



ITS SOUTH FLORIDA RESTAURANT MONTH

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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



**September
1-30th**

Flavor South Florida is the official restaurant month for Palm Beach County and the Treasure Coast. Since its inception in 2007, Flavor has grown into one of South Florida's most prominent and sought after restaurant experiences, drawing thousands through the doors of some of The Palm Beaches and Treasure Coast's hottest eateries.

Officially Florida's oldest & and now largest & restaurant month, Flavor South Florida will feature restaurants from Port St. Lucie to Boca Raton. During September, diners can experience a vast array of restaurants from Coastal American, steak houses, Italian, French, latin- and asian-inspired, and plant-based. Each restaurant will offer special 3-course prix fixe menus for lunch and dinner ranging from \$25 to \$65.

Flavor menus are available at participating restaurants and offered online at www.flavorpb.com.



**September
1-30th**

The 9th annual Downtown Delray Beach Restaurant Month highlights our diverse dining destinations. From September 1 - 30, more than 30 restaurants, cafes, and fast-casual establishments/eateries will offer special deals for locals and visitors alike – including many new restaurants that have opened in the past year. The festivities include special multi-course prix fixe lunch and dinner menus, happy hour and brunch specials, cafe deals and culinary events.

HOW TO TAKE PART: Simply choose from the participating list of restaurants offering special multi-course prix fixe lunch and dinner menus, happy hour and brunch specials and enjoy! Reservations are encouraged.

Visit the Delray Beach Restaurant Month Website for a list of participating restaurants.

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

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



3261lagodetala.com

This exquisite residence boasts 6 bedrooms, with the master suite and an additional bedroom conveniently situated on the first floor.



801spalmway.com

Welcome to this delightful 3-bedroom, 2-bathroom single-family home. It offers both space and privacy, making it the perfect place to call home.



132wleerod.com

New AC installed in 2022. Solar panels are owned and paid off controlling the hot water heater.



1513575thlanen.com

This stunning single-story pool residence offers 5 beds, 3 updated baths, and a rare 4-car garage.



6590alturaplace.com

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



2491sawyerterrace.com

This stunning 2-story single-family residence offers an unparalleled lifestyle with 4 beds and 2.5 baths.



8781corvusdrive.com

This stunning 2-story townhouse features 3 spacious beds, 2.5 baths, and a 2-car garage.



8193whiterockcircle.com

Offers 3 bedrooms, 2 baths, NEW ROOF 7 FULL IMPACT WINDOWS AND DOORS!



602swmccallroad.com

Enjoy outdoor living oasis with a newly redone backyard with pavers, fresh paint, and a sparkling pool with new motors.



1672878throadn.com

Perfect for Equestrian Living with 4 bedrooms and 3 bathrooms.



1767433rdroadn.com

This exquisite 5-bedroom and 2.5- bathroom residence offers over 2,400 square feet.



5109gardenavenue.com

Step into this enchanting Spanish Mission-style home, with 3 beds and 1 full bathroom.



930macystreet.com

The kitchen shines with modern elegance, complemented by bamboo flooring and impact windows throughout. With a new roof in 2016, this home is move-in ready.



6921selilliancourt.com

This beautifully updated residence offers 1,526 sq ft with 3 bedrooms and 2 bathrooms.



1379158thcourtn.com

New roof! Nestled on a sprawling 1.15-acre lot, this residence offers 6 beds including an in-law suite, 3 baths.



10330medicisplace.com

Lakefront paradise pool home with 4 beds and 3.5 baths.

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1279579thcourtn.com

This spacious home offers 5 beds & 4 baths + den, providing ample living space.



8586dumfordlane.com

This stunning 3-bedroom, 2 1/2 jack and jill bathroom smart house offers modern elegance and comfort.



142canterburyplace.com

This residence offers 1,812 sq ft and features 3 generously sized beds, 2 baths.



1099sw2ndstreet.com

Step inside to find a spacious living room with 4 beds and 3.5 baths.



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.



5226rosenblvd.com

Elegant and spacious lakefront home with 3 bedrooms and 2 bathrooms.



10657fawnrivertrail.com

Discover the epitome of luxury living in this home with 3 bedrooms and 2.5 bathrooms.



