

FALL 2025

FREE GUIDE

WELCOMING

FALL

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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

"Working with the Jeff Tricoli team to purchase our very first home was the best choice we could have made! Our agent, Brielle, was incredible! She was extremely knowledge, personable, kind and SO helpful! As first time homebuyers, the process was nerve wracking at times, but we always had all our questions answered and felt very confident in all of our decisions. We have officially been in our new home for a week and truly couldn't be happier. We found exactly what we wanted for exactly the right price! Our agent was able to negotiate for us and our property appraised for over \$25,000 more than what we purchased it for! We couldn't recommend the entire Tricoli team enough and will definitely continue to recommend them to friends and family, and use them on the purchase of our next home, a very long time from now! Thanks, Tricoli Team!"

-Brianna Veguez

PALM BEACH OCTOBER EVENTS



Bedner's Annual Fall Festival

September 27th through October 31st

10066 Lee Road, Boynton Beach, FL 33473

Join in on the fun! Including Pumpkin Patch, Petting Zoo, Tractor Ride, Corn maze, food trucks and more! For more information visit bedners.com/events



Lake Worth's 51st Oktoberfest

October 10-12, October 17-19

American German Club of the Palm Beaches

5111 Lantana Road Lake Worth Beach, FL 33463

This authentic Oktoberfest experience brings the heart of Germany to The Palm Beaches. For more information visit www.oktoberfestflorida.com



Wellington's Fall Festival

Saturday October 18th 3:00 PM to 10:00 PM

Village Park

11700 Pierson Road Wellington, FL 33414

Don't miss Wellington's largest Fall Festival. Fun for all ages, including bounce houses, haunted house, hay rides, petting zoo, costume contest, food trucks and much more!



Delray Art & Jazz on the Ave

October 22nd 6:00pm - 9:30pm

East Atlantic Avenue (From Swinton to NE 5th Avenue)

Art & Jazz on the Avenue is our signature outdoor street event in Downtown Delray with live music, live mural art, kids activities and dancing and dining in the street.



Downtown Delray Beach Halloween Town!

Saturday October 25th

From the early morning Witches Ride to Trick-Or-Treating on the Ave - the Halloween Parade and KidsFest - Delray Beach turns into "Halloween Town" on Saturday, OCTOBER 25th!

- Annual Witches of Delray Bike Ride 7:00am - 10:00am
- Trick-or-Treating on the Avenue 11:30am - 1:00pm
- 61st Annual Halloween Parade 1:00pm
- Kidsfest 12:00pm - 3:00pm

Thinking of Selling? 2 Easy Ways to Get your Home value

Text "TValues" to 59559 Visit www.HomeValuePalmBeach.com



WWW.908swsquirejohnslane.com

Stunning 5-bedroom, 3-bath Mediterranean-style home with golf course views.



WWW.111springdalecircle.com

Move-in-ready 2-bed, 2.5-bath townhouse with updated roof and courtyard.



WWW.155mockingbirdlane.com

Charming 2-bed, 2-bath villa with private patio in 55+ community.



WWW.191swfelixavenue.com

Spacious 6-bedroom, 3-bath home with office, corner lot, no HOA.



WWW.4453nsanandros.com

One-story gated Andros Isle home: 3 beds, 2.5 baths, open layout, screen porch.



WWW.7739canaldrive.com

Spacious 4-bed, 3-bath home with private mother-in-law suite.



WWW.5001woodstonecircle.com

Corner-lot Acreage home: 3 beds, 2 baths, pool oasis, massive garage/workshop.



WWW.6162arcadecourt.com

Charming 4-bedroom, 2-bath pool home with granite kitchen, tiled floors, and fenced backyard.



WWW.647marlborooval.com

Modern 2-bed, 2-bath villa with granite kitchen and private patio.



WWW.109lakerebeccadriv109.com

Spacious 2-bed, 2-bath villa with canal views in Golden Lakes.



WWW.1086swgoodmanavenue.com

Private 3-bed, 2-bath pool home with solar and RV parking.



