

# TB BUZZ

 from the Tony Baroni Team

Proudly Serving All Of Tampa Bay and Orlando

>> Issue #10 >> May 2020 >>

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Over 1,220+ 5 Star Reviews

[TonyBaroni.com](http://TonyBaroni.com)



**Mother's Day Call In Giveaway**  
**Win A Dyson Supersonic Hair Dryer!**  
**Call 866-749-8577 on Friday May 8th.**

**Between 9:00 AM and 5:00 PM**  
**Drawing On the 9th So You Can Give It As A Gift.**

**A \$400 Value**





## Stage Your Home Like a Million Dollar Listing!

By Marie Beckman - Stager/Home Stylist of the Tony Baroni Team

When getting ready to put your house on the market you want to set yourself up for instant success. Approximately 99% of potential buyers look online for their future home, so you want to make sure that your house is at the top of the list. Staging or styling your home will help optimize the look of your house and in return will help you receive multiple high-priced offers.

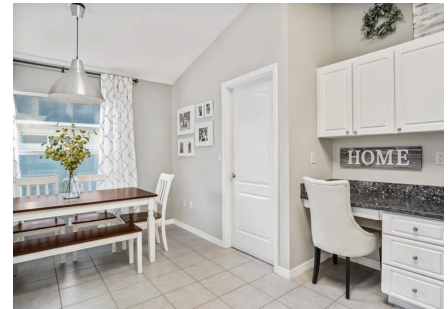


Here are a few suggestions on how to stage your home for success.

Plan on giving your home a "Day at the Spa" just before photographs are taken. This includes adding fresh mulch, pressure washing sidewalks/driveway, trimmings trees to allow a clear front exterior shot, fresh plants/flowers planted, remove debris and all lawn ornaments. Make sure all wreaths and doormats are clean and universal and

not seasonal.

The smell of your home needs to be divine with no pet odors present. Light a scented candle before any potential buyers walk through. Open all blinds throughout your home to fill each room with natural light. Make sure to clean, declutter, depersonalize and organize the entire home. Neutral colors on walls with paintings are best with added simple decor with splashes of color. The interior of the home should be nice and cool temperature and lower than you normally have it. While the above advice should be taken throughout your home, focus heavily on prepping your kitchen, master bedroom, bathrooms, and closets to be top priority to bring an offer. Please remember that "less is more". If you have a garage then where you declutter simply put it in your garage



as a garage is "Florida's basement". The kitchen should be fully functional, very clean and well maintained. It's best to add fresh greenery or small white bouquet of flowers to give your kitchen a sense of life and soul! The master bedroom looks best with clean, fluffy and luxury looking linens placed on the bed. It is best to minimize the room, which in return makes the room seem larger. The bathrooms should be extra clean and sterile-looking, free of all toiletries and towels. The closets should be organized. It is best to declutter and reduce the items in your closet by half.

These are a few things that will help to prepare your home for a speedy and successful sale. We look forward to assisting you in the sale of your property!



## Ask The Expert

with Tony Baroni

***"I feel like these are such uncertain times. New information comes out each week. We had plans to List our house in May and move this summer. What should we do now?"***

**PETER AND STEPHANIE W., FISHHAWK, LITHIA**

Great question and we get this a lot. We have found that there is much less competition currently than normal for this time of year. This has created an opportunity for sellers to not have to compete with other listings. To find out more details, we can break it down on a price range perspective for supply and demand. Our real estate team believes safety is first and we have shifted our business to allow for virtual listing appointments, secure online paperwork, virtual showings, desktop appraisals, and drive up closings. The demand will offer a surge in the market once social distancing is lifted. But in the meantime,

interest rates are still at an all-time low and buying a house is becoming more affordable than ever. We still are getting multiple offers on properties in the first week they go live in this market! Buyers who are looking now are serious buyers. So my expert advice is to still follow your plan for Listing in May. If you have any safety concerns we can accommodate and I think you will find that the Real Estate Market is doing surprisingly well. My Listing Team and I are also happy to talk through all your concerns at 813.909.3444.

**TONY BARONI**

## WIN A Dyson Supersonic Hair Dryer A \$400 Value



### Mother's Day Call-In To Win

Drawing On the 9th So You Can Give It As A Gift.

