeValuePalmBeach.com

Search the MLS www.TricoliTeam.com

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THE
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RECENT CLOSED SALES

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

BOCA/DELRAY

8997	Chauvet	Way	\$1,550,000	Boca Bridges
18094	Clear Brook	Circle	\$615,000	Boca Chas
10149	182nd	Court	\$555,000	Boca Chase
10820	Buttonwood Lake	Drive	\$550,000	Boca Chase
18370	Fresh Lake	Way	\$499,000	Boca Chase
10598	Greenbriar	Court	\$463,500	Boca Chase
10438	Buena Ventura	Drive	\$645,000	Mission Bay
20365	Monteverdi	Circle	\$885,000	Mission Bay
16206	Rio Baile		\$1,925,000	Rio Poco
10751	Rio Hermoso		\$1,730,000	Rio Poco
9758	Napoli Woods	Lane	\$1,000,000	Saturnia Isles
9736	Rennes	Lane	\$2,650,000	Seven Bridges
19532	Carolina	Circle	\$350,000	Southwind Lakes
9555	Saddlebrook	Drive	\$490,000	Spanish Isles
10288	Shireoaks	Lane	\$1,425,000	Stonebridge
10622	Stonebridge	Boulevard	\$1,080,000	Stonebridge
17575	Sealakes	Drive	\$1,025,000	Stonebridge
9699	Celtic Sea	Lane	\$915,000	Sussman
9179	Redonda	Drive	\$3,100,000	The Oaks
18736	Ocean Mist	Drive	\$739,001	The Shores

BOYNTON BEACH

11595	Claria	Drive	\$567,000	Cascades
11585	Pallas	Drive	\$529,000	Cascades
6608	Sherbrook	Drive	\$515,000	Cascades
11570	Cherrybrook	Lane	\$475,000	Cascades
7278	Mistral	Court	\$450,000	Cascades
7356	Granville	Avenue	\$425,000	Cascades
7338	Granville	Avenue	\$440,000	Jones
7723	Via Grande		\$650,000	Tivoli Reserve
7537	Via Grande		\$625,000	Tivoli Reserve
11350	Kona	Court	\$620,000	Valencia Isles
11124	Mandalay	Way	\$585,000	Valencia Isles
11100	Mandalay	Way	\$580,000	Valencia Isles
11465	Kanapali	Lane	\$550,000	Valencia Isles
11152	Malaysia	Circle	\$542,500	Valencia Isles
6631	Malta	Drive	\$540,000	Valencia Isles
6886	Fiji	Circle	\$499,900	Valencia Isles

7338	Kea Lani	Drive	\$461,000	Valencia Isles
7428	Tonga	Court	\$455,000	Valencia Isles
11163	Mandalay	Way	\$440,000	Valencia Isles
6688	Malta	Drive	\$420,000	Valencia Isles
11115	Mandalay	Way	\$416,500	Valencia Isles
11480	Kanapali	Lane	\$401,000	Valencia Isles
11185	Kaui	Court	\$439,000	Valencia Isles
11713	Cardenas	Boulevard	\$685,000	Valencia Lakes
11748	Cardenas	Boulevard	\$550,000	Valencia Lakes
11316	Vivero	Avenue	\$520,000	Valencia Lakes
11948	Habana	Avenue	\$475,500	Valencia Lakes
11355	Barca	Boulevard	\$475,000	Valencia Lakes

