



MIAMI DOLPHINS CALENDAR INCLUDED INSIDE!

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THE **TRICOLI**  
TEAM



# CLIENT TESTIMONIALS

Can't say enough great things about the whole process. Jeff and his team were prompt, communicative, and made the entire process worry free. Couldn't recommend another realtor more. You can't go wrong if you go with Jeff and the Tricoli team!

- B. Paola

Not only were we assisted by Jeff personally, but his team was also there for us every step of our journey. Jeff and his team were instrumental in helping us avoid a short sale on our home.

- M. Taylor

# MIAMI DOLPHINS SCHEDULE

09.13	@ New England Patriots	1PM
09.20	v. Buffalo Bills	1PM
09.24	@ Jacksonville Jaguars	8:20PM
10.04	v. Seattle Seahawks	1PM
10.11	@ San Fransisco 49ers	4:05PM
10.18	@ Denver Broncos	4:05PM
10.25	v. Los Angeles Chargers	1PM
11.01	v. Los Angeles Rams	1PM
11.08	@ Arizona Cardinals	4:25PM
11.15	v. New York Jets	4:05PM
11.29	@ New York Jets	1PM
12.06	v. Cincinnati Bengals	1PM
12.13	v. Kansas City Chiefs	1PM
12.20	v. New England Patriots	1PM
TBD	@ Las Vegas Raiders	TBD
01.03	@ Buffalo Bills	1PM





# SELLING 1 HOME EVERY 29 HOURS!!



**5405 Sunseeker Boulevard**



**www.6424ViaPrimoStreet.com**

Beautifully maintained home in resort style, gated, adult community of Bellaggio!



**www.8396IronHorseCourt.com**

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



**102 Knights Court**



**www.6751KalebWay.com**

Spacious home in Journeys End, located within an excellent school zone!



**6315 Vireo Court**



**www.4539HuntingTrailLake.com**

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



**www.9470190thStreetNorth.com**

Beautiful pool home on 2.7 acres!



**227 Foxtail Drive C**



**www.7647GumboLimboCourt.com**

Gorgeous townhouse in exclusive, resort style community if ibis.



**403 Andover Court**



**www.12486EquineLane.com**

Gorgeous 5 bedroom, pool home with 3 car garage located within an excellent school zone



**www.100DoolenCourt111North.com**

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



**www.1149MysticWay.com**

Beautifully updated pool home on navigable canal within an excellent Wellington school zone!



**www.13030AnthorneLane.com**

This private community in the heart of Boynton Beach offers resort style amenities & modern features!





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

Text "TValues" to 59559 or visit [www.HomeValuePalmBeach.com](http://www.HomeValuePalmBeach.com)



[www.1330655thRoadNorth.com](http://www.1330655thRoadNorth.com)

Original owner is ready to sell this expansive pool home situated on 1.15 acres in the Acreage.



[6706 Jog Palm Drive](http://www.6706JogPalmDrive.com)



[www.7435LeChaletBoulevard.com](http://www.7435LeChaletBoulevard.com)

Hampton Villa in Aberdeen situated on one of the largest lots in the community!



[www.360WilmaCirce.com](http://www.360WilmaCirce.com)

Beautiful condo on the Intracoastal offering spacious living areas with sweeping water views!



[7754 Oak Grove Cirde](http://www.7754OakGroveCirde.com)



[www.1601SFlagler201Drive.com](http://www.1601SFlagler201Drive.com)

A fantastic opportunity!



[www.5083LakeWorth.com](http://www.5083LakeWorth.com)

LOCATION, LOCATION, LOCATION! This turnkey Barber shop with 6 Koken chairs, can have a nail room also!



[www.1352753rdCourtNorth.com](http://www.1352753rdCourtNorth.com)

Spacious pool home with tons of upgrades situated on over 1 acre!



[www.771NorthStreet.com](http://www.771NorthStreet.com)

Luxury townhome which has been flawlessly upgraded!



[www.2640LakeShoreDriveUnit1515.com](http://www.2640LakeShoreDriveUnit1515.com)

Enjoy panoramic views of the ocean and city lights as far as you can see from this gorgeous residence!



[www.640PotterRoad.com](http://www.640PotterRoad.com)

STEPS TO THE INTRACOASTAL! Traditional Florida Home will Please & Impress!!



[9340 Wrangler Drive](http://www.9340WranglerDrive.com)



[www.4095LaurelwoodLane.com](http://www.4095LaurelwoodLane.com)

Gorgeous lakefront, pool home in Sabal Lakes situated on an amazing lot!