**Friday May 8th**

**Call 866-749-8577**

**Between 9:00 AM and 5:00 PM**

## Save The Date! Win A Fishing Charter

gift card from the Tony Baroni Team



### Father's Day Call-In To Win

**Friday June 19th**

**Call 866-749-8577**

**Between 9:00 AM and 5:00 PM**



*"Thanks for being absolutely amazing through the entire process (and we know it was a process :D)! We know we could not have gotten through this crazy house buying journey without you and all of your hard work! Thank you for making us feel like we were always at the very top of your priority list, taking all of our calls/texts/emails (and we know there were a million of them) and never making us feel like we were a pain in the rear (even though we know some times we were (shrug emoticon) (laugh emoticon)! When the renovations are done.... we can't wait to celebrate with you, all of our friends, and new neighbors! A pool party will definitely be in order! (champagne bottle, beach umbrella, cocktail, champagne glasses, birthday thing)"*

**You Deserve A 5-Star Real Estate Experience**



*"The Tony Baroni Team was the best referral we could have received for our move to Brandon. From the first phone conversation all the way to closing, this office was always there to help us find our perfect home. We were fortunate to have Chris Jossi as our realtor. He worked diligently with us through text, email and google duo to help get showings since we lived on the other side of Florida. It never mattered to Chris how many homes we wanted to see, or how many hours of his time was needed, he was always willing to get the appointments for us to keep the promise to be sure we had the best real estate experience ever. Chris Jossi's professional knowledge and dedication were greatly appreciated.*

*We would highly recommend Chris and the Tony Baroni team to everyone looking for their "Perfect Home."*

**JAMES KERSHNER - BRANDON, FL**



# When Life Gives You Lemons...



## Caravella Lemonchello with Titos Vodka

BY: LOUIS MUTO

Tip: Keep Lemonchello in freezer

1 Oz Leminchello

3 Oz Titos

Shaken & poured into a sugar rimmed  
martini glass with a lemon twist

## Frozen Lemon Pie

BY: LESLIE BRUHA



4 Egg Yolks  
1 Can Sweetened Condensed Milk  
1 6 ounce can of frozen lemonade  
1 cup whip cream  
4 egg whites beaten  
9" almond flavored graham cracker  
crust

Beat egg yolks, add milk then lemonade. Place in refrigerator. Beat egg white and whip cream. Fold the whipped cream into lemon mixture then fold in the beaten egg whites. Spoon into graham cracker crust, cover, and freeze overnight. Serve topped with whipped cream. Makes 6-8 servings. (can substitute fresh squeezed lemons for frozen lemonade)



## Honey and Vodka Lemonade Slush

BY: KARI CLAGETT

### INGREDIENTS

3 Lemons  
¾ Cup of Prosecco  
¾ Cup of Vodka  
1/3 Cup of Honey  
Mint Leaves

### DIRECTIONS

Cut the top off the lemon and remove the pulp, (this becomes your cup) place in a strainer and squeeze the juice. Pour juice in ice cube tray. Layer over that the vodka, honey, and a mint leaf on top. Place in the freezer for 1 hour. In a large pitcher put the ice cubes in, pour in the Prosecco, and muddle. Pour back into the lemon and add a straw and spoon.

## RESTAURANT SPOTLIGHT

Anyone else getting tired of prepping and cooking th



The Scrambled Egg  
5282 Fishhawk Blvd,  
Lithia  
813.643.4444

Follow them on Facebook: fb.com/  
TheScrambledEgg/

Making Life Easier, One Meal At A Time. Typically a breakfast and lunch restaurant, The Scrambled Egg has changed with the changing times and transitioned to a take out only establishment offering "Family Meals." Open daily from 8:00-7:00, curbside or take out. Each week their menu is posted on their facebook page. All you have to do is comment on that post by 3pm the day prior. "Our biggest challenge has been extending our hours to offer affordable family style meals," says Jennifer. "However, we have made the commitment to continue to serve our amazing community who continues to shower us with support!" On the menu last week was Cheesy Enchiladas, Newark Style Hot Dogs, and Blackened Grouper with rice to name a few. Prices range from \$16.00 to \$42.00 based on a family of 2, 4 or 6 people.

They also help the community by being a local donation site for Seeds of Hope. Their community outreach fundraiser called Feeding the Frontline has been a great success, where the community has partnered together to offer hot meals to front line workers. If you haven't picked up a family meal yet check out their Facebook page or call to place an order!