WWW.1290swmelroseavenue.com

Modern 4-bed, 2-bath pool home with summer kitchen and RV parking.



WWW.1318sevestridgelane.com

Updated 4-bed, 2-bath pool home with granite kitchen, lanai, fenced yard.



WWW.2256ridgewoodcourt.com

4-bed, 4-bath golf course home with pool and balcony.



WWW.242324thlane.com

Tranquil 3-bed, 2.5-bath townhouse with fenced patio in Sherwood Lakes.



WWW.2641gatelydrivew1701.com

Bright 3-bed, 2-bath 55+ corner villa with vaulted ceilings, screened patio.



WWW.2664dudleydriveef.com

Renovated 1-bed, 1-bath villa with screened patio, modern updates.



WWW.2683deercreekemeraldway.com

Spacious 2-bed, 2-bath villa with golf views and screened patio.



WWW.2815greenbriarboulevard.com

Luxury 4-bed, 4.5-bath estate with pool in Aero Club community.



WWW.307330thcourt.com

Charming 2-bed, 2.5-bath townhome in Jupiter with modern amenities.

Thinking of Selling? 2 Easy Ways to Get your Home value

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Pumpkin Pie...Oh My!

The tried-and-true custard pie is always a hit. Looking for something a little different? There are so many ways to spice up the classic with a few simple ingredients.

Prep: 15 minutes | Bake: 55 minutes | Serves: 8

Ingredients:

- 1 (14.1-ounce) package refrigerated pie crusts (1 crust)
- 3 eggs
- 1 (15-ounce) can pumpkin
- $\frac{3}{4}$ cup packed light brown sugar
- $1\frac{1}{2}$ teaspoons ground cinnamon
- $\frac{1}{2}$ teaspoon salt
- $\frac{1}{4}$ teaspoon ground ginger
- $\frac{1}{4}$ teaspoon ground nutmeg
- $\frac{1}{4}$ teaspoon ground cloves
- 1 cup evaporated milk or light cream
- Sweetened whipped cream

Instructions:

1. Preheat the oven to 425°F. Line a 9-inch pie plate with pie crust pastry according to package directions; lightly cover with plastic wrap to prevent crust from drying out and set aside.
2. For filling: In a medium bowl whisk together eggs, pumpkin, brown sugar, cinnamon, salt, ginger, nutmeg, and cloves until smooth. Slowly whisk in evaporated milk.
3. Pour pumpkin filling into crust. Bake 15 minutes. Reduce oven to 350°F.
4. Bake 40 to 45 minutes or until knife inserted near center comes out clean. (If necessary, loosely cover edges with foil the last 15 minutes of baking to prevent overbrowning.)
5. Cool on a wire rack. Serve at room temperature or chilled with whipped cream.



WWW.217nlatitudecircle.com

Spacious 4-bedroom, 3.5-bath Key West-style townhouse with in-law suite.



WWW.50436thst.com

Upgraded 4-bedroom home with guest house, pool, and patio.



WWW.512hollydrive1.com

Spacious 4-bed, 4-bath duplex with washer/dryer and no HOA.



WWW.629nfstreet.com

Charming 3-bedroom, 2-bathroom home with a separate studio in Lake Worth Beach.



WWW.6262bishoffroad.com

3-bedroom, 2-bath corner lot home in non-HOA community.



WWW.6819osagecircle.com

Spacious 5-bed, 2.5-bath home with tile floors and 2-car garage.



WWW.6907fountainscircle.com

Spacious 2-bed, 2.5-bath villa with soaring ceilings and updated kitchen.



WWW.6935pioneerroad.com

5-bedroom, 5-bath estate with waterfall, pond, and private apartment.



WWW.7265nauticaway.com

Updated 3-bed, 2-bath pool home in Lake Charleston community.



WWW.731573rdway.com

Spacious 2-bed, 2.5-bath townhouse with private balconies and patio.



