

APRIL
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COVID-19 SAFE SELLER PROGRAM

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
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YOUR LOCAL REAL ESTATE
experts and neighbors

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PARTNERS
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THE
TRICOLI
TEAM

CLIENT TESTIMONIALS

They were very responsive, honest and thorough. They used a professional photographer and marketing the property effectively. We received multiple offers within 24hrs of listing it and closed within 30days. They got us more than asking price, which was totally unexpected considering the property's condition. They found the right buyers due to their efficiency and marketing skills. I definitely recommend using them, their knowledge of the area is superb and they will not disappoint!

- R. Boice

Working with Jeff and his team made it extremely easy to sell our home. Jeff is very knowledgeable in the area and truly knows the market and how to sell a home.

I lived out of state and was concerned about closing and receiving the funds for selling my parents home. Jeff and his team arranged all the showings, and always communicated well with my sister and I. We also needed the funds divided amongst the two of us and they had everything taken care of. I thought I was going to have to fly in for closing but, was pleased to find out they didn't need me there. It couldn't have been easier. The team is professional, easy to communicate with, and very efficient. I would highly recommend this team for buying or selling your home. Thank you for making a difficult situation so easy for us. It was an emotional time but, working with this staff took the worries away. Again, thank you for all you did and for helping the sale run so smoothly.

- M. Jones

5 SIGNS

YOU'RE READY TO BE A HOMEOWNER

That have nothing to do with money!



1. YOU'RE READY FOR HOME UPKEEP

As a renter, you're used to putting in a service request to your property manager to come fix the broken dishwasher. But owning a home means you're now responsible for making repairs—or hiring and paying someone to take care of them.



2. YOU'RE READY TO STAY PUT

Many of us test-drive a few different cities before landing on a place where we'd like to put down roots. If you've found an area where you'd like to live for a significant period of time, homeownership is a worthy consideration.



3. YOU'RE ITCHING TO MAKE UPGRADES

Do you fantasize about putting in wood floors or tearing out that laminate countertop? If your lack of control over the interior design of your home is too much to bear, you're probably motivated to buy property you can customize to your heart's content.



4. YOU WANT MORE PRIVACY & CONTROL

Sick of your landlord coming into your apartment, or hearing your neighbors arguing, loud music blasting, or footsteps tramping up and down the stairs? Homeownership can give you the privacy and peace that you crave.



5. YOU WANT YOUR "HOME SWEET HOME"

You can make any rented space a home. But as sweet as that space may be, it's still not yours. And putting hundreds—or thousands—of dollars a month toward housing that you don't actually own can weigh heavy on your mind.

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

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3048 Santa Margarita Road



www.205RiverwayDrive.com

Truly unique estate home steps from the Intracoastal, boat slips available!



www.2926DovedaleCourt.com

Beautiful home in Greenview Shores which is located within an excellent school zone!



www.4SLakeshoreDrive.com

Beautifully updated villa located on the intercoastal waterway!



www.526MercuryStreet.com
Great investment opportunity!



3860 Hidden Cypress Way



www.8165WinnepesaukeeWay.com

Beautiful home in West Lake Worth community.



6983 Antinori Lane



2441 Village Boulevard 106



9460 Granite Ridge Lane



www.118EastflexDrive.com

Great home with expansive and private backyard!



www.143HammocksDrive.com

Beautiful home in the resort style community of River Bridge.

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111 Hialeah Avenue



www.346LaurieRoad.com

Renovated pool home within walking distance to the intracoastal!



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2640 W Gately 806



www.2600NorthFlaglerDrive702.com

Spacious condo on prestigious Flagler Drive in West Palm Beach!



2390 Bellarosa Circle



www.7917LoomisStreet.com

Wonderful 4 bedroom home in Lake Worth!



www.8123AmbachWay.com

Great villa in all ages community, Quadrille of Hypoluxo!



1509 Landings Boulevard



www.1801NorthFlaglerDrive503.com

Gorgeous Intracoastal views from this waterfront condo in West Palm Beach.



12858 68th street



1801 Waldorf Drive

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SELLING 1 HOME EVERY 25 HOURS!!



