



SCAN ME



TOP **1%** OF REAL ESTATE AGENTS  
IN THE COUNTRY



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

2 easy ways to get your home value  
Text "TTValues" to 59559 or visit  
[www.HomeValuePalmBeach.com](http://www.HomeValuePalmBeach.com)



YOUR LOCAL REAL ESTATE  
*experts and neighbors*

**kw** PREFERRED  
PARTNERS  
KELLERWILLIAMS



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

# CLIENT TESTIMONIALS

The Tricoli team made selling my property tremendously easy. They were very professional right from the beginning. The online photos were terrific and it brought many offers for the house. Nicole from their office was amazing as she answered every question I had promptly and professionally. I would not hesitate to use their office in the future.

- Tmkraider2

We are so glad we picked the Tricoli team to sell our house. From the first meeting with Jeff we could tell we picked the best. Their photographer made our home look so good we almost changed our minds. They know how to market a home and got us lots of showings and even better lots of offers. We ended up with more than we ever expected. And a special shout out to Nicole for putting up with all our questions. She was there whenever we called and if she did not know the answer she got it for us. We would recommend using Jeff and the Tricoli team for all of your real estate needs. I would like to add the main reason we picked the Tricoli team in the first place. About 10 years ago while on the internet I saw a Facebook add to find your home value. All you had to do was fill out a form. An hour after filling it out I call a call my husband telling me Jeff stopped by our house. Not that's was I call an aggressive sales person and as I was also in sales I decided that day Jeff would sell my house when I was ready.

- Mark Hayward

# GHOST BROWNIES



## INGREDIENTS

- 1/2 c. butter, cut into cubes plus more for pan
- 1/2 cup (1 stick), cut into cubes, plus more for pan
- 1 1/4 c. semisweet chocolate chips
- 3/4 c. granulated sugar
- 3/4 c. brown sugar, packed
- 3 large eggs
- 1/4 c. unsweetened cocoa powder
- 1/2 tsp. kosher salt
- 1 c. all-purpose flour
- 5 chopped Reese's Peanut Butter Cups
- 1/2 c. M&M's
- 1/2 c. candy corn
- 16 large marshmallows
- 1 1/2 c. white chocolate chips
- 3 tbsp. coconut oil
- Black decorating gel, for decorating

## DIRECTIONS

### MAKE BROWNIES:

1. Preheat oven to 350°F. Brush a 9x9-inch baking pan with butter and line with parchment paper, leaving an overhang on two sides. Butter the parchment paper.
2. In a large heatproof bowl set over a saucepan of simmering water, melt 1/2 cup butter and chocolate chips, stirring until smooth. Remove bowl from heat and whisk in sugars. Whisk in eggs, one at a time, until fully combined.
3. Whisk in cocoa powder and salt, then fold in flour, chopped Reese's, M&M's, and candy corn. Pour batter into baking pan.
4. Bake until a toothpick inserted in center comes out with moist crumbs, 35 minutes. Let cool completely.

### MAKE GHOSTS:

1. Use the overhanging parchment paper to lift brownies out of pan, then cut into 16 squares. Arrange squares on a parchment-paper-lined rimmed baking sheet. Top each square with a marshmallow.
2. In a medium heatproof bowl, microwave white chocolate chips with coconut oil until melted. Stir until smooth.
3. Drizzle chocolate over each marshmallow-topped brownie. Refrigerate until set, about 10 minutes.
4. Use black decorating gel to create eyes and a mouth on each marshmallow.



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

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



## **1901swromaway.com**

Wonderfully maintained waterfront home in exclusive community of Palm Beach Leisureville.



## **8481logiacircle.com**

Elegant and spacious lakefront home in highly desirable community of Venetian Isles.



## **6531springmeadowdrive.com**

Elegant and spacious waterfront home in exclusive community of DILLMAN FARMS!



## **6514springmeadowdrive.com**

NEW ROOF BEING INSTALLED!!! Great spacious home in exclusive community of Dillman Road.



## **3537millbrookwaycir.com**

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



## **5520bajaterace.com**

Elegant and spacious lakefront home in exclusive community of Nautica Isles West.



## **903whawiest.com**

NEW ROOF & AC!!! Elegant and spacious home in the non-HOA Community of Jupiter River Estates.



## **1805mediterraneanroadw.com**

Elegant and spacious pool home in the community of Palm Ridge Estates.



## **6580riparianrd.com**

Fisherman's paradise! Amazing opportunity to own a tastefully renovated property complete with your own private dock!



## **3229windwardlane.com**

Charming and spacious home in the community of Hypoluxo Village.



