



TOP 1% OF REAL ESTATE AGENTS IN THE COUNTRY



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



**Scan me for
an instant
home value**



3 easy ways to get your home value
Text "TTValues" to 59559
Visit www.HomeValuePalmBeach.com
or Scan QR Code

**YOUR LOCAL REAL ESTATE
experts and neighbors**

**kw RESERVE
PALM BEACH
KELLERWILLIAMS.**

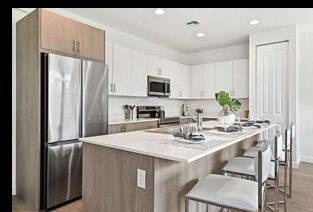
**THE TRICOLI
TEAM**

**SYMPHONY
PLACE**

**MOVE-IN READY
NEW HOMES
STARTING IN THE \$500s**

**Call today for info on builder credit, incentives,
and BELOW market interest rates!**

561-220-2278 • www.TricoliTeam.com/SymphonyPlace



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

Tricoli team does it again!! After successfully selling my home earlier this year going under contract in less than 30 days. His team did the same with my mom's home! Under contract in 30 days. No other realtor can say the same! Thank you for helping our family out! Highly recommend Tricoli Team to list or buy your next home!

- Brian Cosgrove

A Fresh Start for 2026: New Year, New Market, New Possibilities

As we welcome 2026, the real estate market is entering a season of renewed momentum. Buyers are seeking homes that offer comfort and lifestyle, sellers are making strategic updates to stand out, and investors are watching communities with strong long-term potential.

More importantly, the New Year brings a chance to rethink your next move. Whether you're planning to buy, sell, or invest, now is the perfect time to set goals, review your options, and connect with professionals who can guide you through the process.

TRICOLI TEAM'S QUICK GUIDE: Setting Goals for Buying or Selling

FOR HOME BUYERS

- **Define your budget** — Know what you're comfortable spending and get pre-approved.
- **Identify your must-haves** — Bedrooms, location, yard size, style, commute, etc.
- **Set your timeline** — When do you want to move?
- **Decide on your long-term plan** — How long do you expect to stay in the home?
- **Understand your non-negotiables** — Schools, layout, condition, features.
- **Plan for future expenses** — Closing costs, upgrades, maintenance.

FOR HOME SELLERS

- **Clarify your motivation** — Why are you selling and what outcome do you need?
- **Set your ideal timeline** — When do you want the home listed and sold?
- **Determine your target price** — Discuss market value with your agent.
- **Plan your prep work** — Repairs, cleaning, staging, curb appeal.
- **Know your next step** — Where you'll move after the sale.
- **Set expectations** — How flexible you are with showings, offers, and negotiations.

Wishing you a wonderful New Year!

If 2026 brings plans for a new home or investment, we'd be honored to guide you. Wishing you a year filled with new opportunities—and the perfect place to enjoy them.

Warm regards,

The Tricoli Team

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

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



2509nfederalhighway.com

Features 1,028 sq ft of living space, with 2 bed and 1 bath.



9137delemarcourt.com

This exquisite 6-bed, 4-bath residence is fully remodeled.



5708sewindsonlane.com

Move-in-ready 2-bed, 2.5-bath townhouse with beautiful aesthetic exposure.



4330sw7thstreet.com

Updated 1-story pool home with 3 bed, and 2 bath.



2738seclaretonterrace.com

3 bed and 2 bath spacious pool home featuring a metal roof & an expansive outdoor sanctuary.



13418sandridgeroad.com

Features 4 bed plus a den/office, 3 full bath & 1 half bath.



991marinadelraylane1.com

3 bed and 2 bath corner unit home offering a prime waterfront location.



1014canaryterrace.com

Welcome to this inviting 1-story home featuring 2,678 sq ft, NEW ROOF and no HOA.



1438682ndlanen.com

Spacious 1-story ranch style home with BRAND NEW ROOF & IMPACT WINDOWS.



14767snailtrail.com

Prepare to discover a truly unique 3 bed 2 bath pool home.



6451tiaradr.com

Single-family home featuring 3 bed, 2 bath & 2 car garage.



9323swpinnacleplace.com

Luxury 5-bed, 3.5-bath with high vaulted ceilings.



1113066thstreetn.com

Featuring 5 bed and 3 bath situated on a fully fenced 1.25-acre canal-front lot.



1710pioneerway.com

Modern 2-story townhome, with 1 garage, 3 bed and 2.5 bath.



9600taorminastreet.com

Single-story home with 3 bed and 2 bath, featuring brand new AC unit.



