

# TB BUZZ

from the Tony Baroni Team

Proudly Serving All Of Tampa Bay and Orlando

>> Issue #11 >> August 2020 >>

866-749-8577

Over 1,700 + 5 Star Reviews

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



*"Ann Marie with Tony Baroni is amazing.. Sold my home 1st day full asking! I am extremely grateful how the sale was handled even when challenges were met and the new social distancing."*  
**Laura Lynn**



*"Being first time home buyers, we weren't sure what exactly to expect. We had reached out to Chris Jossi and his team after reading reviews on Yelp. The reviews do no lie! Chris was extremely helpful every step of the way."*  
**Joshua Ferrin**



## TB Call In To Win

MiniMax Big Green Egg Grill with Stand

Call 866-749-8577 on August 7th

(\$800.00 value)

Between 9:00 AM and 5:00 PM



## Why We LOVE Where We Live:

The TB Team Shares Their Favorite Day in Tampa Bay and Orlando

### AnnMarie

Island Exploring especially at her favorite beach, Anna Maria Island

### Amy

Mountain biking at the Alafia State Park



### Craig

Mountain biking at Alafia River State Park and a day at Madeira Beach

### Kari

Take the boat out of Harbour Island down to the Weedon Sandbar and finish with a drink at American Social

### Marie

Beach day with friends and family at Pass A Grille

### Kellie

Disney days, a parade and fireworks



### Mike

Bike ride on the West Orange Trail or Kayaking at Wekiwa Springs State Park

### Chris

Early morning shoreline fishing at Fort Desoto State Park



### Louis

Long Sunday bike ride down Bayshore Blvd. with a drink break at Armature Works

### Dee

Enjoying Florida's nature at its best and being thankful for each day

### Lauri

Take the boat along downtown Tampa with a lunch stop at Ricks on the River

### Cheri

Sunday Brunch with friends



### Tony

Beach, Seafood dinner, and watching the sunset with toes in the sand

### Kate

Drinks, friends, and relaxing in the sun at Sparkman Wharf





## Next Tony Baroni Team Giveaway Friday, August 7, 2020



We are giving away a MiniMax Big Green Egg Grill with Stand (\$800.00 value) perfect for home, camping, poolside, ball games, beach days and tailgating!!! We are also including the portable nest (\$150.00 value) AND a \$100.00 Meat Package.

**Call 866-749-8577**  
**Friday, August 7th**  
**9:00am-5:00pm**

**Do you now someone who we could help  
with their real estate needs?**

Give us the name and number and permission to call and we will give you **5 EXTRA chances to win!!!**

Follow us on Facebook and Instagram at  
@TonyBaroniTeam for more details.



**For every person who calls in the TB Team  
will donate \$5.00 to the organization to help fill their shelves**

ECHO is a local organization that bridges the gap between crisis and stability. They are best known for the emergency assistance with food and clothing. Clients can receive 20lbs of food and are equipped with 7 outfits and 3 pairs of socks, underwear or diapers. They also have life rebuilding programs including GED assistance, employment services, and computer access and referrals to community agencies.

Premade food bags based on family size are being handed out currently on  
Wednesdays and Fridays 9:00am-1:00pm.

507 N Parson Ave., Brandon  
813.685.0935

7807 Capitano St., Riverview  
813.540.9880

### More Ways To Help

They are currently in need of: peanut butter, cereal, canned meats, canned vegetables and fruits, beans, diapers, pull ups, and hygiene products.

Drop off any food for ECHO at our office located at Keller Williams Realty 2350 E State Road 60 Valrico, FL 33594 or make a monetary donation at <https://echofl.org/give-today/>

## Weekend D.I.Y. Projects

We know you are spending more time than you might like at home. Maybe you are itching for a weekend DIY project. Let's talk Top 2020 Design and Home Trends!

### An easy weekend project is painting.

Top colors as reported by Sherwin Williams in 2020, have been Stardew and Touch of Sand. Wall colors favorites are still the always popular white, light grays, and light blues. Think cool neutral colors.

Stardew

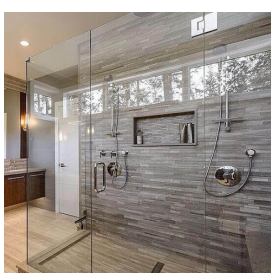
Touch of Sand

Southern Living reports a huge desire for families wanting a Formal Dining room, a designated home office and a private backyard (thanks Covid) In Florida, pools and outdoor living spaces are key.



### All white on white Kitchens are on their way out.

(just as we are all still repainting our cabinets) Pop of color are showing up in Kitchens in the cabinets and islands, specifically in blues. Very dark stains are also making a big appearance. Farmhouse sinks and wood range hoods will all still be popular through 2020, big thanks to Joanna Gaines!



