

MAY 2020

FREE GUIDE

Happy MOTHER'S Day

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE

TOP **1%** OF REAL ESTATE AGENTS
IN THE COUNTRY



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

2 easy ways to get your home value
Text "TTValues" to 59559 or visit
www.HomeValuePalmBeach.com



YOUR LOCAL REAL ESTATE
experts and neighbors

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PARTNERS
KELLERWILLIAMS.

THE
TRICOLI
TEAM

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

CLIENT TESTIMONIALS

Jeff and his team are TOP NOTCH professionals. As first time home sellers, we didn't know what to expect, or how to navigate thru the process. From our initial contact with Jeff, thru closing (and beyond!), they were with us every step of the way. More than impressive, was their response to our emails and texts. Day or night, they put us at ease by responding to our questions and concerns promptly. Would highly recommend them!

- Pamela Jimenez

Jeff and his team are second to none. If you need a home or looking to sell in Palm Beach County then you are in the right place. We have sold homes in Boynton Beach (two different ones) and soon in Greenacres area. Jeff has helped us buy and sell multiple homes in the area and the team is always responsive and communicates fast. He knows how to price properties to get them moved and how to buy right. We had a rental property in Boynton Beach we needed to get out of and Jeff and his team solved the problem and got it sold fast!

Amazing team!

- Darin

Mother's Day

FLOWER POT CRAFT

SUPPLIES NEEDED

- Flower pot craft template
- Colored kraft paper - 8.5" x 11"
- Red, purple or pink paper 8.5" x 11"
- White cardstock 8.5" x 11"
- Green craft sticks
- Glue Stick
- 3/8" Ribbon
- Hole punch
- Scissors
- Markers

INSTRUCTIONS

Step 1: Visit iheartcraftythings.com to purchase and download the flower pot craft template. Print the flower pot on brown kraft cardstock, the flower petals on red, purple or pink paper and the Mother's Day card tag on white cardstock.

Step 2: Cut out each of the pieces of the template.

Step 3: Fold the flower pot template in half along the line between the two pots to create your card.

Step 4: Glue the Happy Mother's Day tag on the front of the flower pot.

Step 5: Use a hole punch to punch a hole on each side of the flower pot rim to add your ribbon in a later step.

Step 6: Fold six of the flower petals in half and leave three unfolded.

Step 7: Add glue on the sides of one of your unfolded flower petals and glue two folded petals on the flower with the folds facing towards each other. Repeat this step to make two more tulip flowers.

Step 8: Add glue at the top of your green craft sticks and attach the tulip flowers to them.

Step 9: Open your flower pot card. Glue the back of the green craft sticks to the top of the card so the stems are down inside the flower pot.

Step 10: Write a personalized message on the bottom of the card.

Step 11: Close the card. Cut off a piece of ribbon about 26-inches long. Thread the ribbon through the two holes and tie it closed with a bow on the front of the flower pot card.



SELLING 1 HOME EVERY 29 HOURS!!



www.8650PioneerRoad.com

Spacious, custom built, 5 bedroom (all on 1st floor except master suite), pool home on a sprawling 2 acres!



www.4247CedarCreekRanchCircle.com

Exquisite 1 story, pool home situated on a 1/3 acre, cul-de-sac.



www.6188GrandCypressCircle.com

Live the country club lifestyle in this beautiful home located within an excellent school zone.



JUST SOLD

3819 Eastview Avenue



JUST SOLD

4850 Weymouth Street



www.77PineTrail.com

Spacious 6 bedroom home on expansive 1.43 lot in unincorporated West Palm Beach



www.173322ndAvenue.com

Spacious pool home in Vernon Heights which features a boat ramp with access to Lake Clarke and Lake Osborne.



www.2425PresidentialWay.com

Beautiful 3 bedroom, luxury condo in Lands of the President!



www.4539HuntingTrailLake.com

Gorgeous lakeview, pool home in Legend Lake Estates which is located within an excellent school zone!



www.6706JogPalmDrive.com

Beautiful home in upscale active, adult community.



JUST SOLD

www.6179RoyalBirkdaleDrive.com

Live the country club lifestyle in this pool home situated within an excellent school zone.



www.464Westwood.com

Custom built, lake front, pool home on over an acre nestled in the community of Westwoods.



www.1551NorthFlaglerDrive.com

Exquisite corner residence at The Slade.



www.3AkronRoad.com

This almost 1/2 acre, corner property is located at the corner of Lake Worth Road and The Turnpike!



www.111ValenciaStreet.com

Completely remodeled pool home located in La Mancha!