WWW.7343seabreezedrive.com

Spacious 5-bed, 4-bath pool home with den and detached garage.

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WWW.7757coralcolonyway.com

Lakefront 3-bed, 2-bath home with screened lanai, modern upgrades, serene views.



WWW.7769springfieldlakedrive.com

Bright 3-bed, 2.5-bath pool home with screened patio in Lake Charleston community.



WWW.8641patronlane.com

Mediterranean 5-bed, 3-bath gated home with open concept, covered patio.



WWW.9699pavarottiterrace102.com

Spacious 2-bed, 2-bath villa with screened patio in 55+ community.



WWW.9705nw70th.com

Updated 2-bed, 1-bath home with farmhouse kitchen and private yard.



WWW.10127swcypresswoodcourt.com

Spacious 3-bed, 2.5-bath home with den in Vitalia community.



WWW.10559pratostreet.com

Light-filled 2-bed, 2-bath Castellina home with office, modern upgrades.



WWW.12203brisbanelane.com

Charming 3-bed, 2-bath home with community pool and tennis.



WWW.12207brisbanelane.com

One-story, split-bedroom 3 bed, 2 bath home in Wellington Downs.



WWW.12215brisbanelane.com

Charming single-story 3-bed Wellington Downs home with vaulted ceilings, updated kitchen.



WWW.1339953rdcourtn.com

Modern 3-bed, 2-bath home on 1.15-acre lot with pond.



WWW.1344254thstreetn.com

Spacious 4-bedroom ranch home with pool, workshop & huge garage on corner.



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RECENT CLOSED SALES

BOCA / DELRAY

9228	Tropez	Lane	\$2,000,000
9368	Eden Rock	Court	\$1,850,000
18315	182nd	Court	\$710,000
10187	182nd	Court	\$700,000
10564	180th	Place	\$507,000
10608	180th	Place	\$450,000
9304	Neptunes Basin	Court	\$669,000
19324	Cherry Hills	Terrace	\$645,000
19867	Back Nine	Drive	\$630,00
19666	Black Olive	Lane	\$867,000
19323	King Palm	Court	\$849,000
9416	Lake Serena	Drive	\$865,000
9479	Lake Serena	Drive	\$667,000
18651	Cassandra pointe	Lane	\$615,000
9647	Brook Isles	Avenue	\$875,000
11199	Island Lakes	Lane	\$825,000
9435	Royal Woods	Manor	\$2,650,000
10940	Crescendo	Circle	\$530,000
9436	Riverside Park	Drive	\$2,561,900
21043	Violet Fields	Way	\$2,152,775
9626	Vescovato	Way	\$3,850,000
10744	Avienida Santa Ana		\$1,110,000
20275	Hacienda	Court	\$912,500
9521	New Waterford Cove		\$1,602,000
9961	Marsala	Way	\$1,020,000
9722	Napoli Woods	Lane	\$630,000
19592	Colorado	Circle	\$385,000
18082	Clear Brook	Circle	\$760,000
8930	Saddlecreek	Drive	\$535,000
10082	Spyglass	Way	\$445,000
10128	Spyglass	Way	\$360,000
18027	Jazz	Lane	\$855,000
9187	Redonda	Drive	\$2,975,000
17895	Cadena	Drive	\$2,500,000
17849	Villa Club	Way	\$2,500,000
17928	Villa CLub	Way	\$1,048,500
9556	Lake	Drive	\$815,000

BOYNTON BEACH

7021	Castlemaine	Avenue	\$450,000
7276	Whitfield	Avenue	\$428,000
6630	Maybrook	Road	\$425,000
9686	Lago	Drive	\$420,000
11420	Ohanu	Circle	\$900,000
11319	Kona	Court	\$680,000
6617	Hawaiian	Avenue	\$549,000
11722	Caracas	Boulevard	\$690,000
7533	Sagunto	Street	\$480,000
9424	Lago	Drive	\$552,000
8071	Ballagio	Lane	\$400,000