5017solarpointdrive.com

This stunning 6-bedroom, 4-bathroom residence, complete with a den, offers luxurious living in a resort-like setting.



3857aceroadw.com

Welcome to your serene retreat in Lake Worth, FL's coveted Meed Racquet Club community! Single-story villa offers 2 beds + a third bedroom/den and 2 baths.



1802nlakesidedrive.com

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



4385empresstreet.com

This charming, light-filled residence features a split floorplan with 4 bedrooms and 3 bathrooms, fenced yard backs up to the serene Earman River and includes a shed.



8752corvusdrive.com

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



7243elkhorndrive.com

This single family home is a remarkable gem nestled within the prestigious, gated community of Riverwalk in the cul-de-sac. With 3 bedrooms + den, 2 bathrooms, and a 2-car garage.



5303nw26thcircle.com

Step into the expansive great home with 3 bedrooms and 2.5 bathrooms.



1261haywagontrail.com

This charming villa boasts a spacious layout with 3 bedrooms, 2 bathrooms.



6727palermoway.com

This stunning home boasts a 2021 roof and a 2023 AC, with 3 beds and 2 baths.

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

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



11319edgewatercircle.com

This gorgeous 5-bedroom, 3-full-bath home boasts luxurious features with BRAND NEW ROOF!!



8879majorcabaydrive.com

This distinctive 3-bedroom and 2.5 bathrooms plus den residence radiates elegance.



14578horseshoetrace.com

Beautiful single home with 3 bedrooms and 2.5 bathrooms, providing ample space for comfortable living.



306sw79thterrace.com

Welcome to this delightful single-story residence in a tranquil neighborhood with 4-bedroom, 2-bathroom dwelling spanning 1,411 square feet ensures safety and serenity.



1269361stlanen.com

Highly desirable 1.16 acre lot with TWO HOMES and a fully stocked pond! Home 1 is a split 4/2 floor plan with a 2 car garage and a screened in porch.



532npalmway.com

This meticulously maintained home welcomes you with 3 bedrooms and 2 bathrooms.



6802houltoncircle.com

Extraordinary home with 4 bedrooms, 3 full baths in the main house, three-car garage adds a practical touch to this luxurious home.



15248tangeloblvd.com

Welcome to your dream home! With sophisticated 4 bedrooms and 2 bathrooms.



6295nw24thstreet.com

Welcome to this stunning single family pool home, boasting with 3 bedrooms and 3 full bathrooms, this residence offers the perfect blend of elegance.



4347buenataradrive.com

This remarkable two-story home generous with 2047 square feet, this dwelling provides ample space for both relaxation and entertainment, featuring four bedrooms and three bathrooms.



3070swcaptivacourt.com

This luxurious pool home with 4 bedrooms and 2.5 bathrooms. Boasts recent upgrades including a 2017 Roof, a newer AC unit, brand-new garage doors, a pool heater (swim all year round) and much more.



1702noceanbreeze.com

Seize a rare and distinctive opportunity to own a lucrative multi-family with 9 beds and 6 baths.



12993meadowbreezedrive.com

Enjoy peace of mind with a newer roof and A/C and indulge your culinary passions in the updated kitchen.

kW RESERVE
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THE
TRICOLI
TEAM

RECENT CLOSED SALES

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

BOCA/DELRAY

10041	Crosswind	Road	\$970,000	Boca Greens
10321	Canoe Brook	Circle	\$755,000	Boca Greens
20195	Back Nine	Drive	\$615,000	Boca Greens
19142	Cloister Lake	Lane	\$1,000,000	Boca Isles
19826	Dinner Key	Drive	\$812,000	Boca Isles
10750	Cypress Bend	Drive	\$845,000	Cypress
7682	Glendevon	Lane	\$599,000	Gleneagles
9039	Chauvet	Way	\$2,150,000	Hyder
16227	Pantheon	Pass	\$2,030,000	Hyder
9865	Bozzano	Drive	\$1,960,000	Hyder
17598	Cadena Drive	Drive	\$3,150,000	Oaks at Boca Raton
17721	Middlebrook	Way	\$2,400,000	Oaks at Boca Raton
17752	Vecino	Way	\$1,900,000	Oaks at Boca Raton
17935	Monte Vista	Drive	\$1,500,000	Oaks at Boca Raton
16154	Rio Del Sol		\$3,200,000	Rio Poco
10624	Avenida Santa Ana		\$850,000	Sonata at Mission Bay
10825	Ravel	Court	\$845,000	Sonata at Mission Bay
10762	Santa Rosa	Drive	\$750,000	Sonata at Mission Bay
9555	Burlington	Place	\$560,000	Southwind Lakes
9841	Spanish Isles	Drive	\$530,000	Spanish Isles
10718	Kirkaldy	Lane	\$1,050,000	Stonebridge
9712	Celtic Sea	Lane	\$1,450,000	Sussman
15272	Sky Pond	Pass	\$1,240,000	Sussman
9632	Tavernier	Drive	\$570,000	Weitzer

