

FREE GUIDE

March 2018

HAPPY
St. Patrick's
* DAY *

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YOUR LOCAL REAL ESTATE
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FEATURED COMMUNITY SHERBROOKE ESTATES



Sherbrooke Estates is an upscale community located in west Lake Worth. The estate homes in Sherbrooke Estates range in size from approx. 3,000 to almost 5,000 sq. ft. Many homes in Sherbrook Estates are on oversized, lakefront lots with docks on a lake that allows electric boats. Sherbrooke Estates is close to everything located on Lyons Road just north of Hypoluxo minutes from Boynton Beach, Wellington and downtown West Palm Beach.

FEATURED LISTING



9146 Perth Road

Stunning estate, pool home on 1+ acre lot in beautiful Sherbrooke Estates an upscale community located within an excellent school zone! This gorgeous home offers spacious living areas with soaring cathedral ceilings and beautiful flooring throughout. New barrel tile roof in 2005. The inviting kitchen offers tons of beautiful wood cabinetry and newer stainless steel appliances including a double wall oven. All of the bedrooms are spacious as well. 4 bedrooms plus a media room with full bar! Could be used as a great in-law or guest room. Step outside into your own private tropical oasis! This expansive backyard offers tons of privacy. Enjoy an enormous 50ft lap pool and gorgeous views! 2-zone HVAC new in 2017 and 2013, pool pump 2017 and updated electrical panels 2017. This home offers many more upgrades including an expansive laundry room and oversized 3 car garage! True pride of ownership is evident in this estate and it is a must see! All of this in the upscale community of Sherbrooke Estates which is conveniently located off of Lyons Road just north of Hypoluxo just minutes from Boynton Beach, Wellington, 3 international airports, with easy access to Florida's Turnpike, State Road 7 and I-95.



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 ? HOME WORTH

FREE Home valuation in seconds at:
www.HomeValuesLakeWorth.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!

HOW MUCH IS MY ? HOME WORTH

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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



8413 Butler Greenwood Drive \$599,900

Courtyard, pool home with guest house!



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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search the MLS for free at www.TricoliTeam.com

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Interested in a career in real estate?

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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

CHARLESTON SHORES

6894 Sugarloaf Key Street \$305,000

CITRUS ISLE

9017 Silver Glen Way \$337,000

COCOPLUM

5073 Sancerre Circle \$352,500

COUNTRYSIDE ESTATES

4874 Forest Dale Drive \$529,000

COUNTRYWOOD

7980 Ridgewood Drive \$232,800

CYPRESS LAKE ESTATES

4506 Danielson Drive \$465,000

CYPRESS TRAILS

9407 Bent Pine Circle \$435,000

FLORIDA GARDENS

122 Akron Road \$295,000

ISOLA BELLA

7572 Via Luria \$415,000

8049 Via Bolzano \$344,900

JOURNEYS END

6959 Kevin Way \$515,000

6230 C Durham Drive \$369,075

LACUNA

6379 Rock Creek Drive \$380,000

6406 Breckenridge Circle \$349,900

6097 Beaconwood Road \$307,500

6421 Rock Creek Drive \$285,000

8037 Pelican Harbour Dr \$280,000

LAKE CHARLESTON

7528 Oakboro Drive \$407,500

7522 Cedar Hurst Circle \$340,000

6788 Coral Reef Street \$329,000

7740 Hanahan Place \$315,000

7228 Key Largo Way \$300,000

7952 Lakewood Cove Court \$300,000

7434 Ashley Shores Circle \$265,000

LAKES OF LANTANA

8304 Blue Cypress Drive \$220,000

LAKES OF SHERBROOKE

5288 Evening Star Way \$385,000

5305 Eden Lake

8425 Morning Star

8341 Bonita Isle

8573 Bonita Isle

LAKEVIEW ESTATES

7261 Brickyard

7190 Brickyard

7136 Golden View

LEES CROSSING

6129 Moonbeam

LEGEND LAKE ESTATES

4601 Hunting

4490 Hunting

4651 Hunting

NAUTICA ISLES

5516 Monte Fino

5314 Moon Shadow

5091 Starblaze

5018 Starblaze

5436 Wellcraft

5222 Rising Comet

5039 Solar Point Drive

OSPREY

6087 Pond Bluff

6326 Grebe

PALM BEACH NATIONAL

7120 Bobalink

7600 Oakmont

7404 Saint Andrews

PALM BEACH RANCHETTES

8763 Pinion

RIVERMILL

6579 Rainwood Cove

6677 Country Winds

SAN MESSINA

8788 Club Estates

SAVANNAH ESTATES

9769 Salt Water Creek

9025 Sedgewood Drive

9729 Savannah Estates

Court \$324,000

Road \$305,000

Drive \$289,900

Drive \$285,000

Circle \$480,000

Circle \$455,000

Place \$377,500

Drive \$197,000

Trail \$950,000

Trail \$625,000

Trail \$570,000

Court \$367,000

Lane \$349,250

Drive \$337,000

Drive \$310,000

Drive \$290,000

Lane \$282,000

Lane \$240,000

Court \$410,000

Court \$515,000

Court \$360,000

Drive \$335,000

Road \$275,000

Drive \$525,000

Lane \$288,500

Cove \$240,000

Way \$520,000

Court \$530,000

Drive \$442,000

Drive \$380,000

SERENE ESTATES

6181 Serene Run \$280,000

SMITH FARM

6683 Waverly Lane \$3599,00

6658 Waverly Lane \$350,000

STRAWBERRY LAKES

5700 Strawberry Lakes Circle \$245,000

SUMMER CHASE

3948 Summer Chase Court \$276,000

3750 Spring Crest Court \$274,900

3872 Summer Chase Court \$255,000

TALAVERA

3269 Lago De Talavera \$600,000

3517 Lago De Talavera \$585,000

THOROUGHBRED LAKE ESTATES

5722 Gelding Court \$290,000

10256 Little Mustang Way \$265,000

TROPICAL COUNTRY ESTATES

9199 Bracelet Drive \$225,000

VALENCIA SHORES

7798 Marquis Ridge Lane \$540,000

7761 Royale River Lane \$435,000

7728 Lighthouse Point Lane \$365,000

WINSTON TRAILS

5859 La Gorce Circle \$400,000

5113 Prairie Dunes Village Circle \$380,000

5555 Lake Shore Village Circle \$378,500

6480 Barton Creek Circle \$378,500

6291 Old Medinah Circle \$350,000

5109 Prairie Dunes Village Circle \$345,000

5281 Oakmont Village Circle \$340,000

6292 Barton Creek Circle \$335,000

6904 Silverado Terrace \$272,000

6705 Green Island Circle \$242,500

WOODLAND CREEK

6185 Silver Oak Drive \$320,000

6165 Silver Oak Drive \$285,000

WOODS WALK

3719 Woods Walk Blvd \$320,000

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.