JUST SOLD

www.6727SherbrookDrive.com

Gorgeous, lakefront, former model home in resort style, active adult community of Cascades!



www.100DoolenCourt108.com

Beautiful first floor unit with panoramic Intracoastal views in active adult community!



www.8498JuddithAvenue.com

Beautiful lakefront villa in desirable Aberdeen.

THE TRICOLI TEAM

Jeffrey L. Tricoli, PA | Keller Williams Realty

www.HomeValuePalmBeach

Search the MLS www.TricoliTeam.com

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www.7647GumboLimboCourt.com

Gorgeous townhouse in exclusive, resort style community w/ Ibis.



www.5395Fountains.com

Owner is ready to sell this former model home!



www.228TamOShanterDrive.com

Great lakefront home on almost 1/3 acre lot in Palm Springs.



7867 Oak Grove Circle



www.1253OlympicCircle.com

Gorgeous lakefront home in gated community!



651 Okeechobee Boulevard #602



www.4715Lucerne.com

Beautiful 1st floor condo in all ages building with no mandatory membership!



9650 Pine Trail Court



www.7601IslandBreezeTerrace.com

Spacious 2 bedroom, 2 bath villa with attached garage in active, adult community!



www.8400WinterSpringsLane.com

Impeccable, flawlessly renovated, lakefront home in Summer Chase.



www.2142TelogiaCourt.com

Gorgeous townhome with attached garage in Riverwalk a gated, resort style community



www.335MalverneRoad.com

Unique 1920s charmer within walking distance to the Intracoastal!



6689 Lurais Drive



www.3647CaesarLane.com

Wonderful lakefront Villa in meticulously maintained, active adult community



www.6364ShadowCreekVillageCirle.com

Live the country club lifestyle with NO mandatory membership, in this custom built lakefront, pool home.



www.15774133rdTerraceNorth.com

Spacious home in Jupiter Farms on over an acre of land on a corner lot!



www.3500SpringdaleBoulevard.com

Lovely condo in desirable Palm Springs active adult community.



www.7075PioneerLakesCircle.com

Expansive lakefront home in exclusive community of Estates of Pioneer Lake.



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www.7743CaobaCourt.com

Beautiful home in desirable Countrywood/Country Lakes West situated on a cul-de sac.



www.6441BridgeportLane.com

Lakefront, pool home situated on an oversized, cul-de-sac lot located within an excellent school zone.



www.2451LenaLane.com



www.8689SouthWestCarraraWay.com

PGA Verano Lago model - Move-in ready, new construction!



www.4565WoodmereLane.com

Great home situated on more than 1/2 an acre with NO HOA and within an excellent school zone!



www.10056Hickorywood.com

Gorgeous 3 bedroom, 2 bath villa with attached 1 car garage in active-adult community of Banyan Springs.



www.7157SMilitaryTrail.com

Great property which is perfect for home business as this property is classified AG Res with 195 feet of Military Trail Frontage.



www.1750SEMinorcaAvenue.com

Great CBS single family home with expansive backyard.



3722 Old Lighthouse Circle



www.3800WashingtonRoad.com

Gorgeous condo in Portofino w/ Intracoastal views situated in the heart of West Palm Beach.



www.1601SFlagler201Drive.com

A fantastic opportunity!



www.10389Carmen.com

Great 5 bedroom, CBS, pool home located in La Mancha!



www.8073PelicanHarbour.com

Beautiful home in Lacuna/Atlantic National with brand new roof!



www.360536thWay.com

Beautiful townhouse located in central West Palm Beach, close to everything!



424 Saint Emma Drive



www.101SouthEast3rdAvenue.com

Spacious, lakefront condo being sold fully furnished, in desirable, active adult community!



120 Lake Meryl Drive



www.1300SBroadwayApt18.com

Spacious end unit condo in 55+ community in Lantana.



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731 Camellia Drive



www.1500PresidentialWayApt805.com

Beautiful penthouse luxury condo with expansive golf course & lake views!



www.12478EquineLane.com

Magnificent home situated on nearly half an acre within an excellent school zone.



4379 Emerald Vista



www.2500PresidentialWay305.com

Beautiful luxury condo in Lands of the President!



www.6427LakeWorthRd.com

LOCATION, LOCATION, LOCATION! Great opportunity to own an office building right on Lake Worth Road.



www.8396IronHorseCourt.com

Estate home with over 4000 SF situated on a lakefront lot in exclusive Ironhorse community



www.403AndoverCourt.com

Beautiful, 3 bedroom townhome!



www.227Foftail.com

Beautiful 3 bedroom townhome with attached garage in desirable community!



www.253WaltonHeath.com

Beautiful home located on an expansive corner lot in an exclusive, gated community.