1078fairfaxcirclew.com

Fully updated 2-story home with 2,192 sq ft features 4 bed and 3 bath.

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

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



3514swsanbenitostreet.com

This turn-key 3-bedroom, 2-bathroom home offers 2,137 sqft living space.



173322ndavenuen.com

Updated pool home with 4 beds & 2 baths.



375sw205thavenue.com

Stunning 2-story waterfront residence with 4 bed and 3 bath.



19474broadwalk.com

Beautifully maintained 4-bed, 3-bath home offers 2,396 square feet of living space.



81westecunkdrive.com

Charming 1-story home offers 1,438 sq. ft featuring 2 bed and 2 bath.



10437trianonplace.com

6 bed and 4 bath waterfront home, featuring a new roof, new impact windows & doors.



2503glendaledrive.com

Stunning 2-story pool home in a gated community, featuring 4 bed and 3 bath.



975tortugalande.com

3 bed and 2.5 bath move-in-ready corner townhouse.



61032ndstreet.com

Spanish-style duplex, features two spacious 2-bed, 1-bath units.



4916nw54thstreet.com

Beautifully maintained single-family home with 2-bed & 2-bath.



9130wranglerdrive.com

Stunning waterfront home features 2 garage, 5 bed and 3 bath.



tricoliteam.com/SymphonyPlace

This exquisite brand-new construction 4 bedroom, 2.5 bath, 2 car garage single family home.



8639tallyholane.com

2-story corner home, with 5 bed, 3 bath & paved driveway spacious 2-car garage.



3325nw79thway.com

This residence features a fantastic open-concept floor plan with 3 bed and 2 bath.



350se2ndstreet1150.com

It is a 2-bed floorplan with 1,346 sq ft, Unit 1150 provides an abundance of space and comfort.



5480noceandriveb5b.com

Step into a world of high-end detailed 2-bedroom & 2 bath condo.

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

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



50436thstreet.com

Fully upgraded 4 bed & 3 bath home with guest house & pool in the non-HOA community.



1344254thstreetn.com

Pool home with an oversized attached garage & a huge detached 5,000 sq ft garage/workshop.



5001woodstonecircle.com

This property features 3 bedrooms, 2 bathrooms, and a 2-car attached garage.



3120nhighwaya1a201.com

The unit offers 3 bed and 2 full bath, each bedroom with its own closet and carpet flooring.



6819osagecircle.com

This spacious 2-story home offers 2,240 sq. ft. of living space with 5 bed and 3 bath.



2683deercreekemeraldway.com

Beautifully maintained 2-bedroom, 2-bath villa, this home offers serene golf course and garden views.



900noceanboulevard406.com

Prepare to be captivated by this newly built offers 3 bed and 3.5 bath with balcony over 1,000sqft.



2815greenbriarboulevard.com

Features two inviting patios, both screened and covered with 5 bed & 3.5 bath.



7739canaldrive.com

This home boasts 4 comfortable bedrooms and 3 bathrooms, providing ample space for everyone.



217nlatitudecircle.com

Prepare to be captivated by this spacious 4 bedrooms, 3.5 baths and a 2-car garage townhome.



10127swcypresswoodct.com

Single-story home features 3 bedrooms, 2.5 bathrooms, a versatile den/office, and 2,446 sqft .



1086swgoodmanavenue.com

Rarely available double lot, pool home with 3-bedroom & 2-bath.



