

Hello Autumn

Cozy Fall Design Trends and Tasty Recipes Inside

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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

FALL *Design Trends*

Fall is all about creating warm, inviting spaces that blend modern sophistication with cozy comfort.

- Focus on earthy tones: Use warm colors like terracotta, ochre, and deep browns and greens.
- Create layered textures: Combine plush fabrics and natural materials like wood for depth.
- Update your lighting, opt for bold fixtures like oversized pendants or chandeliers to create Statement lighting throughout the home.
- Let nature-Inspire you. Incorporate wood, stone, and plants to bring the outdoors inside.
- Cozy up your outdoor Living spaces. Add warm textiles, Incorporate outdoor rugs, lanterns, and cozy seating to add a touch of autumn.
- Create beautiful seasonal Centerpieces: Mix pumpkins, mums, and candles for a simple yet festive fall look.



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

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



4667islandreefdrive.com

NEW ROOF COMPLETED SEPT 2024 & BEST BACKYARD IN COMMUNITY!



753juniperplace.com

This home features new roof, new AC, impact windows, new hot water heater, upgraded kitchen & bathrooms, beautiful landscaping, & pop-corn ceiling removal.



4804waverlywoodsterrace.com

Step outside to the picture-perfect lanai, where you can enjoy additional dining and seating areas overlooking the private pool.



5352lugostreet.com

Experience modern living in this beautifully upgraded 2022-built home featuring a rare three-car garage.



6880millbrookplace.com

Discover this beautifully maintained 2-bedroom, 2.5-bathroom townhome nestled in the highly sought-after community of Rivermill.



110wpalmavenue.com

This charming 4-bedroom, 2.5-bath single-story home offers no HOA and is perfect for those seeking comfort and privacy.



651oceaninletdrive.com

Situated on a .17-acre lot, this home features a spacious, fenced yard with plenty of parking options, including a 1-car garage, a large circular drive for boat/RV storage & ample guest parking.



4683palmbrookecircle.com

Welcome to this beautifully renovated 2-bedroom, 2.5-bath townhouse that exudes comfort and style.



1403574thstreetn.com

This stunning 4-bedroom, 2-bathroom, single-story residence sits on a spacious 1.15-acre corner lot with no HOA & on public water!



7576wentworthdrive.com

The home includes a full 838 sq ft mother-in-law suite complete with a private entrance, a full kitchen, and island, a private separate bedroom, a Washer/Dryer, and a HUGE walk-in closet.



5708nw22ndstreet.com

Inside, you'll find 3 bedrooms and 2 bathrooms with a large Florida room, making it an ideal space for families or anyone seeking comfort and convenience with one-car garage.



6700nw16thstreet.com

Featuring 2 beds & 1 bath, the home boasts a 1-car garage, a 2018 roof, and a host of recent improvements.



7384monetastreet.com

This stunning 2-story home boasts 5 bedrooms and 3 bathrooms within 2,916 sqft of beautifully designed living space.



123amherstlane.com

Brand new AC 2024! Every detail has been meticulously upgraded for your comfort, including sleek laminate flooring throughout.



209saratogaboulevardw.com

Charming 1-story home with a picturesque lake view, featuring 3 beds, 2 baths & a den.



7602santarosaparkway.com

Brand new roof! All appliances are brand new except the washer and dryer! New luxury vinyl plank. Welcome to this delightful 2-bedroom, 1-bathroom home.

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2430lenalane.com

Upstairs, you'll find carpeting in both bedrooms, each with sliding doors that open to a balcony overlooking the patio.



5730fernleydrivee57.com

Well-maintained 1-bedroom, 1.5-bath villa with a private inside laundry and impact windows paired with accordion hurricane shutters.



100elysiumdrive.com

This beautifully maintained residence features 3 bedrooms and 2 bathrooms, offering ample space for comfortable living.



1731seclarmontstreet.com

Step inside to find fresh paint throughout and brand-new appliances, including a new refrigerator and an A/C unit replaced in December 2021.



301capecodcircle.com

This charming single-story villa offers 2 bedrooms & 2 bathrooms, perfectly designed for comfortable living.