### Big changes in the Bathroom!

Bathroom trends we are seeing are floating vanities, specially in small bathrooms, and ..... for the first time NO BathTubs are on trend, even in the Master Bathroom! Luxury oversized showers take the lead over jetted garden tubs.

Brushed nickel reigns over gold, and Stainless Steel appliances are still on trend.

We are starting to see a trend of bold colors in the laundry room. A great place to add your personal style.

And the color of the year in home design .....  
did you guess it?  
GREEN.

Thinking of getting your Real Estate License? Call Us!

Join One Of Florida's Top Ranked Real Estate Teams

[tonybaroni.com/about/join-our-team](https://tonybaroni.com/about/join-our-team)

## NEW EATS!

Coming Soon:

**Tiki Docks River Bar and Grill**  
**10708 Palmetto St., Riverview**

Menu will have a Polynesian flair blended with casual riverfront dining. 2/3 of the seating will be outside on a large deck overlooking the Alafia River. Boat up dock, jet ski rental, and a bait shop coming too!! Who wants to meet us for a drink? We can't wait!!!







## Do You Need an Agent for New Construction?

by Mike Malcom, Tony Baroni Team, Orlando

Do you really need an agent for new construction? Wouldn't you get a better deal if the builder did not have to pay an agents? These are logical questions that most buyers think about or ask themselves when building a new home. Having an agent is all about having representation. The builder has their agent looking out for their interest, why



shouldn't you have someone to look out for your interest, especially if the builder is paying for your agent too? It's like going to court and deciding you do not want an attorney to represent you and you are deciding you don't want an attorney at all. The thought that you will get a better deal on a home if you use the builder's agent is absolutely FALSE. There are many potential pitfalls, complications and hidden risks you face with new construction, and an experienced buyer's agent can guide you through these areas. Good realtors know the best builders, the ones with

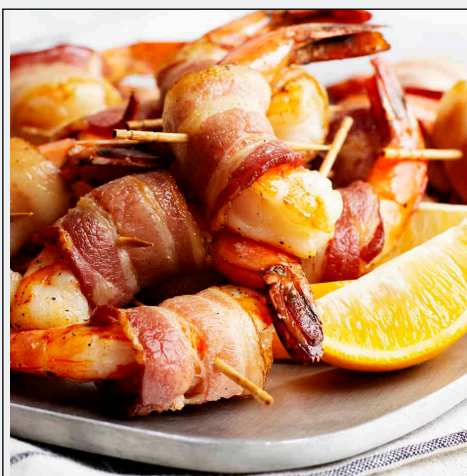
the best reputation. They can also advise on the best lot, so you are not just being steered by the builder to buy their least popular lots. A good agent



can help you negotiate, when a builder's agent tells you there are no negotiations. Upgrades can often be a negotiation strategy and a good agent with help you choose upgrades that will give you a return on investment when you go to sell the home. Builders also steer you to use their lenders and offer incentives to do so. Having your own agent helps you to comparison shop lenders and all other vendors to make sure you are not overpaying on the services related to the home purchase. Inspections are a big part of new construction and an agent can help you through that process as well as we have excellent home inspectors that can go through the



process for each step of construction to make sure the builder is doing their job. For peace of mind it is priceless to get another third party to double check the builders work. Many of the agents on the Tony Baroni Team have both used builders to build their own homes personally. We also have numerous agents on the team who are New Construction experts and have helped hundreds of clients build a new home with new construction. We would love to use our experience to help you have the best real estate experience ever when building your new construction home by offering advice, negotiations, our expansive list of recommended vendors and that Tony Baroni Team service that you have experienced in the past! We are at your service for everything new construction with all builders for Tampa Bay & Orlando and everywhere in between.



### Bacon Wrapped Shrimp

by Tony Baroni

- Brine the shrimp to hold in the moisture in a salt, sugar, and water bath for no more than 30 minutes before you cook them. Add ice too. (1/4 cup of each and 4 cups of water)
- Pre-cook the bacon. A quick microwave strip will ensure crispy bacon and cook at the same time as the shrimp.
- Coat the shrimp with the zest of a lemon and voodoo seasoning on the shrimp.
- Wrap a slice of bacon around it and skewer it. Brush 2 tablespoons of EVOO on them.
- Then place on the grill. Grill for 3 minutes on each side or if baking in the oven, 400 degrees for 8-11 minutes. My favorite is on the grill. YUMMY!

# Thinking of Selling Your Home Soon?

We asked top Listing Agents, "What turns off Buyers the most?" and here was their responses:

**1. Number one item that makes buyers run the other direction is ....**

outdated wallpaper and wallpaper borders. It instantly tells buyers that there is some work to do here if you buy this house.