## **6442willoughbycircle.com**

Elegant and spacious home in exclusive community of Willoughby Farms.



## **6621countrywindscv.com**

Over \$50,000 worth of solar panels have been installed as well as new impact windows.



## **6173oceanaireway.com**

No need to wait for new construction. Instead purchase this elegant and spacious home in exclusive community of Silver Leaf!



## **9041silverglenway.com**

Elegant and spacious lakefront home in exclusive community of Bent Creek.



## **9756saddlecourt.com**

Spacious pool home situated on 1.3 acres in the exclusive community of Legend Lake Estates which is located within an excellent school zone.



## **4241huntingtrail.com**

Custom built, waterfront estate home with a pool situated on 1.27 manicured acres, in the highly sought-after subdivision of Legend Lake Estates.



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## **1456578thplacen.com**

Elegant and spacious 4 bedroom plus den home in the The Acreage.



## **1834494thstreetn.com**

Beautifully upgraded, modern colonial ranch home with pool in the The Acreage with tasteful finishes and period details throughout.



## **19723greengrovec.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!



## **4156161sttern.com**

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



## **2700ravellaway.com**

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



## **8589doverbrookdr.com**

BRAND NEW ROOF!!!! Elegant lakefront home in exclusive community of Garden Oaks



## **11985carnegiepl.com**

Elegant and spacious lakefront home situated on over 1 acre, abutting PGA National greenways in the exclusive community of Bay Hill Estates.



## **208laspalmasstreet.com**

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



## **5931buttonbushdr.com**

Purchase this home, why wait for a new construction to be built?! Located in the exclusive community of Hammocks of Westlake, this beautiful home features the best waterfront views!



## **1335161stlanen.com**

Enjoy your own beautiful oasis in the The Acreage with this home that is situated on a massive lot with plenty of trees for privacy.



## **1643780thstreet.com**

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



## **1697670thstreetn.com**

NEW ROOF!!! Fully updated, elegant and spacious pool and waterfront home on the end of a PAVED ROAD!!!



## **12517templeboulevard.com**

Come inside and be greeted by spacious living areas, along with an inviting kitchen. Home features complete solar power!



## **1492397thrdn.com**

Home features a full house generator with a 500 gallon in-ground propane tank (\$12K value) and many other upgrades!



## **14924draffhorselane.com**

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



## **9084alexandracer.com**

Elegant and spacious 2 story home in exclusive community of Olympia.



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## 10561pasofinodr.com

Amazing pool home in exclusive community of Whitehorse Estates.



## 3826davicicircle.com

Elegant and spacious home in exclusive community of Cypress Lakes ! 2 bedroom with a 3rd room that is a large den, or can be utilized as a bedroom.



## 380838thway.com

Awesome home in exclusive community of Village of Sandal Wood.



## 190619thway.com

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



## 337rilyndr.com

Good looking custom built newer construction pool home located east of Dixie and steps to the Intracoastal Waterway!



## 411forestedrive.com

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



## 1379442ndroadn.com

Charming 4br, 3 bath home in The The Acreage. Come inside and be greeted by living areas lined with tile & wood floors, fresh paint, and an inviting kitchen.



## 4871127thtrailn.com

Elegant and spacious waterfront home in exclusive unincorporated community of Loxahatchee.



## 9404swansealane.com

Stunning home in exclusive community of Baywind. Come inside and be greeted by spacious living areas, along with an inviting kitchen.



## 3437commodorecourt.com

Beautiful home located in the desirable community of Briar Bay. Step inside to spacious living areas and a open kitchen complete with a island bar for more seating.



## 2090foxtailviewct.com

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



## 1140seagullparkroadn.com

Attractive home in exclusive community of Breakers West.

## TRICK OR TREATING SAFETY TIPS



- Safety Tip #1:** Plan a route in advance
- Safety Tip #2:** Wear reflective clothing
- Safety Tip #3:** Make an ID card for your kids
- Safety Tip #4:** Wear comfy shoes
- Safety Tip #5:** Keep costumes comfortable

- Safety Tip #6:** Establish a curfew
- Safety Tip #7:** Remember your cell phone
- Safety Tip #8:** Stay hydrated
- Safety Tip #9:** Inspect candy before eating
- Safety Tip #10:** Keep your own home safe