4280galtoceandrive23a.com

This unique unit boasts 3 bedrooms, 2.5 bathrooms, and a versatile den/sunroom that can serve as a fourth bedroom or home office.



3261lagodetalavera.com

Modern conveniences abound with upgraded 7/16 inch thick impact windows & doors, installed security cameras, a gas range, wine coolers and indoor/outdoor Sonos music system.



801spalmway.com

Welcome to this delightful 3-bedroom, 2-bathroom single-family home nestled in a serene, non-HOA residential community.



132wleeroad.com

New AC installed in 2022. Stunning 3-bedroom, 2-bathroom pool home nestled in a private and gated community.



1513575thlanen.com

FULL HOME GENERATOR and a NEW ROOF! Offers 5 bedrooms, 3 updated bathrooms, outside kitchen, and a rare 4-car garage.



6590alturaplace.com

This charming 3-bedroom, 2-bathroom townhome offers a perfect blend of comfort and elegance.



2491sawyerterrace.com

This stunning two-story single-family residence offers an unparalleled lifestyle with its exquisite design and premium features such as full impact windows & doors.



8781corvusdrive.com

This stunning 2-story townhouse features 3 spacious bedrooms, 2.5 bathrooms, and a 2-car garage, all situated on a desirable corner lot.



602swmccallroad.com

Spanning 2,267 square feet, this beautiful property features 4 spacious bedrooms and 3 modern bathrooms.



5109gardenavenue.com

New AC - 2023. Step into this enchanting Spanish Mission-style home.



930macystreet.com

New roof in 2016, this home is move-in ready. This updated no-HOA pool home offers a tropical oasis in your own backyard.

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

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1379158thcourtn.com

NEW ROOF!!! Nestled on a sprawling 1.15-acre lot, this residence offers 6 bedrooms including an in-law suite and 3 bathrooms.



1279579thcourtn.com

Discover the epitome of serene living in this stunning custom-built, 1-story home nestled on a fully fenced 1.31-acre lot with no HOA.



8586dumfordlane.com

Water heater for endless hot water, and 12 foot ceilings and crown molding all through the home!



1099sw2ndstreet.com

A fully renovated kitchen with top-of-the-line appliances, updated baths, elegant baseboards, crown molding, stylish light fixtures, and a chic bar, all completed in 2023.



11893fountainsidecircle.com

This exquisite residence boasts numerous upgrades, including a new roof (2019), new gutters, new fascia, a new water heater (2020), and generator readiness.



10657fawnrivertrail.com

This immaculate residence boasts an expansive 2300 sq ft floor plan with all-tile flooring.



1802nlakesidedrive.com

This meticulously maintained residence boasts 2 beds, 2 baths, and a convenient attached 1-car garage.



8752corvusdrive.com

This spacious 2-story townhouse boasts 4 bedrooms and 3 full bathrooms, offering ample space and comfort across 2,450 sqft.



532npalmway.com

Rarely found in the neighborhood, this home boasts a coveted attached garage, offering space for 2 cars plus additional storage.



15248tangeloblvd.com

As you step inside, you're greeted by a spacious layout adorned with extensive tile flooring, graceful plant shelves, and soaring volume ceilings that effortlessly enhance the airy atmosphere.



5303nw26thcircle.com

Step into the expansive great room, where large windows, tall ceilings, smooth walls, and neutral tones create an inviting and elegant ambiance.



1702noceanbreeze.com

Description: Seize a rare and distinctive opportunity to own a lucrative multi-family residential with a total of 9 bedrooms, 5 full bathrooms, and a total of 4000 sqft.



Peanut Butter Spider Cookies

INGREDIENTS

- 12 peanut butter cookies (store-bought or homemade)
- 12 mini peanut butter cups
- 1/4 cup semi-sweet chocolate, melted
- 24 mini candy eyeballs

INSTRUCTIONS

1. Melt the chocolate in a double boiler or in the microwave, stirring every 30 seconds until smooth and melty. Transfer the chocolate to a piping bag or Ziploc bag with a tiny bit of the end snipped off.
2. Place a tiny bit of melted chocolate in the middle of a peanut butter cookie then press a mini peanut butter cup on top. Using the piping bag, create 8 "legs" with the chocolate, 4 on each side. Repeat with remaining cookies.
3. Use a bit of the melted chocolate on the front of the peanut butter cup and place 2 mini candy eye balls on top, pressing them on.