[10056 Hickorywood Place](http://www.10056HickorywoodPlace.com)



[www.101SouthEast3rdAvenue.com](http://www.101SouthEast3rdAvenue.com)

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

THE TRICOLI TEAM



# SELLING 1 HOME EVERY 29 HOURS!!



2142 Telogia Court



[www.132SouthWestPeacockBulevard17205.com](http://www.132SouthWestPeacockBulevard17205.com)  
Welcome home to this spacious condo!



[www.246DownEastLaneA.com](http://www.246DownEastLaneA.com)  
Spacious and flawlessly updated villa in Covered Bridge!



3221 Frost Road



4565 Woodmore Lane



4706 Lucerne Lakes Boulevard E #205



[www.416LilacCourt.com](http://www.416LilacCourt.com)  
Complete updated, single family, 3 bedroom, 2 bath home with new roof!



[www.10694PelicanDrive.com](http://www.10694PelicanDrive.com)  
Gorgeous 3 bedroom, lake front townhome with attached garage in Wellington.



[www.8650PioneerRoad.com](http://www.8650PioneerRoad.com)  
Spacious, custom built, 5 bedroom (all on 1st floor except master suite), pool home on a sprawling 2 acres!



[www.15774133rdTerraceNorth.com](http://www.15774133rdTerraceNorth.com)  
Spacious home in Jupiter Farms on over an acre of land on a corner lot!



[www.122SpringdaleRoad.com](http://www.122SpringdaleRoad.com)  
This 1/3 acre, property is located near the corner of Lake Worth Road and The Turnpike!



[www.12944TangerineBoulevard.com](http://www.12944TangerineBoulevard.com)  
UNIQUE OPPORTUNITY! Here's your change to own a log cabin on almost 2 acres in the Acreage!



[www.6441BridgeportLane.com](http://www.6441BridgeportLane.com)  
Lakefront, pool home situated on an oversized, cul-de-sac lot located within an excellent school zone.



[www.302NEStreet.com](http://www.302NEStreet.com)  
Great CBS triplex in the heart of Lake Worth!



126 Woodland Road



[www.2500PresidentialWay305.com](http://www.2500PresidentialWay305.com)  
Beautiful luxury condo in Lands of the President!



11398 Corazon Court



[www.192GulfstreamCircle.com](http://www.192GulfstreamCircle.com)  
Great home offering 3 bedrooms.



[www.7925AmethystLakePoint.com](http://www.7925AmethystLakePoint.com)  
Expansive lakefront, estate home in upscale, active adult community Valencia Shores!





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

Text "TValues" to 59559 or visit [www.HomeValuePalmBeach.com](http://www.HomeValuePalmBeach.com)



[www.6464GrebeCourt.com](http://www.6464GrebeCourt.com)

Beautiful home in exclusive Osprey Oaks community on an expensive cul-de-sac lot with tons of privacy.



10389 Carmen Lane



[www.2800NorthFlaglerDrive810.com](http://www.2800NorthFlaglerDrive810.com)

Gorgeous Intracoastal, Palm Beach mansions & ocean views from this spacious co-op.



[www.5730FernleyDriveE58.com](http://www.5730FernleyDriveE58.com)

Spacious, lake front villa in desirable, active adult community of Cresthaven!



[www.2600NorthFlaglerDrive702.com](http://www.2600NorthFlaglerDrive702.com)

Spacious condo on prestigious Flagler Drive in West Palm Beach!



[www.501SouthEStreet.com](http://www.501SouthEStreet.com)

Great 3/2 home with lovely backyard in the heart of Lake Worth!



[www.81533rdStreet.com](http://www.81533rdStreet.com)

Completely remodeled home in Northwood historical district!



1726 Newhaven Point Lane



[www.3AkronRoad.com](http://www.3AkronRoad.com)

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



10622 Cypress Bend Drive



[www.108WestPigeonPlumDrive202.com](http://www.108WestPigeonPlumDrive202.com)

Beautiful 2 bed, 2 bath Condo in the highly sought after community of Botanica.



[www.8291EmeraldWindsCircle.com](http://www.8291EmeraldWindsCircle.com)

Expansive home with large fenced backyard in Canyon Springs, within an excellent school zone!



[www.46467thTerrace.com](http://www.46467thTerrace.com)

Three bedroom, CBS home on over 1/3 acre in central West Palm Beach!



[www.7809SaintAndrewsRoad.com](http://www.7809SaintAndrewsRoad.com)

Beautifully updated pool home on the golf course in Palm Beach National!