11380 57th Road N



www.1074NW13thStreet153C.com

Great first floor condo with spacious areas in beautiful 55+ Boca Raton community!



10562 Paso Fino Drive



www.8800ViaTuscanDrive.com

Gorgeous home situated on pie-shaped lot in resort style, active adult community of Venetian Isles!



www.25360KeechobeeBoulevard.com

Automobile repair shop built in 1978 situated on a 9,000 square foot lot in a high traffic area in West Palm Beach!



www.360WilmaCircle.com

3 bedroom condo on the Intracoastal offering spacious living areas & sweeping water views.



www.10622CypressBendDrive.com

Gorgeous 5 bedroom lakefront, pool home in exclusive Boca Raton community.



www.1298666thStreet.com

Expansive 5 bedroom, 3.5 bath home situated on almost 1.5 canal front acres with a brand new roof!



www.192GulfstreamCircle.com

Great home offering 3 bedrooms.



RECENT CLOSED SALES

WELLINGTON	10268 Clubhouse Turn Road	\$332,500	JOURNEYS END	5050 Prairie Dunes Village Circle	\$315,000
ANTHONY GROVES	VERSAILLES		6809 Finamore Circle	6650 Green Island Circle	\$282,000
132 Hamilton Terrace	10576 Arcole Court	\$968,000	6634 Houlton Circle	5626 La Quinta Court	\$300,000
127 Canterbury Place	10594 Versailles Boulevard	\$750,000	LA TALAVERA	WOODLAND CREEK	
166 Berenger Walk	10602 Versailles Boulevard	\$740,000	3405 Lago De Talavera	6135 Silver Oak Drive	\$350,000
218 Berenger Walk	3556 Birague Drive	\$480,000	LACUNA	7690 Woodland Creek Lane	\$315,000
BLACK DIAMOND	VILLAGEWALK		6274 Breckenridge Circle	WOODS WALK	
1188 Canyon Way	8407 Xanthus Lane	\$415,000	LAKE CHARLESTON	3862 Woods Walk Boulevard	\$380,000
10643 Old Hammock Way	8192 Ocho Rios Lane	\$571,500	7822 Belmont Drive	9700 Pine Mill Court	\$325,000
10620 Old Hammock Way	8428 Arima Lane	\$565,000	7552 Prescott Lane	ROYAL PALM BEACH	
CHATSWORTH VILLAGE	WELLINGTON SHORES		7420 Prescott Lane	ACREAGE	
1610 Yarmouth Avenue	4182 Wellington Shores Drive	\$450,000	7077 Davit Circle	11380 57th Road	\$509,000
EMERALD FOREST	11101 Laurel Walk Road	\$422,500	7952 La Rose Court	4395 129th Avenue	\$419,900
1143 Lake Breeze Drive	WELLINGTONS EDGE		7676 Bristol Bay Lane	11096 60th Street	\$395,000
1160 Lake Breeze Drive	1592 Carriage Brooke Drive	\$310,000	7399 Wescott Terrace	4300 129th Avenue	\$370,000
1063 Aviary Road	WHITEHORSE ESTATES		7766 Hoffs Circle	4570 123rd Trail	\$365,000
FARMINGTON	10634 Paso Fino Drive	\$405,000	7935 Audrey Court	4344 Mango Boulevard	\$359,900
10562 Paso Fino Drive	10920 Paso Fino Drive	\$358,000	LAKES OF SHERBROOKE	12119 Orange Grove Boulevard	\$340,000
FIELDSTONE	BOYNTON		8676 Egret Isle Terrace	CRESTWOOD NORTH	
10231 Cypress Lakes Preser Drive	CASCADES		LAKEVIEW ESTATES	1101 Brinely Place	\$375,000
GRAND ISLES	6966 Castlemaine Avenue	\$353,000	7061 Falcons Run	ESTATES OF ROYAL PALM BEACH	
11172 Grandview Manor	6727 Sherbrook Drive	\$330,000	6767 Windpoint Way	229 Cypress Trace	\$404,500
11192 Nantucket Bay Court	7160 Louisiane Court	\$312,500	7210 Windy Preserve	GREENWOOD MANOR	
11162 Silver Ridge Street	7464 Granville Avenue	\$284,000	LANTANA FARMS	8216 Butler Greenwood Drive	\$540,000
11715 Waterbend Court	TIVOLI RESERVE		6233 Oceanaire Way	LA MANCHA	
11152 Laurel Walk Road	7501 Via Grande	\$450,000	LEGEND LAKE ESTATES	140 Valencia Street	\$432,500
3722 Old Lighthouse Circle	11024 Via Amalfi	\$415,000	4594 Hunting Trail	110 Viscaya Avenue	\$429,000
GREENVIEW COVE	7663 Via Grande	\$372,300	NAUTICA ISLES	112 Viscaya Avenue	\$429,000
2091 Henley Place	VALENCIA ISLES		5501 Albin Drive	125 Ponce De Leon Street	\$357,000
GREENVIEW SHORES	6848 Molakai Circle	\$548,000	5309 Grand Banks Boulevard	210 Cordoba Circle	\$350,000
1753 Staimford Court	11021 Malaysia Circle	\$497,000	5095 Starblaze Drive	131 Alcazar Street	\$340,000
1864 Lindsey Court	7310 Kahana Drive	\$397,000	5111 Crescent Moon Drive	MADISON GREEN	
13742 Callington Drive	7298 Kea Lani Drive	\$395,000	NORTHREE	2628 Arbor Lane	\$512,500
1745 Wiltshire Village Drive	6602 Hawaiian Avenue	\$375,000	7795 Northtree Club Drive	2143 Reston Circle	\$370,000