BOYNTON BEACH

6867	Jones	Terrace	\$560,000	Jones
9293	Cove Point	Circle	\$593,000	Melrose
9140	Cove Point	Circle	\$570,000	Melrose
8127	Bellagio	Lane	\$435,000	Melrose
9860	Lago	Drive	\$425,000	Melrose
8135	Bellagio	Lane	\$385,000	Melrose
11076	Malaysia	Circle	\$923,000	Valencia Isles
7230	Lahana	Circle	\$700,000	Valencia Isles
7381	Kahana	Drive	\$605,000	Valencia Isles
11136	Kaui	Court	\$415,000	Valencia Isles
11766	Caracas	Boulevard	\$505,000	Valencia Lakes
11897	Manzano	Avenue	\$475,000	Valencia Lakes

WEST LAKE WORTH

6607	Turchino	Drive	\$505,000	Bellaggio
9011	Pitrezza	Drive	\$860,000	Ceder Creek
4151	Cedar Creek Ranch	Circle	\$750,000	Ceder Creek
7730	Cedro	Court	\$449,900	Countrywood
5174	Canal	Circle	\$400,000	Countrywood
5573	Berrywood	Drive	\$349,900	Countrywood
3672	Cypress Lake	Drive	\$800,000	Cypresswoods
6436	Rock Creek	Drive	\$690,000	Fairfields Lacuna
8346	Cinch	Way	\$975,000	Fields at Gulfstream Polo
5014	Blistering	Way	\$725,000	Fields at Gulfstream Polo
79	Cypress	Road	\$585,000	Florida Gardens
6846	Ashburn	Road	\$607,000	Forest View
8910	Sea Chase	Drive	\$655,000	Gulfstream Preserve
9532	Wrangler	Drive	\$700,000	Ladera
7529	Prescott	Lane	\$700,000	Lake Charleston
7560	Cedar Hurst	Court	\$685,000	Lake Charleston
7653	Santee	Terrace	\$670,000	Lake Charleston
7594	Hollington	Place	\$665,000	Lake Charleston
7657	Briar Cliff	Circle	\$600,000	Lake Charleston
7615	Thornlee	Drive	\$592,500	Lake Charleston
7550	Chicora	Court	\$575,000	Lake Charleston
7345	Ashley Shores Circle		\$500,000	Lake Charleston
7029	Davit	Circle	\$465,000	Lake Charleston
5288	Evening Star	Way	\$590,000	Lakes of Sherbrooke
7467	Moonrise	Drive	\$615,000	Lantana Farms
5525	Wishing Star	Lane	\$630,000	Nautica Isles
5437	Sealine	Boulevard	\$520,000	Nautica Isles
9265	Oak Alley	Drive	\$850,000	Osprey
7032	Merganser	Court	\$855,000	Osprey Oaks
6352	Vireo	Court	\$750,000	Osprey Oaks
7484	Canal	Drive	\$575,587	Palm Beach Farms
9147	Palomino	Drive	\$730,000	Palm Beach Ranchettes
5397	Meadows Edge	Drive	\$505,000	Rivermill
9699	Salt Water Creek	Court	\$850,000	Savannah Estates
9290	Dundee	Drive	\$1,340,000	Sherbrooke
7647	Rockport	Circle	\$660,000	Smith Farm
6239	Oak Bluff	Way	\$523,500	Smith Farm
5917	Strawberry Lakes	Circle	\$446,000	Strawberry Lakes
6021	Strawberry Fields	Way	\$375,000	Strawberry Lakes
4628	Eventing	Street	\$700,000	The Fields
10203	Foal	Road	\$605,000	Thoroughbred Lake Estates
5736	Raceway	Road	\$580,000	Thoroughbred Lake Estates
5744	Saddle Trail	Lane	\$520,000	Thoroughbred Lake Estates
10366	Little Mustang	Way	\$440,000	Thoroughbred Lake Estates

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!