# Home Schooling Tips

Raise your hand if you have become a teacher overnight? Perhaps you are also working a full time job, maintaining a household, cooking around the clock, and keeping some normalcy in your life at the same time. We are in this together. We have asked a few teachers in the district for their best homeschooling tips to get us all through the rest of this year.

## Remove Distractions

By now you have set up a learning space in your home. Maybe your dining room table is now the new classroom. Turn distractions off like a TV and use headphones if you are teaching multiple children at a time.

## Set Up Schedule

Set up a schedule with blocks of learning time, reading, free time, snacks and exercise. If anyone is stressed move to a different activity or take a break all together. Research shows that giving children freedom to choose how they learn and what subject they want to start with can increase their motivation.



## Reading Time

Read every day at least 20 minutes. Reading counts as anything your child is interested in. (magazines, comics, books, recipes).



## Keep A Journal

A daily journal is a great way to keep up writing skills.

## Educational Activity

If you have elementary age children fill in time with fun. **Brainpop** and **Prodigy** is a great site for this. Got children interested in animals? Check out **Cincinnati Zoo FB Live** "home safari" every weekday at 3:00pm. **Smithsonian National Zoo** hosts a 24 hour live view of their giant pandas Tian Tian and Mei Xiang and **The Georgia Aquarium** also does a 24 live stream on its jellyfish, beluga whales, piranhas, and more. Do you have younger children who may know how to use a computer but maybe not how to type correctly? How to hold their fingers? Try **www.typingclub.com** It's not only for tutorials on typing but will give you your accuracy and words per minute and makes it fun. **Khandacademy.org** is a free online learning site that offers teachings on a range of subjects with short video clips and interactive exercises to practice their new skills.

## Got Teenagers?

How about a virtual stroll through the **Dali Museum** or the **National Museum of Art** in Washington D.C.

Lastly, take a deep breath, do your best, and don't be too hard on yourself. Remember this too shall pass and life will return back to normal. **We can do this!!**

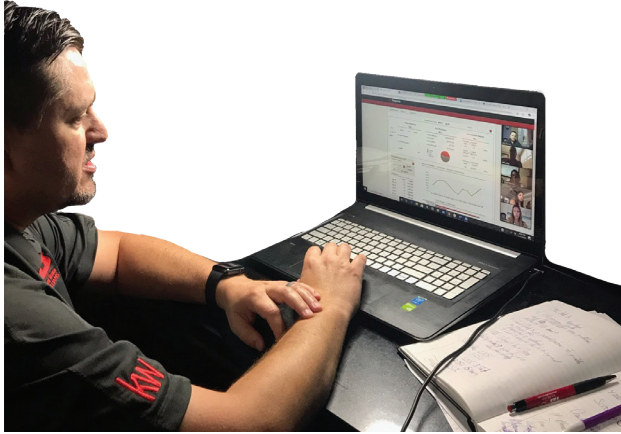
Free meals a day? Well, we have two amazing options for a home cooked family meal to get you through the week.



If you ever need a little help with getting homemade dinners on the table each week you know Peggy Davenport's name. As a weekly customer of this delivered-to-your-door-home-cooked meals company, I can't tell you how relieved I am when I remember it's a "Davenport's Night" for us says Kari Claggett. "I don't have to think about what's for dinner or remember to throw something in the crockpot because a (always) delicious and filling meal is going to show up at my house at just the right time! My favorite is their White Chicken Enchiladas.... I get this paired with a premade salad from the store (I stock up on these weekly) and my whole family gobbles it up!" We have a lot of faves on their menu....Parmesean Meatballs... Beef Stroganoff...the Mason Jar Desserts! I can't say enough about this family owned and operated company. They work from love and their delicious dinners are always a welcomed sight at our house! You can plan out your week of meals for either pick up at Art Monkey in Fishhawk or ProKitchen 5224 South Dale Mabry. They also deliver to a wide range for \$5.00. Menus always have a skinny taste choice, a keto or whole 30 option, and a family meal. All orders must be placed by 8pm the night before online. Prices range from \$20.00 for a half order that feeds two people and \$40.00 for a full order that feeds four. By donations from loyal clients and fans they have been able to make extra meals (we are talking about hundreds) to feed frontline workers, doctors, and nurses at places like Tampa General, St. Joes, and Florida Hospital. They even are bringing meals in twice a week to A Kids Place during these times.

