

FREE GUIDE

March 2018

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## FEATURED LISTING



**8413 Butler**

### **Greenwood Drive**

Gorgeous stone facade, courtyard, pool home with guest house in upscale, gated community located within an excellent school zone. Step inside through the private courtyard entry and be greeted by an amazing pool! Inside you can enjoy soaring 28 ft ceilings, spacious living areas with beautiful diagonal tile, a lovely wood burning fireplace, coffered ceilings and gorgeous Iron baluster. The inviting kitchen boasts tons of 42" cabinets along with granite counter tops and stainless steel appliances including a double oven. All of the bedrooms are spacious as well (2 bedrooms are on 1st floor) one of the expansive master suites, on the first floor, overlooks the pool. This home offers many more upgrades including impact safety film on most windows, Carrier a/c units, 2 private balco-



nies upstairs and much more! The low HOA includes security, lawn care, sprinklers and common areas. The guest house, which includes a full bath and walk-in closet offers endless possibilities. It is perfect for in-laws, teenagers, a gym or an office! All of this in the meticulously maintained community of Greenwood Manor which offers its residents a pool, state of the art fitness center, clubhouse and much more! Conveniently located just minutes from I-95, the Turnpike, Palm Beach International Airport and world renowned Wellington this home is a MUST see!

## CLIENT TESTIMONIAL

Very professional and knowledgeable. Jeff and his team made selling our home very comfortable. I would highly recommend him. Thank you for your kindness and patience throughout the process.



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REAL ESTATE

# SELLING 1 HOME EVERY 2 DAYS!



**6700 Patricia Drive**                      **\$349,900**  
Wonderful pool home on 1/3 acres corner lot



**5816 Saddle Trail Lane**  
great home in Thoroughbred Lake Estates



**8885 Club Estates Way**                      **\$750,000**  
Exquisite, Mediterranean inspired, lakefront, pool home in exclusive San Messina



**10648 Fawn River Trail**                      **\$489,900**  
Gorgeous lakefront home in luxury, active adult community of Valencia Pointe



**10578 Galleria Street**                      **\$429,900**  
Gorgeous pool home on expansive lot which backs to a lake and nature preserve for lots of privacy in resort style Wellington, Florida community!



**6181 Branchwood Drive**                      **\$344,900**  
Beautiful home in Smith Farm. A resort style community within an excellent school zone!

# HOW MUCH IS MY ? FREE Home valuation in seconds at: HOME WORTH [www.HomeValuePalmBeach.com](http://www.HomeValuePalmBeach.com)



**6274 Breckenridge Circle \$299,900**  
Great home with sweeping golf course views in gated community



**9670 Eagle Point \$639,900**  
Expansive, lakefront, pool home in exclusive Legend Lake Estates



**2165 Widener Ter \$750,000**  
Expansive, lakefront, estate home offering 5 bedrooms plus a den in Olympia, a resort style community located in Wellington, Florida within an excellent school zone!



**10746 Versailles Blvd. \$659,900**  
Luxurious estate in the exclusive community of Versailles offering 5 bedrooms, 3.5 baths and a 3 car garage.



**8640 Palisades Lakes \$449,900**  
Gorgeous pool home in Palisades!



**3167 Verdmont Lane \$319,900**  
Gorgeous extended Capri model in Village Walk

# SELLING 1 HOME EVERY 2 DAYS!



**8880 S Kendale Circle \$825,000**  
Waterfront, estate home situated on over 1 acre in the subdivision of Sherbrooke Estates. The 4 bedrooms, 3.5 baths, and lovely split floor plan make this home second to none



**7195 Vaca Key Way \$275,000**  
Great home in desirable Lake Charleston where you can walk to A rated schools!



**9057 New Hope Court \$529,900**  
Gorgeous, lakefront, pool home in gated, resort style community of Palm Beach Plantation



**7811 Vista Palm Way \$359,900**  
Wonderful home in upscale, active adult community Valencia Shores



**9179 Bryden \$425,000**  
Great home on corner, cul-de-sac lot in Olympia



**142 Park Road N \$369,000**  
Beautiful pool home on navigable canal in the heart of Royal Palm Beach with no HOA!

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**121 Elysium Drive \$399,900**

Lakefront, pool home in central Royal Palm Beach location



**10388 Oak Meadow**

**\$525,000**

Beautiful, lakefront home in Countryside Estates



**6878 Langdon**

**\$414,900**

Like new home in Abbington located on a corner lot with tons of privacy and serene lake views.



**7958 Merano Reef**

**\$599,900**

Expansive Estate home in Valencia Shores



**121 Sandpiper Avenue**

**\$335,000**

Gorgeous pool home in the heart of Royal Palm Beach with no HOA



**1231 Canyon Way**

**\$450,000**

Stunning lake front, pool home in resort style Wellington, Florida



**6268 Barton Creek Circle**      **\$325,000**  
Beautiful home in gated, golf course community of  
Winston Trails



**11362 Barca Boulevard**      **\$479,900**  
Gorgeous pool home in upscale, active adult community  
Valencia Lakes

## Spring-Cleaning Tips

### to Get It Done Faster, With the Best Results

Ready to give your home a top-to-bottom cleaning? Here are some tips to get it done faster. Focus on the big pieces and on the places that make the most difference: furnishings, flooring, closets, appliances, and carpeting. Once you've covered these major tasks, you'll have your home spring-cleaned in no time.