**2. Outdated carpet and stains.**

Professional cleaning and carpet stretching is always a first. But if you are thinking about getting carpet replaced in Florida we always suggest you take a look at luxury vinyl flooring or engineered hard wood floors too.



**3. Brightly colored walls in every room.**

Again, it screams "work" to repaint the house. Neutral color doesn't have to be boring. Pale blues, tans, and greys are all on trend in 2020

**4. The scent in your home.**

If you have lots of pets, diaper pails, if you smoke inside, or cook foods with strong odors take some time to focus on the smell of your house. Open windows, deep clean, check the trash and fridge for smells, and use an apple cinnamon candle or light scent. Smells are very important to the selling vibe of a home.

**5. Outdated lighting fixtures and ceiling fans.**

First, always make sure light bulbs all work and slowly you can transition to LED bulbs. If you have some budget to play with start updating Kitchen pendants, Dining room fixtures, and bathroom light fixtures first.

**6. Kitchens and Baths is where it is at.**



If your budget isn't at the point for a complete renovation, start with the Kitchen backsplash. It is a quick and easy way to transform your space and give a feeling of being current.

**7. Curb Appeal- When a Buyer gets out of their car this is your time to WOW them.**

Pressure wash your sidewalk and driveway, plant colorful flowers, and add new mulch. A welcoming front door scores big points. Add a wreath, a new welcome mat, and a potted plant to create a fresh look.

*If you need some assistance with some fresh home ideas, Marie, our exclusive **TB Home Stager** is here to help!*



**Ask The Expert**  
with Tony Baroni

**"In the middle of a Pandemic, how is the Real Estate market doing?"**  
**Ryan K., South Tampa**

We all can't agree on how to open a school, how to keep the US economy going, or even when you should wear a mask or not, YET we can all agree 2020 has been a crazy year so far. What I do know is Real Estate inventory and Interest Rates are at a HISTORIC low in Tampa Bay & Orlando, FL!!! If you are going to stay in your home for at least the next 5 years and your interest rate is 4% or higher --I would suggest to see if it makes sense to refinance NOW. Call our office at 866-863-9005 for referrals on how to get the best deal to refinance.

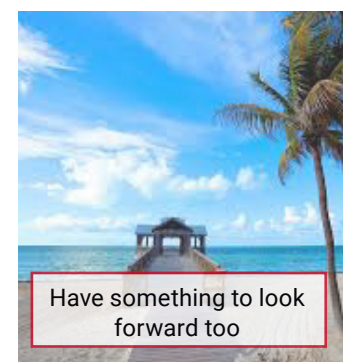
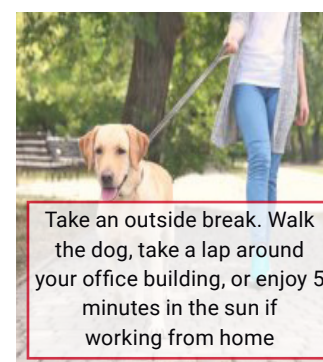
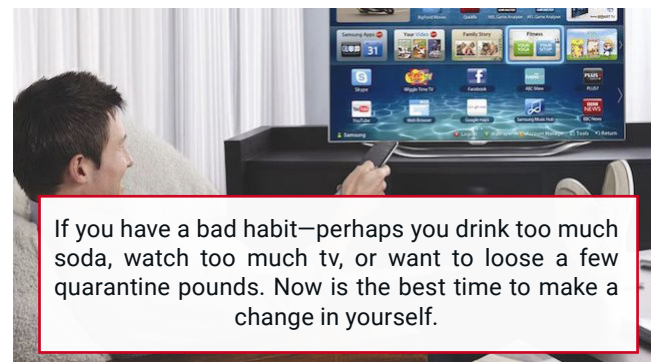
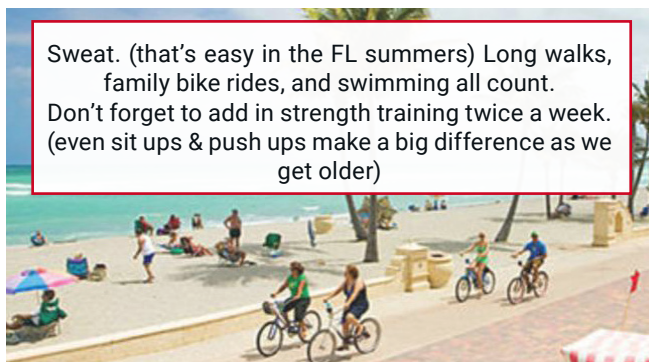
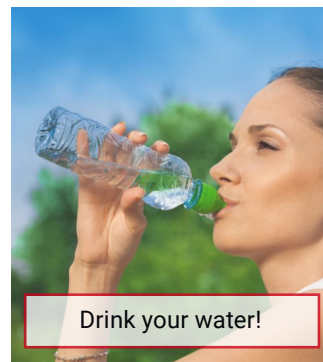
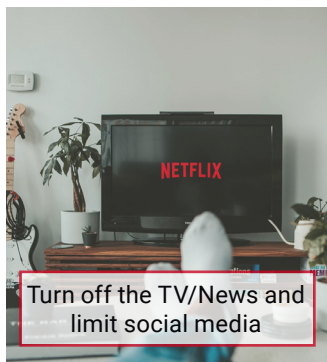
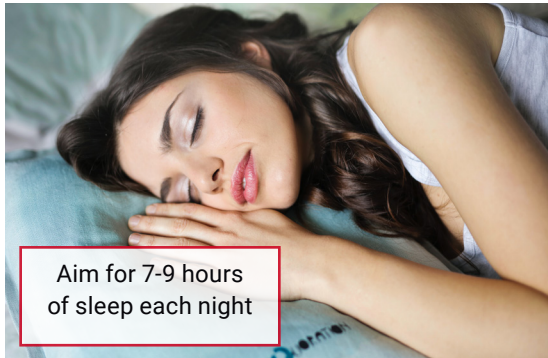
If your home is NOT meeting your needs right now because now you work from home, want a pool, need another bedroom or simply to upgrade/downsize then NOW is the time with HISTORIC LOW interest rates. Your purchase power just went up