WEST LAKE WORTH

4841	Saddle Ranch	Road	\$730,000
9415	Caserta	Street	\$670,000
9301	Vercelli	Street	\$455,000
5056	Sancerre	Circle	\$590,000
6649	Lurais	Drive	\$565,000
5221	Sancerre	Circle	\$560,000

Boca Bridges
Boca Bridges
Boca Chase
Boca Chase
Boca Chase
Boca Chase
Boca Fontana
Boca Greens
Boca Greens
Boca Isles
Boca Isles
Boca Landings
Boca Landings
Boca Landings
Dakota
Island Lakes
Johns West
Lakes at Boca Raton
Lotus Edge
Lotus Edge
Mission Bay
Mission Bay
Mission Bay
Saturina Isles
Saturina Isles
Saturina Isles
Southwind Lakes
Spanish Isles
Spanish Isles
Stonebridge
Stonebridge
Symphony Bay
The Oaks
The Oaks
The Oaks
The Oaks
West Boca Lake

Cascades
Cascades
Cascades
Melrose
Valencia Isles
Valencia Isles
Valencia Isles
Valencia Lakes
Valencia Lakes
Verona Lakes
Verona Lakes

Andalucia
Ballaggio
Bellaggio
Coco Plum
Coco Plum
Coco Plum

6909	Bruce	Court	\$560,000
10234	Oak Meadow	Lane	\$705,000
5078	Canal	Circle	\$305,500
4007	Cascade Falls	Circle	\$1,015,000
8480	Lake Cypress	Road	\$455,000
3881	Hidden	Way	\$390,000
6177	Beaconwood	Road	\$449,000
61	Rubber Tree	Drive	\$575,000
7261	Lenora	Lane	\$675,990
7249	Lenora	Lane	\$659,000
9163	Cape Honey Bee	Lane	\$920,000
8873	Sea Chase	Drive	\$729,000
8819	Sea Chase	Drive	\$670,000
7042	Houlton	Circle	\$790,000
6898	Houlton	Circle	\$670,000
7170	Lockwood	Road	\$740,000
7433	Shell Ridge	Terrace	\$500,000
7964	La Rose	Court	\$410,000
8205	Winnepesaukee	Way	\$495,000
8760	Placid	Terrace	\$590,000
5465	Egret Isle	Trail	\$540,000
8116	Chatuga	Court	\$425,000
7486	Greenville	Circle	\$840,000
6538	Blue Bay	Circle	\$820,000
6569	Blue Bay	Circle	\$750,000
6766	Blue Bay	Circle	\$665,000
6856	Blue Bay	Circle	\$545,000
5339	Island Gypsy	Drive	\$600,000
5541	Wishing Star	Lane	\$580,000
6375	Vireo	Court	\$775,000
5403	3rd	Road	\$850,000
7131	Oakmont	Drive	\$699,000
8945	El Paso	Drive	\$1,200,000
5286	Eden Lake	Court	\$550,000
6570	Waverly	Lane	\$685,000
7522	Oak Grove	Circle	\$665,000
7599	Rockport	Circle	\$650,000
7952	Ambleside	Way	\$649,900
6329	Stonehurt	Circle	\$515,009
7844	Ambleside	Way	\$515,000
6035	Strawberry Lakes	Circle	\$515,000
3454	Lago De Talavera		\$1,380,000
7751	Ocean Sunset	Drive	\$525,000
7316	Viale Sontaa		\$685,000
6392	Old Medinah	Circle	\$729,000
6284	Indian Forest	Circle	\$665,000
5693	Lake Shore Village	Circle	\$660,000
6572	Brookhurst	Circle	\$640,000
6057	Kemper Lakes	Drive	\$590,000
9681	Pine Trail	Court	\$588,000
3726	Woods Walk	Boulevard	\$588,000