**Clean carpets and upholstery:** Fabrics have absorbed dirt, body oil, and germs and will need a deep cleaning to get them ready for another year of wear. When you're shampooing carpets or cleaning upholstery with a rented carpet cleaner, practice first in a small area to make sure you know how to work the machine and that the treatment won't discolor fabrics or cause dyes to run. Save time by moving furniture just slightly—not out of the room or against the wall. Place the legs of each piece on top of small wax paper squares after shampooing. The wax paper will protect your carpet and keep the furniture legs from getting wet as the carpet dries. Open the windows to speed the drying process. If you really want to make it easy on yourself call in a professional carpet and upholstery cleaner to do the work.

**Clean walls, baseboards, cabinets and woodwork:** The walls may not look as if they need a cleaning but just enough dirt and dust does settle on the walls and they warrant a seasonal bath! Use a sponge and dishwashing detergent to get the job done. A sponge mop makes it easier to reach higher spots. You can use the same method to clean cabinets, baseboard and woodwork. Dry the walls, cabinets and woodwork with a clean, dry cloth.

**Vacuum:** Simply move the big items a little to the left or to the right. Vacuum the area previously occupied by the furniture and then move it back into place. Not as labor intensive as moving all the big pieces across the room and it will get the job done.

**Caring for your tile:** Clean your kitchen and bathroom tiles and make sure the grout is nice and clean. Grout cleaners can be found at your local hardware stores.

**Clean ceiling fans and other ceiling fixtures:** Remove dust and dirt from ceiling fans and air-conditioner vents with a cloth and a vacuum with a soft nozzle attachment.

**Clean lighting fixtures:** Get a stepladder, all-purpose cleaner, a sponge, and a polish cloth ready to give new life to your lighting fixtures. If your home has skylights or tall ceilings, consider investing in an extended-reach dust and dirt removal tool. These are available at your local hardware store and make cleaning these items a breeze!

**Check your coils:** You should clean the refrigerator's condenser coil, usually found behind the toe grille, with a long-handled bottle brush and a vacuum cleaner with an attachment hose to remove dust and lint. Built-up dust can shut down the unit by causing it to overheat. To remove dust from coils attached to the hard-to-reach back side of the fridge, carefully pull the refrigerator out several feet (newer models roll on casters) and vacuum thoroughly; finish by sweeping or vacuuming the floor area you've revealed. Expect to rediscover coins, bottle caps, and twist ties that you and the cat knocked over the past year.

**Organize your closets:** This is the first step to organizing the rest of your home. Get rid of unused clothing and accessories. Arrange your closet by how you get dressed every day and by color. Organize bookshelves: Sort books by shape and size, remove any ripped jackets. Lining books horizontally and vertically in a nice pattern make them much more appealing.

**Make doormats welcoming:** Shake them out, wash them – these mats are your front line against tracked-in dirt so keep them clean!

These simple cleaning tips can make a world of difference in your home! Happy Spring cleaning!





Jeffrey L. Tricoli, P.A.  
 Keller Williams Realty  
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# SELLING 1 HOME EVERY 2 DAYS!

Ranked#1 in Palm Beach County!

We made our sellers \$7,769,787.32 MORE!

## RECENT CLOSED SALES

### BELLA TERRA

133 Sarona Circle \$359,000  
 107 Catania \$317,000

### CRESTWOOD

119 Kings Way \$426,000  
 150 Kings Way \$420,000

### CYPRESS KEY

12031 Cypress Key Way \$479,990

### ESTATES OF PIONEER LAKES

7070 Pioneer Lakes Circle \$769,000

### ESTATES OF ROYAL PALM BEACH

131 Cypress Crescent \$355,000  
 125 Fernwood Crescent \$450,000

### GREENWOOD MANOR

8358 Butler Greenwood Drive \$452,500

### LA MANCHA

101 Cortes Avenue \$365,000  
 132 Alcazar Street \$345,000  
 112 Gibraltar Street \$327,000

### LA MANCHA CONTINUED

158 Bilbao Street \$325,000  
 135 Granada Street \$315,000  
 110 Santander Court \$305,000  
 185 Rivera Avenue \$299,000  
 114 Santander Court \$290,000  
 115 Gibraltar Street \$290,000  
 112 Madrid Street \$275,000  
 122 Galiano Street \$250,000  
 120 Bilbao Street \$150,000

### OLIVE TREE

1451 Fairway Circle \$307,000  
 1486 Fairway Circle \$298,000  
 1405 Fairway Circle \$245,000  
 1782 Sawgrass \$305,000

### PALM BEACH FARMS

411 Possum Pass \$397,000

### PALM BEACH PLANTATION

9094 New Hope Court \$410,000  
 796 Belle Grove \$315,000

### PORTO SOL

2814 Bellarosa Circle \$384,000  
 2540 Vicara Court \$538,000

### RIVER BRIDGE

2501 Egret Lake Drive \$325,000  
 124 Hammocks Court \$297,500  
 164 Caribe Court \$230,000

### RIVERWALK

7818 Spring Creek Drive \$480,000  
 2715 Hancock Creek Drive \$470,000  
 2720 Hancock Creek \$460,000  
 2729 Irma Lake Drive \$406,250  
 2663 Irma Lake Drive \$385,500  
 2515 Kittbuck Way \$380,000  
 2524 James River Road \$340,000  
 2650 Kittbuck Way \$332,000

### STONEHAVEN

1378 Pebble Ridge Lane \$388,000

### WINDWARD ISLE

149 Island Way \$285,000



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WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

The listings above are just a sample of recent sales. All data taken from MLS. If you have a brokerage relationship with another agency, this is not intended as a solicitation.