WEST LAKE WORTH

4846	Marginada	Way	\$775,000	Andalucia
9513	Bergamo	Street	\$609,500	Bellaggio
4198	Cedar Creek Ranch	Circle	\$650,000	Cedar Creek Ranch
6884	Bruce	Court	\$555,000	Coco Plum
7726	Blairwood	Circle	\$404,000	Countrywood
7888	Burlwood	Lane	\$390,500	Countrywood
10687	Cypress Lakes Presrv	Drive	\$770,000	Cypress Lake
4479	Wokker	Drive	\$640,000	Cypress Lake
9032	Gulf Cove	Drive	\$750,000	Gulfstream Presrv
9673	Campi	Drive	\$1,150,000	Isola Bella
9826	Via Amati		\$755,000	Isola Bella
6917	Finamore	Circle	\$810,000	Journeys End
6779	Barrier Reef	Street	\$655,000	Lake Charleston
7382	Ashley Shores	Circle	\$589,000	Lake Charleston
7573	Cedar Hurst	Court	\$550,000	Lake Charleston
6339	Blue Bay	Circle	\$620,000	Lakeview
5517	Baja	Terrace	\$628,000	Nautica Isle
6564	Marissa	Circle	\$380,000	Northree
5401	2nd	Road	\$395,000	Palm Beach Farms
9479	El Paso	Drive	\$720,000	Palm Beach Ranchettes
4291	Danielson	Drive	\$727,788	Regency Lake
6626	Rainwood Cove	Lane	\$465,000	Rivermill
6792	Ashburn	Road	\$484,900	Smith Farm
3751	Green Cypress	Way	\$430,000	Summer Chase
8658	60th	Road	\$560,000	The Acreage

RECENT CLOSED SALES

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

5011	Piaffe	Drive	\$820,000	The Fields	9084	Alexandra	Circle	\$785,000	Olympia
8305	Pedigree	Circle	\$970,000	The Fields	2934	Payson	Way	\$743,000	Olympia
10266	Little Mustang	Way	\$545,000	Thoroughbread Lake	9078	Alexandra	Circle	\$650,000	Olympia
9564	Taormina	Street	\$520,000	Towne Park	9050	Dupont	Place	\$600,000	Olympia
9052	Brandy	Lane	\$510,000	Tropical Country	9219	Dupont	Place	\$565,000	Olympia
7805	Brookmar	Court	\$700,000	Valencia Shores	9167	Dupont	Place	\$556,000	Olympia
7768	Royal Calais	Drive	\$598,900	Valencia Shores	2483	Sawyer Ter	Terrace	\$555,000	Olympia
7745	Royale River	Lane	\$415,000	Valencia Shores	9083	Dupont	Place	\$525,000	Olympia
6335	Shadow Tree	Lane	\$570,000	Winston Trails	9407	Coventry Lake	Court	\$690,000	Stonehaven
6405	Grand Cypress	Circle	\$460,000	Winston Trails	9436	Granite Ridge	Lane	\$620,000	Stonehaven
6910	Silverado	Terrace	\$340,000	Winston Trails	11815	Windsor Bay	Place	\$1,125,000	The Isles
7450	Woodland Creek	Lane	\$572,000	Woodland Creek	11893	Osprey Point	Circle	\$1,000,000	The Isles
					11439	Paradise Cove	Lane	\$850,000	The Isles
WELLINGTON					4645	Windward Cove	Lane	\$735,000	The Isles
287	Berenger	Walk	\$525,000	Anthony Grooves	10266	Little Mustang	Way	\$545,000	Thoroughbread Lake
10578	Galleria	Street	\$720,000	Black Diamond	3612	Collonade	Drive	\$975,000	Versailles
10555	Galleria	Street	\$660,000	Black Diamond	3444	Collonade	Drive	\$715,000	Versailles
10502	Galleria	Street	\$610,000	Black Diamond	8318	Rosalie	Lane	\$650,000	Villagewalk
10637	Falls	Street	\$585,000	Black Diamond	11212	Cobblefield	Road	\$850,000	Wellington Shores
10520	Marsh	Street	\$530,000	Black Diamond	10720	Oak	Bend	\$382,000	Wellingtons Edge
9470	Via Elegante		\$550,000	Buena Vida	4076	Manchester Lake	Drive	\$750,000	Wycliffe
1152	Lake Breeze	Drive	\$635,000	Emerald Forest	3872	Netherlee	Way	\$775,000	Wycliffe
1019	Sweet Briar	Place	\$585,000	Emerald Forest	4198	Imperial Club	Lane	\$450,000	Wycliffe
10687	Cypress Lakes Presrv	Drive	\$770,000	Fieldstone	10854	Royal Devon	Way	\$445,000	Wycliffe
3628	Miramontes	Circle	\$495,000	Grand Isles	ROYAL PALM				
11219	Narragansett Bay	Court	\$695,000	Grand Isles	116	Chestnut	Circle	\$555,000	Crestwood
11668	Waterbend	Court	\$650,000	Grand Isles	267	Las Palmas	Street	\$515,000	La Mancha
3644	Miramontes	Circle	\$550,000	Grand Isles	202	Ponce De Leon	Street	\$480,000	La Mancha
3714	Old Lighthouse	Circle	\$470,000	Harbor Cove	3003	Rockville	Lane	\$630,000	Madison Green
6209	Homeland	Road	\$4,950,000	Homeland	1303	Isleworth	Court	\$510,000	Madison Green
6021	Duckweed	Road	\$2,775,000	Homeland	2369	Bellarosa	Circle	\$689,000	Portosol
12698	Headwater	Circle	\$1,850,000	Island Wellington	2222	Arterra	Court	\$550,000	Portosol
12724	Headwater	Circle	\$805,000	Island Wellington	2237	Soundings	Court	\$455,000	River Bridge
3254	Watercress	Court	\$850,000	Oakmont Estates	27	Atwell	Drive	\$475,000	Sequoia
10657	Willow Oak	Court	\$645,000	Oakmont Estates	9407	Coventry Lake	Court	\$690,000	Stonehaven
2266	Stotesbury	Way	\$1,430,000	Olympia	9436	Granite Ridge	Lane	\$620,000	Stonehaven
2218	Stotesbury	Way	\$1,346,500	Olympia	6009	Adriatic	Way	\$450,000	Waterways
3105	Hamblin	Way	\$1,330,000	Olympia	464	Westwood	Circle	\$610,000	Westwoods
8999	Alexandra	Circle	\$835,000	Olympia					