13550 Callington Drive	7361 Kea Lani Drive	\$350,000	OSPREY	2136 Reston Circle	\$370,000
13759 Peel Court	6578 Bali Hal Drive	\$290,000	9186 Oak Alley Drive	2517 Glendale Drive	\$350,000
13480 Brixham Street	VALENCIA LAKES		RIVERMILL	2090 Reston Circle	\$320,000
13718 Callington Drive	7673 Las Cruces Court	\$369,500	6635 Rainwood Cove Lane	MOUNTS	
HOMELAND	7946 Samara Street	\$342,000	6642 Rainwood Cove Lane	63 Atwell Drive	\$375,000
6310 Sugarcane Lane	7683 San Carlos Street	\$332,000	SAN MESSINA	PALM BEACH PLANTATION	
6251 Wild Orchid Trail	7543 Citronella Street	\$320,500	8662 Clak Estates Way	424 Saint Emma Drive	\$520,000
ISLES AT WELLINGTON	WEST LAKE WORTH		SAVANNAH ESTATES	132 Mulberry Grove Road	\$327,000
11640 Sea Court	BELLAGGIO		9867 Salt Water Creek Court	8710 Tally Ho Lane	\$320,000
11560 Sea Court	9559 San Vittore Street	\$465,000	SHERBROOKE ESTATES	283 Mulberry Grove Road	\$319,000
11298 Regatta Lane	9604 Bergamo Street	\$460,000	8712 Kendale Circle	PORTOSOL	
11135 Marina Bay Road	6561 Pavone Street	\$410,000	9440 Dundee Drive	2965 Bellarosa Circle	\$444,500
11424 Paradise Cove Lane	9789 Via Verga Street	\$379,900	9095 Dundee Dr	2499 Vicara Court	\$444,000
4085 Bahia Isle Circle	9664 Positano Way	\$372,000	SMITH FARM	2122 Belcara Court	\$410,000
4621 Windward Cove Lane	9307 Caserta Street	\$359,500	6461 Stonehurst Circle	2931 Bellarosa Circle	\$395,000
4026 Bluff Harbor Way	6329 Via Primo Street	\$350,000	6284 Branchwood Drive	2407 Bellarosa Circle	\$393,750
MEADOWLAND COVE	9615 San Vittore Street	\$429,000	7600 Ridgefield Lane	2111 Belcara Court	\$390,000
12881 Meadowbreeze Drive	COCOPLUM		7866 Oak Grove Circle	SARATOGA	
OAKMONT ESTATES	5213 Sancarre Circle	\$364,900	7624 Rockport Circle	100 Saratoga Boulevard	\$345,000
10596 Longleaf Lane	6689 Lurais Drive	\$315,000	7840 Rockport Circle	129 Saratoga Boulevard	\$320,900
10730 Willow Oak Court	6697 Lurais Drive	\$310,000	7948 Rockport Circle	STONEHAVEN	
OLYMPIA	COUNTRY LAKES WEST		7867 Oak Grove Circle	9500 Granite Ridge Lane	\$440,000
2376 Merriweather Way	5287 Canal Cir W	\$269,000	7571 Greenville Circle	THE ACREAGE	
2762 Pillsbury Way	7791 Ashwood Lane	\$257,000	STRAWBERRY LAKES	12791 54th St N	\$335,000
2272 Merriweather Way	COUNTRYWOOD		6075 Strawberry Fields Way	WHISPERING PINES	
9607 Shepard Place	5026 Canal Circle	\$292,000	5840 Strawberry Lakes Circle	108 Heatherwood Drive	\$295,000
9338 Glidden Court	7863 Burlwood Lane	\$285,000	THE FIELDS	WINDWARD ISLES	
2335 Thomson Way	CYPRESS ROYALE		8340 Hanoverian Drive	111 Island Way	\$300,000
9704 Wyeth Court	4034 Anniston Drive	\$573,750	THOROUGHBRED ESTATES	WEST PALM BEACH	
2158 Balsan Way	CYPRESS TRAILS		10435 Little Mustang Way	INDEPENDENCE POINT	
9720 Wyeth Court	3820 Cypress Edge Drive	\$480,000	VALENCIA SHORES	6409 Adriatic Way	\$340,000
2748 Shaughnessy Drive	CYPRESS WOODS		7948 Sonata Bay Point	6150 Adriatic Way	\$305,000
9073 Dupont Place	3719 Royal Cypress Lane	\$440,000	9871 Tallyrand Drive	OLIVE TREE	
2146 Balsan Way	3869 Cypress Lake Drive	\$392,500	8793 Arbor Walk Drive	1320 Fishers Place	\$260,000
9728 Woodworth Court	4020 Summer Chase Court	\$265,000	8154 Sandpiper Glen Drive	RIVER BRIDGE	
9674 Wolcott Place	FIELDSTONE		8142 Azure Coast Boulevard	2802 Waters Edge Circle	\$340,000
SOUTH SHORE	10231 Cypress Lakes Preser Drive	\$468,000	7581 Lake Harbor Terrace	112 Two Pine Drive	\$321,250
12785 Westport Circle	FLORIDA GARDENS		7724 Coral Colony Way	2543 Egret Lake Drive	\$317,000
STONEHAVEN	120 Springdale Road	\$350,000	WINSTON TRAILS	127 Hammocks Drive	\$278,000
9500 Granite Ridge Lane	45 Akron Road	\$300,000	6179 Royal Birkdale Drive	RIVER WALK	
THE ISLES AT WELLINGTON	ISOLA BELLA		5959 Wedgewood Village Circle	2541 Kittbuck Way	\$364,000
11913 Osprey Point Circle	8343 Genova Way	\$443,000	6739 Remington Place	TERRACINA	
THOROUGHBRED LAKE ESTATES	7247 Via Leonardo	\$390,000	6013 Wedgewood Village Circle	7075 Aliso Avenue	\$369,000
10435 Little Mustang Way	7108 Via Leonardo	\$378,000	5926 Las Colinas Circle	721 Triana Street	\$432,000