7555	Tarpon Cove	Circle	\$830,000
7619	Tarpon Cove	Circle	\$685,000
7808	Royal Calais Drive		\$425,000
7361	Via Leonardo		\$705,000
8102	Viale Matera		\$695,000
8134	Via Bolzano		\$665,000
6231	Floridian	Circle	\$855,000
6095	Newport Village	Way	\$665,000
6220	Floridian	Circle	\$615,000
6317	Old Medinah	Circle	\$590,000

WELLINGTON

112	Kensington	Way	\$635,000
272	Berenger	Walk	\$517,500
9783	Via Grandezza		\$715,000
3745	Old Lighthouse	Circle	\$610,000
1656	Grantham	Drive	\$765,000
4100	Sea Mist	Way	\$497,000
12796	Meadowbreeze	Drive	\$710,000
2824	Pillsbury	Way	\$1,575,000
2733	Eleanor	Way	\$1,231,000
9079	Alexandra	Circle	\$820,000
9860	Woolworth	Court	\$750,000
10203	Foal	Road	\$605,000
5736	Raceway	Road	\$580,000
5744	Saddle Trail	Lane	\$520,000
10366	Little Mustang	Way	\$440,000
10903	Northgreen	Drive	\$635,000
4017	Manchester Lake	Drive	\$569,000

ROYAL PALM BEACH

181	Bella Vista	Way	\$750,000
191	Catania	Way	\$490,000
3305	Brinely	Place	\$819,500
146	Park	Road	\$555,000
128	Barcelona	Drive	\$560,000
158	Cordoba	Circle	\$510,000
127	Cordoba	Circle	\$400,000
2507	Glendale	Drive	\$620,000
1422	Fairway	Circle	\$555,000
1727	Sawgrass	Circle	\$517,500
433	Cottagewood	Lane	\$649,000
310	Mulberry Grove	Road	\$520,000
2506	Vicara	Court	\$650,000

Valencia Shores
Valencia Shores
Valencia Shores
Villages of Windsor
Villages of Windsor
Villages of Windsor
Winston Trails
Winston Trails
Winston Trails
Winston Trails

7760	Spring Creek	Drive	\$690,000	Riverwalk
7920	Quida	Drive	\$670,000	Riverwalk
103	Churchill	Way	\$485,000	Saratoga
745	Gazetta	Way	\$575,000	Terracina
604	Gazetta	Way	\$550,000	Terracina

WEST PALM BEACH

2556	Egret Lake	Drive	\$625,000	River Bridge
2812	Waters Edge	Circle	\$520,000	River Bridge
131	Harbor Lake	Circle	\$485,000	River Bridge
124	Caribe	Court	\$465,000	River Bridge
115	Harbor Lake	Circle	\$436,000	River Bridge

JUPITER FARMS

11377	162nd	Place	\$2,150,000	Jupiter Farms
18480	Windsong	Way	\$1,650,000	Jupiter Farms
11862	Sandy Run	Run	\$1,350,000	Jupiter Farms
13434	Indiantown	Road	\$1,310,000	Jupiter Farms
11085	Sandy	Run	\$1,267,500	Jupiter Farms
13759	159th	Street	\$1,225,000	Jupiter Farms
17392	122nd	Drive	\$996,500	Jupiter Farms
12093	170th	Road	\$860,000	Jupiter Farms