Cookies will keep at room temperature, for 5-6 days or in the freezer for up to 2 months.

RECENT CLOSED SALES

WE MADE OUR SELLERS \$7,448,000 MORE IN 2023!

BOCA/DELRAY

17217	Carretto	Court	\$7,250,000
17073	Brulee Breeze	Way	\$6,700,000
9578	Labelle	Court	\$4,650,000
17328	Rosella	Road	\$3,375,000
9180	Benedetta	Place	\$3,200,000
18074	105th	Avenue	\$460,000
20058	Back Nine	Drive	\$890,000
19959	Dinner Key	Drive	\$1,050,000
19314	King Palm	Court	\$850,000
9540	Lake Serena	Drive	\$979,000
11288	Island Lakes	Lane	\$715,000
10934	Crescendo	Circle	\$670,000
9629	Bridgebrook	Drive	\$2,700,000
16686	Picardy	Way	\$2,425,000
16148	Pantheon	Pass	\$2,200,000
18641	Sea Turtle	Lane	\$730,000
18653	Sea Turtle	Lane	\$715,000
9587	Ohio	Place	\$590,000
19378	Carolina	Circle	\$519,000
10502	Stonebridge	Boulevard	\$1,690,000
17726	Litten	Drive	\$640,000
9112	Villa Portofino	Circle	\$1,085,000

BOYNTON BEACH

9800	Lago	Drive	\$425,000
6870	Castlemaine	Avenue	\$485,000
11287	Kona	Court	\$618,750
7317	Wailea	Avenue	\$601,700
11715	Caracas	Boulevard	\$660,000
11287	Felice	Circle	\$530,000
9974	Lago	Drive	\$383,800

WEST LAKE WORTH

5011	Beland	Drive	\$898,900
9212	Caserta	Street	\$500,000
9862	Torino	Drive	\$463,000
6819	Torch Key	Street	\$480,000
6910	Big Pine Key	Street	\$435,000
9035	Silver Glen	Way	\$645,000
6015	Walnut Hill	Drive	\$955,000
5071	Dalewood	Lane	\$465,000
10304	Cypress Lakes Prsv	Drive	\$752,000
8218	Cadre Noir	Road	\$760,000
4783	Chantilly Road		\$725,000
70	Cypress	Road	\$850,000
308	Akron	Road	\$650,000

6379	C Durham	Drive	\$735,000
6190	Harbour Greens	Drive	\$615,000
6241	Beaconwood	Road	\$585,000
8176	Pelican Harbour	Drive	\$567,000
8145	Pelican Harbour	Drive	\$550,500
6320	Harbour Club	Drive	\$545,000
6154	Harbour Greens	Drive	\$495,000
8165	Pelican Harbour	Drive	\$475,000
7451	Ladson	Terrace	\$725,000
7560	Lauden	Drive	\$645,000
7540	Oakboro	Drive	\$639,900
7440	Oakboro	Drive	\$610,000
7277	Nautica	Way	\$555,000
7114	Michigan Isle	Road	\$540,000
7581	Bristol Bay	Lane	\$495,000
7554	Springfield Lake	Drive	\$490,000
8712	Grassy Isle	Trail	\$580,000
5265	Ouachita	Drive	\$565,000
7243	Brickyard	Circle	\$605,000
6838	Blue Bay	Circle	\$543,000
5511	Wishing Star	Lane	\$570,000
5166	Aurora Lake	Circle	\$459,000
5204	3rd	Road	\$491,000
7315	Overlook	Drive	\$475,000
9346	Olmstead	Drive	\$870,000
6449	Stonehurst	Circle	\$800,000
7687	Great Oak	Drive	\$688,000
6610	Waverly	Lane	\$650,000
7120	Copperfield	Circle	\$640,000
7576	Rockport	Circle	\$555,000
6032	Strawberry Lakes	Circle	\$455,000
9179	Fashion	Place	\$499,000
8710	Tierra Lago	Cove	\$669,000
9841	Casa Mar	Drive	\$653,000
7782	Ocean Sunset	Drive	\$495,000
8279	Playa Del Sur	Boulevard	\$464,000
8122	La Jolla Vista	Lane	\$445,000
9886	Via Bernini		\$1,250,000
7206	Via Luria		\$675,000
6691	Remington	Place	\$672,000
5277	Oakmont Village	Circle	\$595,000
6705	Green Island	Circle	\$467,500