by 10% so you can afford a house that is 10% more with the same payment due to low interest rates. Here is just one example of what one client has done in the past couple months. A seller listed a house at \$350,000 and it sold for \$360,000 due to multiple offers with awesome marketing and negotiations. Then the same client purchased a house listed at \$680,000 for only \$620,000 and now has \$60,000 equity in their home and made an extra \$10,000 on their listing for a total of \$70,000.

Lastly, I have never seen pool homes in such a high demand as of right now due to the pandemic. If you are considering selling a pool home, call us! One thing IS for sure in Florida people want to swim in their backyard even during COVID.



# 14 Tips To Treat Yourself Better!

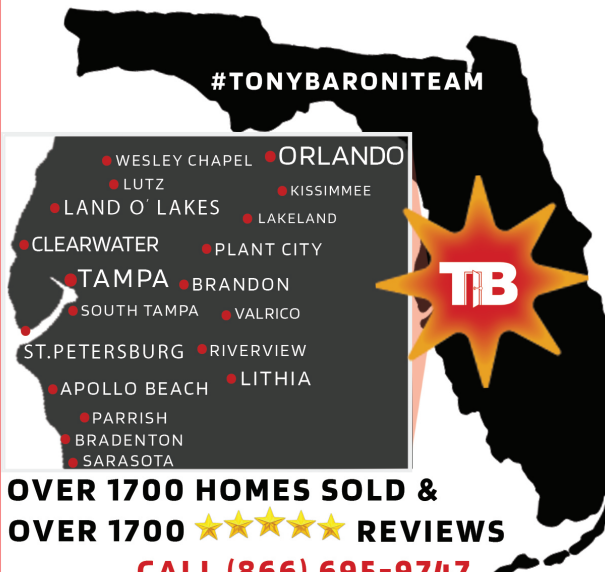


Oh yeah....and Wash Your Hands.

**TB** | **kw** KELLER WILLIAMS. *the PROMISE* The Tony Baroni Team

**Proudly Serving All of  
Tampa Bay and Orlando**  
Top 5 Medium Sized Teams In FL

#TONYBARONITEAM



• WESLEY CHAPEL • ORLANDO  
• LUTZ • KISSIMMEE  
• LAND O' LAKES • LAKELAND  
• CLEARWATER • PLANT CITY  
• TAMPA • BRANDON  
• SOUTH TAMPA • VALRICO  
• ST. PETERSBURG • RIVERVIEW  
• APOLLO BEACH • LITHIA  
• PARRISH  
• BRADENTON  
• SARASOTA

**OVER 1700 HOMES SOLD &  
OVER 1700 ★★★★★ REVIEWS**  
**CALL (866) 695-9747**  
**www.TonyBaroni.com**

**Save The Date!**  
**A Spooky Surprise  
Giveaway**

**TBTEAM  
SURPRISE**

**Call-In To Win**  
**Friday October 16th**  
**Call 866-749-8577**  
Between 9:00 AM and 5:00 PM

FOLLOW US:  [TonyBaroniTeam](#)

 [tonybaroniteam](#)

**TB** | **kw** SUBURBAN  
TAMPA  
KELLER WILLIAMS. REALTY

2350 E. FL-60 Suite 100 Valrico, FL 33594  
PHONE: 866-749-8577  
[www.TonyBaroni.com](#)