## RECENT CLOSED SALES

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

## WEST LAKE WORTH

8077	Pelican Harbour	Drive	\$530,000	Lacuna
6347	Harbour Star	Drive	\$320,500	Lacuna
9584	San Vittore	Street	\$680,000	Bellaggio
9889	Agnello	Street	\$610,000	Bellaggio
9090	Silver Glen	Way	\$537,000	Bent Creek
9147	Pineville	Drive	\$1,155,000	Country Cove Estates
8252	Pedigree	Circle	\$708,990	Fields At Gulfstream Polo
122	Ohio	Road	\$398,970	Florida Gardens
7	Arch	Drive	\$680,000	Florida Gardens
62	Mango	Road	\$375,000	Florida Gardens
5009	Sancerre	Circle	\$530,000	Coco Plum
5220	Sancerre	Circle	\$540,000	Coco Plum
6623	Jacques	Way	\$530,000	Coco Plum
6622	Houlton	Circle	\$850,000	Journeys End
7042	Houlton	Circle	\$725,000	Journeys End
6755	Houlton	Circle	\$775,000	Journeys End
7631	Ardwick	Drive	\$755,000	Lake Charleston
7289	Nautica	Way	\$625,000	Lake Charleston
7171	Pigeon Key Way		\$475,000	Lake Charleston
7176	Charleston Point	Drive	\$600,000	Lake Charleston
7047	Oakshire	Court	\$685,000	Lake Charleston
7952	Lakewood Cove	Court	\$500,000	Lake Charleston
8472	Bonita Isle	Drive	\$398,000	Lakes Of Sherbrooke
5088	Northern Lights	Drive	\$449,900	Nautica Isles
5545	Albin	Drive	\$485,000	Nautica Isles West
5500	Albin	Drive	\$609,000	Nautica Isles West
5407	Wellcraft	Drive	\$485,000	Nautica Isles West
5416	Wellcraft	Drive	\$465,000	Nautica Isles West
6615	Lake Island	Drive	\$675,000	Northtree
6683	Lake Loran	Way	\$638,000	Northtree
9148	Wrangler	Drive	\$545,000	Oak Haven
3167	Hoylake	Road	\$585,000	Palm Beach National Golf
7077	Oakmont	Drive	\$500,000	Palm Beach National Golf
3229	Blanchette	Trail	\$650,000	Palm Beach Ranchettes
6652	Country Winds	Cove	\$489,000	Rivermill
10144	Calumet	Lane	\$1,300,000	Sherbrooke Estates
7534	Greenville	Circle	\$755,000	Smith Farm
6431	Stonehurst	Circle	\$870,000	Smith Farm
6651	Marbletree	Lane	\$1,200,000	Smith Farm
5964	Strawberry Lakes	Circle	\$460,000	Strawberry Lakes
10375	Little Mustang	Way	\$404,000	Thoroughbred Lake Estates
7841	Mirage Lake	Cove	\$650,000	Valencia Shores
7559	Cape Verde	Lane	\$590,000	Valencia Shores
8818	Laguna Royale	Point	\$565,000	Valencia Shores
7729	Royale River	Lane	\$680,000	Valencia Shores
9849	Casa Mar	Drive	\$635,000	Valencia Shores
8242	Sandpiper Glen	Drive	\$585,000	Valencia Shores
7240	Via Leonardo		\$677,000	Isola Bella
6066	Las Colinas	Circle	\$580,000	Winston Trails
6403	Grand Cypress	Circle	\$580,000	Winston Trails
6412	Shadow Creek Village	Circle	\$649,000	Winston Trails
6232	Barton Creek	Circle	\$545,000	Winston Trails
6415	Barton Creek	Circle	\$525,000	Winston Trails
5735	La Gorce	Circle	\$750,000	Winston Trails

5282	Oakmont Village	Circle	\$555,000	Winston Trails
6791	Las Colinas	Lane	\$665,000	Winston Trails
3863	Woods Walk	Boulevard	\$400,000	Woods Walk
9681	Pine Trail	Court	\$542,500	Woods Walk