16115 E Stallion Drive



[www.10681WillowOakCourt.com](http://www.10681WillowOakCourt.com)

Gorgeous 5 bedroom (master on 1st floor) estate home in exclusive Wellington community!



6868 Willow Creek Run



[www.8461BonitalsleDrive.com](http://www.8461BonitalsleDrive.com)

Spacious lakefront home in the desirable, gated West Lake Worth community of Lakes of Sherbrooke.



[www.4215NorthLandarDrive.com](http://www.4215NorthLandarDrive.com)

Spacious 2 bedroom townhome with a private pool!



1248 Oakwater Drive



# RECENT CLOSED SALES

## WEST PALM BEACH

<b>OLIVE TREE</b>	
1551 Pebble Beach Lane	\$349,500
1223 Baycourt Isle	\$330,000
1001 Cape Cod Terrace	\$289,000

## RIVER BRIDGE

2553 Egret Lake Drive	\$343,000
2212 Soundings Court	\$329,000

## TERRACINA

6995 Aliso Avenue	\$420,000
870 Gazetta Way	\$340,000

## LOXHATCHEE/THE ACREAGE

### LOXHATCHEE

17562 67th Court	\$500,000
15061 73rd Street	\$465,000
14135 82nd St N	\$444,900
16974 73rd Ct N, Court	\$435,000
15465 Citrus Grove Boulevard	\$425,000
18841 90th Street	\$425,000
14366 73rd Street	\$422,000
15285 42nd Place	\$407,500
16894 79th Court	\$399,000
16780 Temple Boulevard	\$395,500
15704 69th Court	\$360,000
17606 84th Court	\$347,000
15351 80th Lane	\$345,000
16529 71st Lane	\$329,000
16358 73rd Court	\$320,000
16406 88th Road	\$290,000
17810 64th Place	\$264,500

## WEST PALM BEACH

11448 57th Road	\$295,000
15130 Temple Boulevard	\$535,000
13924 Key Lime Boulevard	\$570,000
13725 85th Road	\$500,000
4691 122nd Drive	\$490,000
12207 79th Court	\$450,000
13926 Temple Boulevard	\$450,000
4598 126th Drive	\$449,900
13342 87th Street	\$440,000
13338 85th Road	\$415,000
11817 56th Place	\$385,000
13875 61st Street	\$380,000
11223 Mellow Court	\$375,000
13346 69th Street	\$365,000
13635 86th Road	\$350,000
4569 123rd Trail	\$349,900
5811 Royal Palm Beach Boulevard	\$349,000
8661 112th Terrace	\$325,000
11064 51st Court	\$318,000
4619 Coconut Boulevard	\$240,000

## ROYAL PALM BEACH

### ACREAGE

4598 126th Drive	\$449,900
11817 56th Place	\$385,000
11223 Mellow Court	\$375,000
11064 51st Court	\$318,000
4182 123rd Trail	\$295,000
11448 57th Road	\$295,000
4619 Coconut Boulevard	\$240,000
4691 122nd Drive	\$490,000
4569 123rd Trail	\$349,900

## BELLA TERRA

120 Catania Way	\$455,000
106 Bellezza Terrace	\$450,000
135 Catania Way	\$399,900
172 Bellezza Ter Terrace	\$364,000

## BELLASERA

3132 Streg Lane	\$575,000
1118 Whitcombe Drive	\$450,000

## COUNTRY CLUB VIEWS

139 Prestige Drive	\$274,500
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## CRESTWOOD

102 Knights Court	\$420,000
143 Cocoplum Lane	\$389,900
101 Chestnut Circle, Circle	\$385,000
139 Cocoplum Lane	\$345,000

## CYPRESS HEAD

100 Waterview Way	\$367,000
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## ESTATES OF ROYAL PALM BEACH

116 Kapok Crescent Crescent	\$442,000
121 Silver Bell Crescent	\$435,000
117 Kapok Crescent	\$415,000

## HUNTINGTON WOODS

112 Sherwood Drive	\$320,000
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## LA MANCHA

140 Bilbao Street	\$395,000
179 Cordoba Circle	\$390,000
393 Las Palmas Street	\$335,000
401 La Mancha Avenue	\$335,000
143 Santa Monica Avenue	\$309,000

## MADISON GREEN

2485 Westmont Lane	\$430,000
2468 Westmont Lane	\$405,000

2460 Westmont Place	\$400,000
1248 Oakwater Drive	\$376,000
2458 Westmont Place	\$375,000
1108 Oakwater Drive	\$356,000
2134 Belcrest Court	\$537,500