2546 Canterbury Drive



www.420ElPrado.com

Great home within walking distance to the Intracoastal Waterway.



www.122SpringdaleRoad.com

This 1/3 acre, property is located near the corner of Lake Worth Road and The Turnpike!



808 Cochran Drive



www.4953PalmRidgeBoulevard.com

Stunning and truly unique property in the heart of Delray!



www.3AkronRoad.com

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



3352 Meridian Way A



www.330NE26thAvenue1060.com

First floor condo in the 55+ Village Royale Community!



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www.804EWindwardWay316.com

Resort style living at its finest in this Intracoastal condo!



2 Via De Casas Sur 201



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www.132N12thPlace.com
Completely updated pool home!



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www.6359SailpointeLane.com
This stunning end-unit townhome is filled with natural light..



www.535ForestviewDrive.com
Spacious villa in exclusive Atlantis!



3048 SantaMargarita Road



www.5898ViaDelrayD.com
Unit is located right across from the community clubhouse, pool, & tennis courts!



3516 Mill Brook Way Circle



www.25NormandyA.com
Condo in Kings Point! Spacious living areas with beautiful flooring and inviting kitchen.



www.130NE26thAvenue404.com
Beautiful and spacious condo in active adult community!



9 Mansfield A



www.501SouthEStreet.com
Great 3/2 home with lovely backyard in the heart of Lake Worth!



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Wonderful home in the heart of Lake Worth.



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5751 Sandbirch Way



www.4705MaineStreet.com
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www.5038CanalCircleE.com
Great home in excellent school zone!



www.12022WGreenwayDrive102.com
Beautiful and spacious first floor condo in active, adult community!



www.230CapriE.com
Deluxe model 2/2 condo! Natural light, updated kitchen and stainless appliances.



4502 San Fratello Circle



www.7396PineParkDrive.com
Great home in desirable, active adult community of Lucerne Lakes!



4725 Lucerne Lakes Boulevard 101



7269 Davit Circle

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

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

Easter Egg Sprinkle Cookies

INGREDIENTS

- 1/2 lb. (two US sticks) unsalted butter
- 1 cup plus 2 tablespoons (225g) granulated sugar
- 1 egg
- 1 tsp. vanilla extract
- 3 cups (375g) all-purpose flour
- Pinch of salt
- 1/4 lb. ready-made rolled white vanilla fondant
- Corn syrup
- 1 cup (130g) rainbow nonpareils

DIRECTIONS

1. In a stand mixer, use the paddle attachment to mix butter & sugar together until just incorporated.
2. Add the egg & vanilla extract. Mix again on low speed.
3. In a medium bowl, whisk together the flour & salt. Add to the butter & egg mixture. Mix on low speed until a dough is formed
If your mixture does not come together & is crumbly, add ice cold water 1 tbsp. at a time until the dough clumps.
4. Line a baking sheet with parchment paper.
5. Turn the dough out onto a sheet of wax paper & top with a second sheet. Roll dough between the papers. Transfer all to a large cookie sheet. Wrap the dough onto the cookie sheet with plastic wrap and refrigerate for 1 hour.
6. Remove top sheet of wax paper & roll dough thinner. Dust lightly with flour if sticky.
7. Roll dough between 1/4" & 1/2" thickness.



recipe and photo courtesy of <https://www.sprinklebakes.com/2016/03/egg-sprinkle-cookies.html?m=1>

8. Cut out 2 1/2" egg shapes from the dough & transfer to the prepared baking sheet.
9. Refrigerate the cutouts for 30 minutes.
10. Preheat oven to 350°F & bake the cookies for 12 to 15 minutes. Cool on baking sheet for 5 mins. Transfer to wire rack.
11. Roll the fondant to 1/4". Use the same egg cutter you used for the cookies to cut the fondant. Use a scalloped cookie cutter to cut some of the fondant eggs in half.
12. Dot piping gel on the bottom part of the cookie & place the fondant half on the lower half of the egg.
13. Place nonpareils in a bowl. Paint the remaining exposed cookie portion completely with more piping gel and dip into sprinkles - shaking off any excess.
14. Let dry for about 30 minutes, and enjoy!

WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

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