## WELLINGTON

133	Newberry Lane	Cove	\$1,835,000	Anthony Groves
192	Berenger	Walk	\$1,565,000	Anthony Groves
1196	Canyon	Way	\$1,517,500	Black Diamond
1210	Canyon	Way	\$1,475,000	Black Diamond
8706	Via Brilliante		\$699,500	Buena Vida
8875	Via Prestigio		\$660,000	Buena Vida
9469	Via Elegante		\$559,988	Buena Vida
9568	Via Elegante		\$540,000	Buena Vida
13659	Chatsworth Village	Drive	\$1,438,000	Chatsworth Village
5071	Forest Dale	Drive	\$1,300,000	Countryside Estates
10415	Oak Meadow	Lane	\$1,280,000	Countryside Estates
1170	Mourning Dove	Lane	\$1,225,000	Emerald Forest
3701	Old Lighthouse	Circle	\$1,125,000	Grand Isles
1294	Brampton	Cove	\$1,067,000	Greenview Shores
1068	Northumberland	Court	\$1,055,000	Greenview Shores
1384	Brampton	Cove	\$1,050,000	Greenview Shores
13461	Northumberland	Circle	\$975,000	Greenview Shores
13376	Northumberland	Circle	\$975,000	Greenview Shores
1123	Northumberland	Court	\$911,000	Greenview Shores
1689	Hull	Court	\$910,000	Greenview Shores
1882	Lindsey	Court	\$900,000	Greenview Shores
2087	Portland	Avenue	\$900,000	Greenview Shores
1140	Northumberland	Court	\$890,000	Greenview Shores
11638	Bald Cypress	Lane	\$887,500	Homeland
4175	Sea Mist	Way	\$870,000	Isles At Wellington
11672	Breeze	Place	\$830,000	Isles At Wellington
4654	Windward Cove	Lane	\$830,000	Isles At Wellington
4180	Sea Mist	Way	\$858,000	Isles At Wellington
11455	Nautica	Court	\$849,899	Isles At Wellington
11555	Sunrise View	Lane	\$840,000	Isles At Wellington
11206	Mainsail	Court	\$870,000	Isles At Wellington
11254	Regatta	Lane	\$870,000	

## ISLES AT WELLINGTON

1604	Bayridge	Place	\$790,000	Meadowland Cove
12941	Blue Lake	Drive	\$790,000	Meadowland Cove
10543	Longleaf	Lane	\$770,000	Oakmont Estates
3402	Vanderbilt	Drive	\$770,000	Oakmont Estates
2640	Danforth	Terrace	\$769,900	Olympia
2272	Merriweather	Way	\$769,000	Olympia
2743	Danforth Terrace		\$765,000	Olympia
2225	Balsan	Way	\$765,000	Olympia
9875	Shepard	Place	\$750,000	Olympia
2245	Balsan	Way	\$740,000	Olympia
2155	Balsan	Way	\$735,000	Olympia
9855	Woolworth	Court	\$730,000	Olympia
2872	Shaughnessy	Drive	\$725,000	Olympia
2993	Hartridge Ter	Terrace	\$725,000	Olympia