**Buy or Sell with Us,
Use This Moving Truck
for Free!**

RECENT CLOSED SALES

BOCA/DELRAY

10124	182nd	Court	\$625,000	Boca Chase
17151	Brulee Breeze	Way	\$5,500,000	Boca Bridges
19599	Sea Pines	Way	\$607,500	Boca Greens
20209	Ocean Key	Drive	\$1,290,000	Boca Isles
10922	Bal Harbor	Drive	\$1,275,000	Boca Isles
20139	Key	Drive	\$1,120,000	Boca Isles
19262	Redberry	Court	\$1,113,902	Boca Isles
19574	Dinner Key	Drive	\$867,000	Boca Isles
19923	Dinner Key	Drive	\$760,000	Boca Isles
19916	Dinner Key	Drive	\$755,000	Boca Isles
9918	Steamboat Springs	Circle	\$865,000	Dakota
10424	Sail	Place	\$780,000	Harbour Landing
11217	Island Lakes	Lane	\$1,150,000	Island Lakes
9530	Royal Woods	Manor	\$2,046,599	Johns West
10872	Tamoron	Lane	\$870,000	Lakes at Boca Raton Park
20311	Monteverdi	Circle	\$1,100,000	Mission Bay
10628	Plainview	Circle	\$610,000	Port Cayman
9651	Savona Winds	Drive	\$1,085,000	Saturnia Isles
15799	Menton Bay	Court	\$915,000	Saturnia Isles
9350	Eden Roc	Court	\$1,550,000	Seven Bridges
19476	Carolina	Circle	\$530,000	Southwind Lakes
9342	Gettysburg	Road	\$515,000	Southwind Lakes
19309	Carolina	Circle	\$380,000	Southwind Lakes
16101	Quiet Vista	Circle	\$39,750,000	Stone Creek Ranch
9480	Bent Grass	Court	\$23,500,000	Stone Creek Ranch
16071	Quiet Vista	Circle	\$18,995,000	Stone Creek Ranch
10710	Kirkaldy	Lane	\$2,335,000	Stonebridge
10160	Spyglass		\$345,000	Stonebridge
9523	Fox Trot	Lane	\$615,000	Symphony Bay
18701	Shauna Manor	Drive	\$580,000	Weitzer
9414	Aegean	Drive	\$527,000	Weitzer

BOYNTON BEACH

7158	Foxworth	Court	\$325,000	Cascades
9085	Talway	Circle	\$1,180,000	Melrose Park
7627	Via Grande		\$604,000	Tivoli Reserve
11094	Via Siena		\$540,000	Tivoli Reserve
11124	Malaysia	Circle	\$643,000	Valencia Isles
11429	Samoa	Way	\$425,000	Valencia Isles
11155	Mandalay	Way	\$385,000	Valencia Isles
11419	Deleon	Circle	\$699,000	Valencia Lakes
11298	Barca	Boulevard	\$630,000	Valencia Lakes

11262	Barca	Boulevard	\$580,000	Valencia Lakes
7684	San Carlos	Street	\$530,000	Valencia Lakes
9663	Lago	Drive	\$420,000	Verona Lakes
9653	Porta Leona	Lane	\$416,700	Verona Lakes

WEST LAKE WORTH

6789	Langdon	Way	\$665,000	Abbingtion
6672	Turchino	Drive	\$520,000	Bellaggio
9835	San Luca	Street	\$470,000	Bellaggio
6668	Rienzo	Street	\$465,000	Bellaggio
6561	Rock Creek	Drive	\$895,000	Fairfields Lacuna
4833	San Fratello	Circle	\$745,000	Fields at Gulfstream Polo
8359	Hanoverian	Drive	\$620,000	Fields at Gulfstream Polo
68	Coconut	Drive	\$544,900	Florida Gardens
8799	Kendale	Place	\$1,475,000	Greenbriar
7789	Frizzle	Way	\$1,293,490	Greyhawk Landing
9357	Cape Honey Bee	Lane	\$1,180,460	Greyhawk Landing
7674	Frizzle	Way	\$1,135,470	Greyhawk Landing
9219	Cape Honey Bee	Lane	\$959,485	Greyhawk Landing
9181	Cape Honey Bee	Lane	\$898,000	Greyhawk Landing
9157	Cape Honey Bee	Lane	\$873,380	Greyhawk Landing
9175	Cape Honey Bee	Lane	\$864,565	Greyhawk Landing
4530	Sandy Cove	Terrace	\$708,000	Gulfstream Preserve
9578	Chora Tunel	Way	\$804,460	Hendrix Reserve
9689	Chora Tunel	Way	\$740,535	Hendrix Reserve
8178	Via Bolzano		\$502,000	Isola Bella
6131	Wilbur	Way	\$1,100,000	Journeys End
6164	C Durham	Drive	\$710,000	Journeys End
7324	Heathley	Drive	\$558,000	Lake Charleston
7265	Nautica	Way	\$499,900	Lake Charleston
3856	Ace	Road	\$320,000	Meed Racquet
7343	Seabreeze	Drive	\$790,000	Palm Beach Farms
7771	St Andrews	Road	\$640,000	PB Nat. Golf and Country
8732	Rodeo	Drive	\$1,250,000	Palm Beach Ranchettes
9435	El Paso	Drive	\$700,000	Palm Beach Ranchettes
4346	Danielson	Drive	\$640,000	Regency Lake Estates
4269	Wokker	Drive	\$599,990	Regency Lake Estates
6066	Branchwood	Drive	\$530,000	Smith Farm
7348	Copperfield	Circle	\$495,000	Smith Farm
7630	Rockport	Circle	\$465,000	Smith Farm
6359	Stonehurst	Circle	\$459,900	Smith Farm
10275	Oak Meadow	Lane	\$794,000	South Road
3269	Lago De Talavera		\$1,250,000	Talavera
5715	Saddle Trail	Lane	\$500,000	Thoroughbred Lake Estates