## PALM BEACH PLANTATION

8189 Butler Greenwood Drive	\$570,000
9097 New Hope Court	\$552,500

## PINE HOLLOW

580 Pine Hollow Lane	\$592,500
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## PORTOSOL

2936 Bellarosa Circle	\$390,000
2841 Bellarosa Circle	\$428,000
2529 Vicara Court	\$385,000
2224 Arteria Court	\$385,000

## RIVERWALK

7625 Red River Road	\$470,000
2515 Kibbuck Way	\$405,000
7116 Elkhorn Drive	\$405,000
2643 Muskegon Way	\$400,000
7835 Quilda Drive	\$385,000
7950 Quilda Drive	\$380,000
2731 James River Road	\$358,000
2061 Blue Springs Road	\$317,500
2158 Telogia Court	\$289,900
7807 Fork Drive	\$285,000

## ROYAL PALM ACREAGE

5811 Royal Palm Beach Boulevard	\$349,000
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## ROYAL PINES ESATTES

180 Royal Pine Circle	\$320,000
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## STONEHAVEN

1370 Pebble Ridge Lane	\$489,900
1726 Newhaven Point Lane	\$475,000
1453 Stonehaven Estates Drive	\$472,000

## WATERWAYS TAHERI

6175 Adriatic Way	\$349,000
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## WELLINGTON

<b>ANTHONY GROVES</b>	
252 Kensington Way	\$390,000
188 Canterbury Place	\$295,000

## BLACK DIAMOND

1234 Bay View Way Way	\$492,500
1199 Bay View Way	\$480,000

## COUNTRYSIDE ESTATES

5084 Forest Dale Drive	\$530,000
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## CYPRESS LAKES PRESERVE

10391 Cypress Lakes Preserve Drive	\$445,000
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## EMERALD FOREST

1144 Lake Breeze Drive	\$499,999
13284 Opal Lane	\$313,995

## GRAND ISLES

11587 Waterbend Court	\$553,000
11579 Waterbend Court	\$500,000
3796 Miramontes Circle	\$365,000
11314 Edgewater Circle	\$315,000

## GREENVIEW SHORES

1690 Farmington Circle	\$580,000
13670 Callington Drive	\$480,000
1631 Farmington Circle	\$474,000

## HOMELAND

5212 Homeland Road	\$710,000
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## ISLES AT WELLINGTON

11132 Manderly Lane	\$565,500
11766 Osprey Point Circle	\$750,000
4461 Mariners Cove Drive	\$545,000
11869 Osprey Point Circle	\$510,000
11236 Maritime Court	\$435,000
4644 Windward Cove Lane	\$435,000
4655 Windward Cove Lane	\$535,000

## MEADOWLAND

12980 Meadowbreeze Drive	\$345,000
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## MEADOWLAND COVE

1581 Bayridge Place	\$374,000
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## OAKMONT ESTATES

3456 Oakmont Estates Boulevard	\$628,000
3492 Princeton Drive	\$490,000

## OLYMPIA

2202 Stotesbury Way	\$930,000
2263 Stotesbury Way	\$760,000
2530 Cooper Way	\$749,000
9511 Mcanoeny Court	\$600,000
9622 Worswick Court	\$565,000
2670 Danforth Terrace	\$481,116
2670 Danforth Terrace	\$481,116
9003 Alexandra Circle	\$477,000
2857 Shaugnessy Drive	\$445,000
9225 Dupont Place	\$445,000
9081 Alexandra Circle	\$440,000
2622 Sawyer Terrace	\$439,000
2199 Balsan Way	\$430,000
8983 Alexandra Circle	\$425,000
9754 Scribner Lane	\$385,000
9896 Woodworth Court	\$380,000