LOXAHATCHEE/THE ACREAGE

19219	Rolling Acres	Road	\$835,000	Arden
19215	Rolling Acres	Road	\$831,000	Arden
19150	Rolling Acres	Road	\$680,000	Arden
1244	Deer Haven	Drive	\$670,000	Arden
19670	Split Rail	Run	\$660,000	Arden
1641	Wandering Willow	Way	\$655,000	Arden
913	Wandering Willow	Way	\$560,000	Arden
7875	Arbor Crest	Way	\$1,387,000	Bayhill Estates
2315	Deer Run	Boulevard	\$1,675,000	Deer Run
14536	North	Road	\$975,000	Loxahatchee
15094	Timberlane	Place	\$650,000	Loxahatchee
16317	Okeechobee	Boulevard	\$595,000	Loxahatchee
17875	42nd	Road	\$555,000	Loxahatchee
13715	75th	Lane	\$542,000	Loxahatchee
15497	San Diego	Drive	\$480,000	Loxahatchee
143	Saratoga	Boulevard	\$585,000	Saratoga at Royal Palm
105	Venetian	Lane	\$550,000	Saratoga at Royal Palm
5585	Starfish Rd	Road	\$650,000	Sky Cove
5579	Starfish	Road	\$629,000	Sky Cove

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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

@Jeffrey L Tricoli, PA

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MORE RECENT CLOSED SALES INSIDE

5521	Starfish	Road	\$605,000	Sky Cove	16332	90th	Street	\$585,000	The Acreage
5594	Quiet Lake	Place	\$575,000	Sky Cove	11819	Tangerine	Boulevard	\$575,000	The Acreage
16347	Sandy Shore	Drive	\$535,000	Sky Cove	4389	121st	Terrace	\$565,000	The Acreage
8131	Woodsmuir	Drive	\$1,680,000	Stonewal Estates	17371	44 Th	Place	\$549,000	The Acreage
17520	81st	Lane	\$1,092,543	The Acreage	13215	87th	Street	\$520,000	The Acreage
14538	79th	Court	\$870,000	The Acreage	15590	75th	Lane	\$480,000	The Acreage
14472	86th	Road	\$860,000	The Acreage	18100	90th	Street	\$480,000	The Acreage
17515	80th	Street	\$812,861	The Acreage	13836	41st	Lane	\$475,000	The Acreage
16682	66th	Court	\$770,000	The Acreage	13263	56th	Place	\$470,000	The Acreage
15136	69th	Court	\$760,000	The Acreage	13837	56th	Place	\$422,500	The Acreage
12096	83rd	Lane	\$758,000	The Acreage	5597	Saint Armands	Way	\$960,000	Westlake
17643	84th	Court	\$750,000	The Acreage	5656	Opal	Drive	\$930,000	Westlake
15314	80th	Lane	\$750,000	The Acreage	5387	Liberty	Lane	\$880,000	Westlake
12391	57th	Road	\$730,000	The Acreage	5901	Quailberry	Court	\$870,000	Westlake
15185	88th	Place	\$700,000	The Acreage	15192	Goldspar	Court	\$850,000	Westlake
13620	49th	Street	\$699,000	The Acreage	16131	Whippoorwill	Circle	\$800,000	Westlake
13465	88th	Place	\$699,000	The Acreage	5986	Whippoorwill	Circle	\$785,000	Westlake
17106	88th	Road	\$695,000	The Acreage	15133	Goldfinch	Circle	\$720,000	Westlake
11223	61st	Street	\$695,000	The Acreage	15774	Key Biscayne	Lane	\$700,000	Westlake
16379	61st	Place	\$694,000	The Acreage	15447	Orchard	Drive	\$685,000	Westlake
15352	80th	Lane	\$675,000	The Acreage	5225	Macon	Way	\$680,878	Westlake
16107	80th	Street	\$665,000	The Acreage	16064	Whippoorwill	Circle	\$680,000	Westlake
13793	Orange Grove	Boulevard	\$660,000	The Acreage	4644	Canopy Grove	Drive	\$660,000	Westlake
12458	71st	Place	\$650,000	The Acreage	5427	Saint Armands	Way	\$652,285	Westlake
15288	69th	Court	\$644,000	The Acreage	15890	Key Biscayne	Lane	\$630,000	Westlake
14231	83rd	Lane	\$630,000	The Acreage	16058	Key Biscayne	Lane	\$615,000	Westlake
14645	86th	Road	\$625,000	The Acreage					
12522	Hamlin	Boulevard	\$620,000	The Acreage					

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WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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