RECENT CLOSED SALES

9398	Vercelli	Street	\$525,000
9182	Lantern	Drive	\$465,000
7566	Pebble Shores Ter	Terrace	\$540,000
8183	Playa Del Sur	Boulevard	\$445,000
9757	Via Amati		\$749,000
8194	Via Bolzano		\$655,000
5242	Indianwood Village	Lane	\$670,000
6073	Wedgewood Village	Circle	\$652,500
5516	Muirfield Village	Circle	\$565,000
5146	Prairie Dunes Village	Circle	\$549,000
6684	Brookhurst	Circle	\$535,000
5189	Prairie Dunes Village	Circle	\$465,000
5618	Kingsmill	Court	\$405,000
9935	Cross Pine	Court	\$465,000

WELLINGTON

119	Canterbury	Place	\$599,000
130	Hamilton	Terrace	\$525,000
168	Canterbury	Place	\$500,000
8728	Wendy	Lane	\$1,250,000
9230	Via Classico		\$575,000
9544	Via Elegante		\$525,000
1390	Hideaway	Bend	\$498,000
10722	Willow Oak	Court	\$739,500
10689	Willow Oak	Court	\$605,300
9187	Bryden	Court	\$719,000
9128	Dupont	Place	\$650,000
11071	Laurel Walk	Road	\$685,000
10275	Oak Meadow	Lane	\$794,000
4667	Island Reef	Drive	\$1,000,000
4629	Mariners Cove	Drive	\$792,000
5715	Saddle Trail	Lane	\$500,000
10741	Versailles	Boulevard	\$1,650,000
10698	Versailles	Boulevard	\$1,375,000
3583	Collonade	Drive	\$1,090,000
10739	Oak Bend	Way	\$550,000
10736	Northgreen	Drive	\$800,000
4233	Imperial Club	Lane	\$435,000

ROYAL PALM BEACH

3520	Haldin	Place	\$768,000
110	Jacaranda	Court	\$655,000
114	Sycamore	Drive	\$635,000

Towne Park
Tropical Contry Estates
Valencia Shores
Valencia Shores
Villages of Windsor
Villages of Windsor
Winston Trails
Winston Trails
Winston Trails
Winston Trails
Winston Trails
Winston Trails
Woods Walk

Anthony Groves
Anthony Groves
Anthony Groves
Banyan Lakes
Buena Vida
Buena Vida
Meadowland Cove
Oakmont Estates
Oakmont Estates
Olympia
Olympia
Orange Grove
South Road
The Isle
The Isle
Thoroughbred Lake Estates
Versailles
Versailles
Versailles
Wellingtons Edge
Wycliffe
Wycliffe

3558	Haldin	Place	\$625,000
110	Parkwood	Drive	\$519,000
318	Las Palmas	Street	\$612,000
109	Rivera	Avenue	\$480,000
2124	Bellcrest	Court	\$1,070,000
2256	Ridgewood	Court	\$775,000
1405	Fairway	Circle	\$402,000
8421	Pioneer	Road	\$963,000
9248	Madewood	Court	\$725,000
2954	Bellarosa	Circle	\$770,000
3003	Strada	Court	\$763,000
2863	Bellarosa	Circle	\$610,000
175	Harbor Lake	Circle	\$430,000
2211	Vero Beach	Lane	\$770,000
7064	Elkhorn	Drive	\$640,000
2665	Kittbuck	Way	\$551,000
715	Belle Grove	Lane	\$575,000
6556	Adriatic	Way	\$480,000

JUPITER FARMS

10534	Dogwood	Trail	\$1,450,000	Jupiter Farms
17627	123rd	Terrace	\$949,000	Jupiter Farms
12671	174th	Place	\$925,000	Jupiter Farms
16424	121st	Terrace	\$849,950	Jupiter Farms
12217	152nd	Street	\$675,000	Jupiter Farms
12389	186th	Street	\$606,000	Jupiter Farms
12125	Sandy	Run	\$580,000	Jupiter Farms
16763	Alexander Run		\$567,500	Jupiter Farms
16695	126th	Terrace	\$530,000	Jupiter Farms
16761	130th	Way	\$450,000	Jupiter Farms