## SEMINOLE RANCHES

10692 Tamis Trail	\$650,000
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## STONEHAVEN

1370 Pebble Ridge Lane	\$489,900
1726 Newhaven Point Lane	\$475,000
1453 Stonehaven Estates Drive	\$472,000

## SUGAR POND

13478 Jonquil Court	\$450,000
1797 Wisteria Street	\$385,000

## SUGAR POND MANOR

13485 Orchid Court	\$342,000
13554 Exotica Lane	\$335,000

## THOROUGHbred LAKE ESTATES

5747 Gelding Court	\$359,000
10381 Old Winston Court	\$343,000
5947 Asturian Trail	\$345,000

## VERSAILLES

10525 Vignon Court	\$795,000
10278 Medicis Place	\$525,900

## VICTORIA GROVES

121 Berenger Walk	\$407,000
118 Berenger Walk	\$307,000

## VILLAGEWALK

8335 Yorke Road	\$504,500
8418 Xanthus Lane	\$420,000
8196 Laborie Lane	\$413,000

## WELLINGTON TRACE

1770 Harborside Circle	\$300,000
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## BANYAN LAKES

1139 Green Turtle	\$1,400,000
8826 Wendy	\$825,000

## BUENA VIDA

9482 Via Elegante	\$425,000
9193 Via Elegante	\$395,000
8694 Via Brillante	\$387,500
9733 Via Elegante	\$352,000

## BOYNTON BEACH

### CASCADES

6658 Hawaiian Avenue	\$362,500
7417 Granville Avenue	\$352,500
7675 Via Grande	\$305,000
11398 Corazon Court	\$257,000
11525 Corazon Court	\$265,000

## TIVOLI RESERVE

7272 Granville Avenue	\$420,000
7939 Via Grande	\$417,000

## VALENCIA ISLES

11713 Cardenas Boulevard	\$459,000
11448 Kanapali Lane	\$391,000
7463 Chorale Road	\$350,000

## VALENCIA LAKES

6763 Chimore Terrace	\$440,000
11294 Ola Avenue	\$418,000
6770 Treves Way	\$318,000
7821 Stanza Street	\$315,000
11282 Barca Boulevard	\$305,000
6506 Hawaiian Avenue	\$288,500

## VERONA LAKES

9548 Verona Lakes Boulevard	\$360,000
9983 Fortia Leona Lane	\$265,000

## WEST LAKE WORTH

### ANDALUCIA

8646 Dumford Lane	\$603,000
4797 Marston Lane	\$435,000

## BELLAGGIO

9440 Caserta Street	\$450,000
6484 Via Primo Street	\$415,000
9819 Mantova Drive	\$330,000

## BENT TREE

9262 Silver Glen Way	\$354,000
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## CHARLESTON SHORES

6788 Coral Reef Street	\$390,000
6826 Big Pine Key Street	\$326,000

## COUNTRYSIDE ESTATES

5084 Forest Dale Drive	\$530,000
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## CYPRESS LAKE ESTATES

9254 Emily Circle	\$565,000
4274 Danielson Drive	\$411,000

## CYPRESS LAKE PRESERVE

10391 Cypress Lakes Preserve Drive	\$445,000
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## CYPRESS ROYALE

4094 Italia Way	\$497,000
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## CYPRESS WOODS





Jeffrey L. Tricoli, PA  
Keller Williams Realty

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Interested in a career in real estate? Email: [hilda@TricoliTeam.com](mailto:hilda@TricoliTeam.com)

©Jeffrey L Tricoli, PA

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

# CHILI COOK-OFF RECIPE

**40 MIN PREP | 8 HR COOK TIME**

## INGREDIENTS

- 2 lbs. extra-lean ground beef, browned
- 3 chorizo sausages, cooked and diced
- 2 dried chipotle peppers (small or 1 1/2 large)
- 2 sweet onions, diced
- 5 cloves garlic, minced
- 1 each red pepper, yellow and green pepper, diced
- 1-28 oz. can San Marzano tomatoes
- 2-14 oz. cans fire-roasted diced tomatoes
- 1 cup red wine
- 3 Tbsp. chili powder
- 2 tsp. cumin
- 1 tsp. smoked paprika
- 1/2 tsp. cinnamon
- Salt to taste
- 1-28 oz. kidney beans drained and rinsed
- 1-14 oz. can Adzuki Beans, drained and rinsed
- 1 1/2 cup frozen corn, thawed
- Red and green jalapeno peppers, sliced for garnish
- Cheddar cheese, grated (optional)

*Recipe & photo courtesy of [noshingwiththenolands.com](http://noshingwiththenolands.com)*

## DIRECTIONS

Brown the ground beef in a large skillet. Meanwhile soak the chipotle peppers in boiling water for 20 min. Place the red and yellow peppers under a broiler to char, then place in a bowl and cover with a cloth to steam and cool. Once the beef is browned add to a slow cooker. Brown the chorizo and dice into small pieces - add to the beef. Add onions and garlic to the pan with a little oil if needed. Saute and add to the beef mixture. Chop the chipotle peppers once rehydrated. Skin and seed the red and orange peppers - dice. Add all peppers to the beef mixture. Add in the green peppers, both kinds of tomatoes, red wine, chili powder, smoked paprika, cumin, cinnamon and salt. Cook on low 6-8 hours. In the last hour add the beans and corn. Garnish with the jalapenos and cheese.

**WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!**

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