# RECENT CLOSED SALES

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

2692	Cooper	Way	\$715,000	Olympia	9115	Bedford	Drive	\$545,000	Southwind Lakes
2647	Cooper	Way	\$705,000	Olympia	9849	Spanish Isles	Drive	\$480,000	Spanish Isles
11096	Stone Creek	Street	\$705,000	Orange Grove	10348	Parkstone	Way	\$775,000	Stonebridge
4241	Wellington Shores	Drive	\$704,000	Wellington Shores	9793	Ridgecreek	Road	\$486,500	Weitzer Sub
4150	Wellington Shores	Drive	\$700,000	Wellington Shores	<b>JUPITER FARMS</b>				
11086	Stone Creek	Street	\$695,000	Wellington Shores	15271	93rd	Lane	\$1,695,000	Jupiter Farms
11223	Edgewater	Circle	\$685,000	Orange Point	11844	165th	Road	\$1,255,000	Jupiter Farms
1622	Newhaven Point	Lane	\$684,900	Stonehaven	12262	152nd	Street	\$1,000,000	Jupiter Farms
1914	Wisteria	Street	\$680,000	Sugar Pond Manor	15207	95th	Avenue	\$965,000	Jupiter Farms
10375	Little Mustang	Way	\$670,000	Thoroughbred Lake Estates	15658	Alexander	Run	\$900,000	Jupiter Farms
10775	Versailles	Boulevard	\$660,000	Versailles	9175	150th	Court	\$892,000	Jupiter Farms
10778	Versailles	Boulevard	\$660,000	Versailles	13481	155th	Place	\$875,555	Jupiter Farms
3428	Collonade	Drive	\$640,000	Versailles	15830	116th	Terrace	\$860,000	Jupiter Farms
3551	Birague	Drive	\$580,000	Versailles	15830	116th	Terrace	\$860,000	Jupiter Farms
10313	Medicis	Place	\$577,000	Versailles	9620	171st	Street	\$760,000	Jupiter Farms
178	Berenger	Walk	\$560,000	Victoria Grove	15829	97th	Drive	\$725,000	Jupiter Farms
8242	Dominica	Place	\$550,000	Village Walk	11301	175th	Road	\$680,000	Jupiter Farms
8437	Arima	Lane	\$520,000	Village Walk	17715	Bridle	Court	\$655,000	Jupiter Farms
8029	Nevis	Place	\$520,000	Village Walk	17092	Brian	Way	\$615,000	Jupiter Farms
8241	Dominica	Place	\$517,500	Village Walk	16095	130th	Way	\$606,500	Jupiter Farms
8473	Zanzibar	Lane	\$500,000	Village Walk	16849	Haynie	Lane	\$600,000	Jupiter Farms
3165	Ushant	Court	\$490,000	Village Walk	17575	Bridle	Court	\$599,500	Jupiter Farms
1732	Pierside	Circle	\$460,000	Wellington	12259	159	Court	\$594,500	Jupiter Farms
11085	Cobblefield	Road	\$475,000	Wellington Shores	11418	152nd	Street	\$585,000	Jupiter Farms
11228	Cobblefield	Road	\$470,000	Wellington Shores	16091	122nd	Drive	\$545,000	Jupiter Farms
10709	Oak Bend	Way	\$443,900	Wellingtons Edge	18223	126th Terrace N	Terrace	\$450,000	Jupiter Farms
10743	Paso Fino	Drive	\$404,000	Whitehorse Estates	<b>LOXAHATCHEE</b>				
<b>BOCA/DELRAY</b>					17270	82nd	Road	\$688,500	The Acreage
19466	Colorado	Circle	\$625,000	American Homes At Boca Raton	11580	47th	Road	\$660,000	The Acreage
9893	Espresso	Manor	\$3,015,000	Boca Bridges	15485	68th	Court	\$650,000	The Acreage
17165	Abruzzo	Avenue	\$2,650,000	Boca Bridges	6574	Grapeview	Boulevard	\$620,000	The Acreage
10661	Lake Jasmine	Drive	\$515,000	Boca Chase Tr	17813	66th	Court	\$575,000	The Acreage
10742	Lake Jasmine	Drive	\$564,000	Boca Chase Tr	16229	Tangerine	Boulevard	\$487,500	The Acreage
19985	Back Nine	Drive	\$825,250	Boca Greens	4211	129th	Avenue	\$479,000	The Acreage
19496	Sedgefield	Terrace	\$825,000	Boca Greens	17817	Valencia	Boulevard	\$472,000	The Acreage
19340	Cherry Hills Ter	Terrace	\$840,000	Boca Greens	7640	Apache	Boulevard	\$430,000	The Acreage
10876	King Bay	Drive	\$990,000	Boca Isles	13460	71st	Place	\$285,000	The Acreage
20100	Ocean Key	Drive	\$850,000	Boca Isles	17068	Valencia	Boulevard	\$759,000	The Acreage
20107	Palm Island	Drive	\$1,275,000	Boca Isles	17638	61st	Place	\$604,000	The Acreage
19234	Inkwood	Court	\$1,300,000	Boca Isles	15580	82nd	Street	\$551,000	The Acreage
10649	Maple Chase	Drive	\$1,075,000	Boca Isles	929	Sterling Pine	Place	\$860,000	Arden
9340	Vedra Pointe	Lane	\$905,000	Boca Landings North	1212	Deer Haven	Drive	\$690,000	Arden
15379	Seaglass Terrace	Lane	\$1,350,000	Dakota	1056	Wandering Willow	Way	\$883,000	Arden
9734	Salty Bay	Drive	\$1,299,000	Dakota	870	Ember Ridge	Run	\$550,000	Arden
9949	Steamboat Springs	Circle	\$1,150,000	Dakota	5394	Siesta Key	Lane	\$775,000	Cresswind Palm Beach
15278	Sky Pond	Pass	\$1,100,000	Dakota	782	Clydesdale	Drive	\$1,825,000	Fox Trail
18053	107th	Avenue	\$409,000	Greenbriar	1588	Stallion	Drive	\$1,435,000	Fox Trail
10790	Lake Jasmine	Drive	\$505,000	Boca Chase	1030	Gallop	Drive	\$1,125,000	Fox Trail
17143	Ludovica	Lane	\$2,800,000	Boca Bridges	13962	68th	Street	\$550,000	Loxahatchee
9608	Macchiato	Avenue	\$3,740,000	Boca Bridges	15035	88th	Place	\$1,217,000	Loxahatchee
9859	Savona Winds	Drive	\$1,100,000	Saturnia Isles	16684	69th	Street	\$1,050,000	Loxahatchee
15750	Menton Bay	Court	\$850,000	Saturnia Isles	15858	66th	Court	\$695,000	Loxahatchee
16750	Picardy	Way	\$1,500,000	Seven Bridges					
19704	Liberty	Road	\$444,000	Southwind Lakes					



ECRWSS

POSTAL CUSTOMER

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