LOXAHATCHEE/THE ACREAGE

594	Hookline	Circle	\$830,000	Arden
992	Castaway	Court	\$825,000	Arden
19315	Croft Mill	Crossing	\$824,000	Arden
19201	Wood Stork	Way	\$790,000	Arden
19201	Wood Stork	Way	\$790,000	Arden
19292	Croft Mill	Crossing	\$784,135	Arden
873	Sterling Pine	Place	\$750,000	Arden
19189	Wood Stork	Way	\$750,000	Arden
1602	Pelican Post	Place	\$696,310	Arden
19159	Wood Stork	Way	\$680,000	Arden
19316	Croft Mill	Crossing	\$667,665	Arden



Jeffrey L. Tricoli, PA
Keller Williams Realty

Search the MLS for Free at www.TricoliTeam.com

www.HomeValuePalmBeach.com | www.TricoliTeam.com | 561-220-2278

Interested in a career in real estate? Email: Hilda@TricoliTeam.com

©Jeffrey L Tricoli, PA

*****ECRWSSDDM****

POSTAL CUSTOMER

PRSR STD
 US POSTAGE
 PAID
 BOCA RATON, FL
 PERMIT NO. 1535

ECRWSS

Thinking of Buying NEW CONSTRUCTION?
Call us TODAY for a REBATE!

MORE RECENT CLOSED SALES INSIDE

1354	Timber Reap	Trail	\$645,000	Arden	18429	49th	Street	\$775,000	The Acreage
11961	Torreyanna	Circle	\$3,850,000	Bay Hill Estates	13947	63rd	Lane	\$700,000	The Acreage
15763	Longboat Key	Drive	\$925,000	Cresswind	17039	67th	Court	\$700,000	The Acreage
15617	Merritt	Drive	\$815,000	Cresswind	11682	54th	Street	\$694,900	The Acreage
15623	Cresswind	Place	\$745,000	Cresswind	16243	Calder	Drive	\$679,999	The Acreage
15845	Alys	Terrace	\$589,990	Cresswind	13654	61st	Lane	\$679,323	The Acreage
4938	Rivo Alto	Circle	\$536,970	Cresswind	12946	63rd	Lane	\$665,000	The Acreage
2730	Doe	Trail	\$550,000	Deer Run	18603	49th	Street	\$651,000	The Acreage
12376	77th	Place	\$591,000	Indian Trail	16216	Murcott	Boulevard	\$635,000	The Acreage
2999	C	Road	\$1,830,000	Loxahatchee	17035	48th	Court	\$605,000	The Acreage
16064	Brighton	Drive	\$850,000	Loxahatchee	4601	121st	Terrace	\$587,000	The Acreage
16701	84th	Court	\$800,000	Loxahatchee	14767	66th	Street	\$575,000	The Acreage
1732	F	Road	\$800,000	Loxahatchee	16476	86th	Street	\$572,000	The Acreage
6434	Mandarin	Boulevard	\$795,000	Loxahatchee	17715	36th Ct N		\$560,000	The Acreage
6839	Banyan	Boulevard	\$775,000	Loxahatchee	15215	76 Rd N		\$555,000	The Acreage
18852	50th	Street	\$630,000	Loxahatchee	12229	61st	Lane	\$550,000	The Acreage
14502	69th	Street	\$610,000	Loxahatchee	13704	58th	Court	\$535,000	The Acreage
13047	82nd	Street	\$600,000	Loxahatchee	11613	52nd	Road	\$515,000	The Acreage
15733	Temple	Boulevard	\$594,500	Loxahatchee	15252	74th	Street	\$510,000	The Acreage
15822	72nd	Court	\$510,000	Loxahatchee	16319	Yorkshire	Drive	\$507,500	The Acreage
18055	Sycamore	Drive	\$340,000	Loxahatchee	12610	63rd	Lane	\$479,000	The Acreage
17536	48th	Court	\$320,000	Loxahatchee	13222	46th	Court	\$475,000	The Acreage
4630	121st	Terrace	\$550,000	Royal Palm Beach	16244	Grand National	Drive	\$430,000	The Acreage
16518	Cove	Road	\$699,000	Sky Cove	14951	Goldspar	Court	\$670,000	Westlake
1016	D	Road	\$2,150,000	The Acreage	5431	Empire	Drive	\$600,000	Westlake
17466	31st	Road	\$930,000	The Acreage	15750	Goldfinch	Circle	\$560,000	Westlake
16153	72nd	Road	\$905,000	The Acreage					
17563	88th	Road	\$830,000	The Acreage					
13396	60th	Street	\$825,000	The Acreage					

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.

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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