Coco Plum
Countryside Estates
Countrywood
Cypress Royale
Cypress Woods
Cypress Woods
Fairfield Lacuna
Florida Gardens
Forest Oaks Residential
Forest Oaks Residential
Greyhawk Landing
Gulfstream Preserve
Gulfstream Preserve
Journeys End
Journeys End
Lake Charleston
Lake Charleston
Lake Charleston
Lakes of Lantana
Lakes of Sherbrooke
Lakes of Sherbrooke
Lakes of Sherbrooke
Lakeview Estates
Lakeview Estates
Lakeview Estates
Lakeview Estates
Lakeview Estates
Nautica Isles
Nautica Isles
Osprey Oaks
Palm Tree Farms
Palm Beach Natl Golf and Country Club Estates
Palm Beach Ranchettes
Palm Beach Ranchettes
Smith Farm
Smith Farm
Smith Farm
Smith Farm
Smith Farm
Smith Farm
Strawberry Lakes
Talavera
Valencia Shores
Villages of Windsor
Winston Trails
Winston Trails
Winston Trails
Winston Trails
Winston Trails
Woods Walk
Woods Walk

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WAY more than you think!
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RECENT CLOSED SALES

LOXAHATCHEE/THE ACREAGE

600	Hookline	Circle	\$860,000
1531	Stockbridge	Street	\$824,500
980	Castaay	Court	\$819,000
1160	Sterling Pine	Place	\$815,000
19164	Wood Stork	Way	\$750,000
19176	Wood Stork	Way	\$735,000
1636	Sawgrass Whisper	Way	\$715,000
1057	Wandering Willow	Way	\$675,000
1618	Pelican Post	Place	\$670,000
19171	Wood Stork	Way	\$665,000
1611	Pelican Post	Place	\$633,500
865	Wandering Willow	Way	\$575,000
1360	Wandering Willow	Way	\$560,000
1312	Wandering Willow	Way	\$539,000
19713	Tree Stand	Terrace	\$525,000
5676	Saint Armands	Way	\$662,500
14339	Collecting Canal	Road	\$3,800,000
14655	Gruber	Lane	\$1,325,000
15201	Timberlane	Place	\$1,250,000
14425	64th	Court	\$1,025,000
17976	88th	Road	\$715,000
14878	Snail	Trail	\$710,000
17393	84th	Court N	\$700,000
16977	77th	Lane	\$685,000
17900	50th	Street	\$640,000
13886	22nd	Road	\$575,000
5532	Starfish	Road	\$568,500
16450	Sandy Shore	Drive	\$439,900
14197	88th	Place	\$1,131,970
13333	77th	Place	\$915,000
15744	68th	Court	\$855,000
14570	85th	Road	\$840,000
8465	Mandarin	Boulevard	\$830,000
13618	Persimmon	Boulevard	\$750,000
14703	79th	Court	\$735,000
14734	62nd	Court	\$700,000
12109	53rd	Road	\$700,000
11225	68th	Street	\$675,000
17146	76th	Street	\$665,000
17223	89th	Place	\$640,000
13884	71st	Place	\$633,000
16139	Pleasure	Drive	\$605,000
16539	67th	Court	\$599,900
16530	44th	Place	\$595,000
17950	44th	Place	\$595,000
13088	43rd	Road	\$586,700
17354	61st	Place	\$565,000
15465	85th	Road	\$555,555
17331	38th	Road	\$535,000
17025	Temple	Boulevard	\$500,000
11514	67th	Place	\$465,000
13173	67th	Street	\$460,000
11224	60th	Street	\$253,500
15193	Wildwood	Circle	\$975,455
15132	Wildwood	Circle	\$895,131
15957	Orchard	Drive	\$874,900
5728	Lodgepole	Lane	\$649,683

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15262	Goldfinch	Circle	\$645,000
5755	Aleppo Pine	Place	\$620,919
15775	Goldfinch	Circle	\$600,000
15286	Goldfinch	Circle	\$555,000
15581	Goldfinch	Circle	\$555,000
4641	Woodland	Way	\$505,000
16374	Mirabell Manor	Lane	\$423,817