Davenport Daily Delights  
Homemade Weeknight  
Meals and Catering  
813.810.8513

www.davenportdailydelights.com  
for their weekly menu



*Tony Baroni doing a virtual Listing Presentation over Zoom.*

# Social Distancing and Real Estate

In these every changing times, the Tony Baroni Team is making your safety our priority. We have initiated steps to ensure our agents and clients are safe, and abide by the social distancing mandate that we are all facing. Mask, gloves, and booties--however you feel comfortable we are able to ensure your needs are met.

## Virtual Listing Appointment

Our listing coordinator will call you to discuss the property description

## Virtual Buyers Presentation

We have found that we can't help you find what you are looking in your next home without the details of what your needs are. Believe it or not we have been doing virtual buyer presentations for many years with our clients since we specialize in relocations. It takes 30 minutes and it will save you 20 plus hours of frustration. Wouldn't you agree your dream home is worth a detailed conversation so we can get you what you want in your next home.



*Kari Claggett at a Virtual Showing*

## Virtual Stage Your Home

If your home is vacant and you want to show certain rooms with furniture virtually placed we can have that done. We can also have our Team Stager tour your home over the phone (or in person) and discuss with you our best Staging Secrets.



*Eric and Kelly T. have bought and sold through this pandemic.*

## Virtual Showings

We can virtually show you any home you want to see via FaceTime, Duo App, Zoom, or whatever is best for you. We customize the experience around what is best for you because its ALL about YOU!.

## At the very least, you can prep

If you feel like you cannot buy or sell during this time but it is still your goal, please reach out to us. We can discuss some important steps you can be taking currently to get your house ready and you can talk with our Listing Agents, Lead Buyer Agent and Stager to make the most of your "stay at home" time.

### **If you are moving out of the extended Tampa Bay or Orlando area, let us take one stress away from you!**

Tell us what you are looking for in your next agent and where you are moving too. (anywhere in the US) We would be happy to find you the perfect agent to meet your needs. We will do the interviewing and give you our top recommendations.

In addition to our services, when you are selling and buying a home you will also have to work with other vendors to get your home closed. We are in relationship with top vendors who have also pivoted their business to keep everyone safe. Appraisals can now be done on a desktop instead of in your home. Closings can even take place in a parking lot where you don't even have to get out of your car.

However you feel the safest and most comfortable through this transaction we believe we can accommodate that for you.

**Remember, we are all in this together.**

# I Can Grow That!

I bet each time you head to the grocery store with a mask on you might have thought about a home garden? Everyone's yard is different and the amount of time you want to put into a garden is different but a great "homeschool" project might just be starting your own garden. The best vegetables that you can start growing indoors first is, tomatoes, peppers, broccoli, cauliflower, and cabbage. All you need is seed trays, seeds, and soil. Amazon has 24 seedling trays and labels for \$10.48 with 9 GreenBox. Fill the trays with soil and push the seeds about a quarter inch into each cell. Sit them close to a sunlight source such as a window sill and keep them well-watered. Within two weeks you should start to see your seedlings sprout and you can transfer to your backyard!



Probably the best time to start growing is around September in Florida. 90 degree temps and all the rain that summer brings is not ideal but there are some vegetables that take the heat well if you want to start planting now and use our social distancing time wisely.

Tomatoes, peppers, beans, and cucumbers work the best for this time of year. The Top Easiest Vegetables to Grow: Snap Peas (when the weather cools), Kale (6 inches apart), Green Beans, Beets (2 months to harvest), Broccoli (80-100 Days to harvest), Carrots, Cucumbers (good in warm weather, need lots of space for growth), Tomatoes, Broccoli, Cauliflower, Peppers, Lettuce, Tomatoes, Best Fruits to Grow in Florida: Apple, Avocado, Banana, Mango, Papaya, Peaches, and Lychee.

#### Don't Forget the Herbs

Basil: they keep bugs away; Dill: slow growth but worth the patience; Cilantro: grow during the winter for flavor in the spring

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## Hillsborough County Stats In The Last 7 Days!

Based on April 22 to April 28th, 2020

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New Listings

369

Houses Sold

416

Houses Pending

595

# You Deserve A 5-Star Real Estate Experience



Kari Clagett - Buyer's Agent

Craig Kellner - Listing Agent

*"Tony's entire team from the realtor to the closing coordinator is amazing! The level of service was exceptional. I would highly recommend this team to anyone."*

**ANGIE BROWN - BRANDON, FL**

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