WELLINGTON

4417	Wellington Shores	Drive	\$800,000
10515	Marsh	Street	\$674,000
10561	Galleria	Street	\$580,000
9725	Via Grande		\$505,000
10304	Cypress Lakes Prsv	Drive	\$752,000

Journeys End
Lacuna
Lacuna
Lacuna
Lacuna
Lacuna
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Lake Charleston
Lake Charleston
Lake Charleston
Lake Charleston
Lake Charleston
Lake Charleston
Lake Charleston
Lake Charleston
Lakeview Estates
Lakeview Estates
Nautica Isles
Nautica Isles
Palm Beach Farms
Palm Beach Farms
Regency Lake Estates
Smith Farm
Smith Farm
Smith Farm
Smith Farm
Strawberry Lakes
Tropical Country
Valencia Shores
Valencia Shores
Valencia Shores
Valencia Shores
Villages of Windsor
Villages of Windsor
Winston Trails
Winston Trails
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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 \$7,448,000 MORE IN 2023!

1047	Lake Breeze	Drive	\$715,000
1601	Grantham	Drive	\$695,000
5238	Duckweed	Road	\$2,425,000
11174	Marina Bay	Road	\$675,000
12828	Meadowbreeze	Drive	\$750,000
13125	Meadowbreeze	Drive	\$565,000
9480	McAneeny	Ct	\$1,500,000
2173	Widener	Terrace	\$1,492,000
2554	Cooper	Way	\$855,000
8996	Alexandra	Circle	\$725,000
9670	Wolcott	Place	\$630,000
4367	Silver Glen	Drive	\$800,000
11161	Laurel Walk	Road	\$635,000
11131	Laurel Walk	Road	\$625,000
10699	Versailles	Boulevard	\$1,700,000
10330	Medicis	Place	\$815,000
11186	Stone Creek	Street	\$715,000
11163	Pacifica	Street	\$659,000
10909	Paso Fino	Drive	\$575,000

ROYAL PALM BEACH

107	Tuscany	Drive	\$800,000
110	Prestige	Drive	\$418,000
3177	Streng	Lane	\$719,000
1130	Whitcombe	Drive	\$525,000
100	Mimosa	Street	\$568,500
112	Segovia	Avenue	\$575,000
2222	Ridgewood	Circle	\$685,000
2654	Windwood	Way	\$600,000
1011	Salmon	Isle	\$480,000
1274	Olympic	Circle	\$445,000
146	Royal Pine	Circle	\$570,000
207	Saratoga	Boulevard	\$528,000
723	Perdido Heights	Drive	\$565,000
6653	Adriatic	Way	\$515,000
105	Island	Way	\$520,000

WEST PALM BEACH

6706	Egret Nest	Lane	\$600,000
160	Caribe	Court	\$449,000
412	Trotters	Lane	\$385,000

JUPITER FARMS

150th	150th	Court	\$2,085,000
Winterhawk		Trail	\$890,000
154th	154th	Road	\$750,000
165th	165th	Road	\$725,000

Emerald Forest
Greenview Shores
Homeland
Isles at Wellington
Meadowland Cove
Meadowland Cove
Olympia
Olympia
Olympia
Olympia
Orange Grove
Orange Grove
Orange Grove
Versailles
Versailles
Wellington Shores
Wellington Shores
Whitehorse Estates

128th	128th	Trail	\$665,000
158th	158th	Street	\$650,000
Haynie	Haynie	Lane	\$625,000
96th	96th	Terrace	\$574,000
152nd	152nd	Street	\$550,000