ROYAL PALM BEACH

3181	Streng	Lane	\$695,000
84	Belle Grove	Lane	\$510,000
110	Jacaranda	Court	\$645,000
129	Parkwood	Drive	\$530,000
1009	Island Manor	Drive	\$445,000
114	Galiano	Street	\$520,000
2101	Reston	Circle	\$805,000
1210	Oakwater	Drive	\$485,000
7219	Wilson	Road	\$1,800,000
2834	Bellarosa	Circle	\$700,000
2231	Soundings	Court	\$512,000
120	Hammocks	Court	\$500,000
2236	Soundings	Court	\$415,000
2744	Muskegon	Way	\$800,000
2596	Irma Lake	Drive	\$620,000
116	Stirrup	Lane	\$537,000
107	Saddle	Trail	\$497,000
116	Churchill	Drive	\$492,000
9436	Granite Ridge	Lane	\$695,000
707	Cresta	Circle	\$589,900

Westlake
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Westlake
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Westlake
Westlake
Westlake
Crestwood
Diamond C Ranch
Crestwood
Huntington Woods
Island of River Bridge
La Mancha
Madison Green
Madison Green
Palm Beach Farms
Portosol
River Bridge
River Bridge
River Bridge
Riverwalk
Riverwalk
Saratoga
Saratoga
Saratoga
Stonehaven
Terracina

JUPITER FARMS

12498	Sandy Run	Road	\$2,825,000
9544	Mockingbird	Trail	\$1,565,000
10139	157th	Street	\$1,225,000
16330	121st	Terrace	\$1,177,000
16171	133rd	Drive	\$1,140,000
12390	Sandy	Run	\$1,025,000
15415	Alexander	Run	\$1,000,000
10709	159th	Court	\$995,000
12858	153rd	Court	\$985,000
9897	Sandy	Run	\$950,000
17892	Mellen	Lane	\$752,500
11473	154th	Road	\$625,000
16844	127	Drive	\$618,000

[illegible]

Find your Dream Home to Decorate!



The listings above are just sample of recent sales by all Realtors. All data is taken from the M.I.S. If you have a brokerage relationship with another agency, this is not intended as a solicitation.



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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MORE RECENT CLOSED SALES INSIDE!

WELLINGTON

110	Hamilton	Terrace	\$615,000
266	Berenger	Walk	\$610,000
1207	Creek Side	Drive	\$870,000
10234	Oak Meadow	Lane	\$705,000
1103	Aviary	Road	\$580,000
11595	Waterbend	Court	\$719,740
13568	Northumberland	Circle	\$1,087,500
2156	Greenview Cove	Drive	\$775,000
2087	Portland	Avenue	\$720,000
1632	Wiltshire Village	Drive	\$585,000
9222	Deleamar	Court	\$1,055,750
9481	Mcaneeny	Court	\$965,000
9800	Stover	Way	\$900,000
2895	Payson	Way	\$875,000
2941	Payson	Way	\$850,000
9580	Phipps	Lane	\$782,500
9692	Phipps	Lane	\$725,000

Royal Palm Beach
Royal Palm Beach
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Lake Worth
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11091	Laurel Walk	Road	\$600,000
3662	Old Lighthouse	Circle	\$517,000
12883	Guilford	Circle	\$975,000
9436	Granite Ridge	Lane	\$695,000
11184	Marina Bay	Road	\$925,000
4306	Mariners Cove	Drive	\$874,900
4026	Bahia Isle	Circle	\$740,000
4026	Bahia Isle	Circle	\$740,000
12701	Coral Breeze	Drive	\$630,000
12697	Coral Breeze	Drive	\$485,000
10371	Trianon	Place	\$1,380,000
10652	Versailles	Boulevard	\$1,175,000
8091	Jolly Harbour	Court	\$720,000
8395	Yorke	Road	\$710,000
8457	Xanthus	Lane	\$624,300
3173	Verdmont	Lane	\$415,000
3425	Thoroughbred	Run	\$714,000

Wellington
Wellington
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