Jeffrey L. Tricoli, PA
Keller Williams Realty

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MORE RECENT CLOSED SALES INSIDE

JUPITER FARMS

11969	165th	Road	\$1,400,000	Jupiter Farms
17911	Bridle	Court	\$1,225,000	Jupiter Farms
13271	153rd	Road	\$900,000	Jupiter Farms
11454	162nd	Place	\$850,000	Jupiter Farms
12567	175th	Road	\$642,000	Jupiter Farms
12459	179th	Court	\$600,000	Jupiter Farms
17645	Winterhawk	Trail	\$600,000	Jupiter Farms
9103	Quail	Trail	\$575,100	Jupiter Farms
13198	Randolph Siding	Road	\$420,000	Jupiter Farms

LOXAHATCHEE/THE ACREAGE

1057	Sterling Pine	Place	\$680,000	Arden
7936	Arbor Crest	Way	\$1,550,000	Bay Hill Estates
11711	Stonehaven	Way	\$1,275,000	Bay Hill Estates
1650	Stallion	Drive	\$1,800,000	Loxahatchee
15087	85th	Road	\$870,000	Loxahatchee
12149	69th	Street	\$865,000	Loxahatchee
13579	Farley	Road	\$720,000	Loxahatchee
17217	63rd	Road	\$655,000	Loxahatchee
16059	Mayfair	Drive	\$530,000	Loxahatchee
16283	Cheltenham	Drive	\$430,000	Loxahatchee
16230	62nd	Road	\$430,000	Loxahatchee
174	Monterey	Way	\$540,000	Saratoga

151	Saratoga	Boulevard	\$450,000	Saratoga
16741	Valencia	Boulevard	\$980,000	The Acreage
18080	Sycamore	Drive	\$925,000	The Acreage
16395	78th	Road	\$725,000	The Acreage
4614	Kirker	Street	\$670,000	The Acreage
18316	50th	Street	\$660,000	The Acreage
13654	61st	Lane	\$640,000	The Acreage
12836	78th	Place	\$638,000	The Acreage
15666	67th	Court	\$590,000	The Acreage
14610	83rd	Lane	\$590,000	The Acreage
13174	82nd	Lane	\$575,000	The Acreage
12744	82nd	Street	\$575,000	The Acreage
14785	76th	Road	\$555,000	The Acreage
18885	41st	Road	\$515,000	The Acreage
13574	59th	Court	\$515,000	The Acreage
15201	87th	Road	\$430,000	The Acreage
14688	80th	Lane	\$430,000	The Acreage
18889	43rd	Road	\$420,000	The Acreage
12649	52nd	Road	\$360,000	The Acreage
13528	Orange Grove	Boulevard	\$280,000	The Acreage
15410	Goldfinch	Circle	\$555,000	Westlake

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