2 easy ways to get your home value

Text "TVValues" to 59559 or visit www.HomeValuePalmBeach.com

The listings above are just a sample of recent sales by all Realtors. All data taken from MLS. 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

©Jeffrey L Tricoli, PA

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Mother's Day Breakfast in Bed: **STRAWBERRY CREPES**



Recipe courtesy of barbarabakes.com

INGREDIENTS

- 2 cups frozen sliced strawberries, thawed
- 2 tablespoons sugar
- 1/2 teaspoon orange zest, optional
- 3 cups fresh strawberries, sliced
- 2 large eggs
- 2 tablespoons butter, melted
- 2 cups milk
- 1 teaspoon vanilla
- 1 tablespoon sugar
- 1/2 teaspoon salt
- 1 1/2 cups all purpose flour



DIRECTIONS

Strawberry Filling

- Puree thawed strawberries. Stir in sugar, orange zest if using, and fresh sliced strawberries. Serve strawberry filling at room temperature.

Crepes

- Add ingredients to blender - blend until smooth.
- Use a strainer to remove lumps
- Heat a skillet over medium heat, lightly coat with butter.
- For each crepe, pour 1/4 cup batter into the center of the skillet and immediately rotate the pan until the batter covers the bottom of the skillet in a thin layer.
- Cook until light brown and the top begins to dry out, approximately 1 minute. Flip and cook an additional 30 seconds.
- Repeat with remaining batter.
- To keep warm, keep crepes in a 200° oven until ready to serve, separating with wax paper
- Fill each crepe with strawberry filling and roll up.
- Serve with whipped cream.

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