LOXAHATCHEE/THE ACREAGE

1401	Bushel Creek	Crossing	\$804,900
1115	Timber Reap	Trail	\$705,000
1206	Arrowhead Point	Road	\$610,000
1092	Clydesdale	Drive	\$5,350,000
17746	48th	Court	\$700,000
16754	61st	Place	\$685,000
16183	83rd	Place	\$650,000
16932	Downers	Drive	\$575,000
16396	71st	Lane	\$555,000
14788	76th	Road	\$444,988
5442	Starfish	Road	\$590,000
13790	48th	Court	\$987,500
12752	73rd Ct N		\$950,000
14465	86th	Road	\$829,900
13970	Hamlin	Boulevard	\$815,000
15363	77th	Place	\$725,000
14579	62nd	Court	\$710,000
12397	Tangerine Blvd		\$710,000
16064	Hamlin	Boulevard	\$699,000
18306	91st	Place	\$690,000
11511	40th	Street	\$680,000
17410	46th	Court	\$680,000
15591	75th	Lane	\$665,000
17122	43rd	Road	\$660,000
16728	78th	Road	\$650,000
13310	49th	Street	\$610,000
12440	Tangerine	Boulevard	\$600,000
16857	90th	Street	\$585,000
13222	54th	Street	\$569,000
4058	127th	Trail	\$540,000
13827	63rd	Lane	\$470,000
18467	90th	Street	\$450,000
11480	47th	Road	\$555,000
4549	Estates	Circle	\$1,190,000
5350	Maccoon	Way	\$665,000
15829	Hummingbird	Lane	\$635,000
15679	Orchard	Drive	\$620,000
4895	Rivo Alto	Circle	\$604,990
15660	Goldfinch	Circle	\$580,000

Jupiter Farms
Jupiter Farms
Jupiter Farms
Jupiter Farms
Jupiter Farms
Jupiter Farms
Arden
Arden
Arden
Fox Trail
Loxahatchee
Loxahatchee
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Loxahatchee
Sky Cove
The Acreage
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West palm Beach
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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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RECENT CLOSED SALES INSIDE

CLASSIC APPLE CRISP RECIPE

WARM GOOEY CINNAMON APPLES WITH A BUTTERY BROWN SUGAR OAT TOPPING

TOTAL TIME: 1 HOUR, 5 MINUTES **YIELD:** SERVES 8-10

INGREDIENTS:

FILLING

- 8 medium peeled apples, cut into 1-inch chunks that are 1/4 – 1/2 inch thick (about 10 cups)
- 1/2 cup packed light or dark brown sugar
- 1/4 cup all-purpose flour (spooned & leveled)
- 1 teaspoon pure vanilla extract
- 1 teaspoon ground cinnamon
- 1/2 teaspoon ground nutmeg
- 1/4 teaspoon salt

TOPPING

- 3/4 cup all-purpose flour (spooned & leveled)
- 3/4 cup packed light or dark brown sugar
- 1 teaspoon ground cinnamon
- 1/2 cup (8 Tbsp) unsalted butter, cold and cubed
- 1 cup old-fashioned whole rolled oats
- optional: salted caramel and vanilla ice cream for serving

INSTRUCTIONS

1. Preheat oven to 350°F. Lightly grease a 9×13-inch baking pan. Any 3.5-4-quart baking dish works.
2. Mix all the filling ingredients together in a large bowl, then spread into the baking pan.
3. Make the topping: Whisk the flour, brown sugar, and cinnamon together in a medium bowl. Cut in the butter using a pastry cutter or fork until the mixture becomes super crumbly. Stir in the oats. Sprinkle over filling.
4. Bake for 45 minutes or until the topping is golden brown and the fruit juices are bubbling around the edges. Remove from the oven, place on a wire rack, and allow to cool for at least 5 minutes before serving. Serve warm, room temperature, or cold; plain or with salted caramel and/or vanilla ice cream.
5. Cover leftovers and store in the refrigerator for up to 5 days.

Thank you

As Thanksgiving approaches, we want to take a moment to express our heartfelt gratitude for your support. Your loyalty and trust mean the world to us, and we are truly thankful to have you as part of our community.

Wishing you a warm and joyful Thanksgiving filled with love, laughter, and delicious food!

-The Tricoli Team

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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