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KELLERWILLIAMS.

TB Buzz

Covering Coast to Coast of Central Florida

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866-695-9747**Over 2100+ 5 Star Reviews****TonyBaroni.com****CALL IN TO WIN**

**It's 5 O'Clock Somewhere and I think we can all agree,
A Change in Latitude brings a Change in Attitude.**

The Tony Baroni Team with Keller Williams Realty is at it again!! Mark your calendars—Friday, October 29th is our next CALL IN TO WIN!! It takes less than two minutes to give us a call at 866.749.8577 anytime between 9:00am and 5:00pm to enter to WIN. Then like and follow the Tony Baroni Team Facebook page and we will announce the winner that weekend! So easy! This time we are giving away a THREE DAY, TWO NIGHT vacation at a private four bedroom cottage house with your own pool, hot tub, third floor party deck, and multiple living rooms in the Fin-tastic Margaritaville Resort in Orlando! With world class dining, live entertainment, shopping, spa on premise, and a water park across the street: Island H2O Live, you will truly feel like you are in paradise. Did we mention it happens to be minutes to Disney World (Magic Kingdom is one mile away) and Universal Studios!!!! Take your family and make some memories on us.

Call 866-749-8577 on Friday, October 29th

Between 9:00 AM and 5:00 PM

It's Pumpkin Time!!!!

The temperature is starting to go down and the skeletons and spooky ghost décor are starting to go up. Perhaps you have bought those Trick or Treating costumes and you're your candy bowl is ready. If you are new to the Tampa Bay area, you may not know that you have to wait until closer to Halloween to carve those pumpkins. The heat does a number on them. So here is a few tips to preserve carved pumpkins a bit longer. Painted pumpkins are also a great way to keep that festive front porch lasting until November.

1. Choose a hard pumpkin without any dark spots. Dark spots are sign of the pumpkin going through a frost.
2. Cut a hole to the back of the pumpkin instead of the stem to make it last longer.
3. Scoop out seeds and strings. Then submerge pumpkin in 1 tablespoon of bleach and 1 quart of water. Let dry completely. Rub Vaseline on the inside and around cut edges to help preserve longer.
4. A diluted spray of Peppermint oil and water will help keep the bugs at bay.
5. High temps will make your pumpkin wilt. Pumpkins like colder temps. If you have a masterpiece bring it inside during the day.
6. Battery operated tea lights are great to not have to worry about real flames burning through the evenings and heating up your pumpkin.



FREE PIE—Oh My!!

It is the Tony Baroni Team Annual Pie Day Giveaway November 23. Head to TonyBaroni.com/pie to register for your FREE pie! Pick between Pumpkin, Apple, and Pecan and let us know what time works for you. Then swing by our office parking lot and we will help you load it up. It really is "As Easy as Pie." It is just a small token of our appreciation to all our loyal fans. We love being a part of your home buying and selling process and we are so THANKFUL for you.



So Fresh and So Clean-Pressure Washing is the Key



Everyone on the team knows, the top selling tip from CEO Tony Baroni would be to get your home Pressure Washed!!! In the sun, pollen, mildew world that Florida can be, nothing makes a bigger difference to the outside of your home, driveway, patio, and sidewalk then to have it pressure washed. "Nothing effects curb appeal like pressure washing. It is the best bang for your buck. I have rolled up to houses that I have been too before and I couldn't even tell it was

the same house. Recently, we listed a house that had a metal roof with tons of stains. After pressure washing it looked brand new and it sold for 40,000 over asking price." says Tony Baroni. We reached out to a local expert for his best trick of the trade, Mick Brenner with Brenner Pressure Washing and Cleaning. They are a family owned and operating business, serving the greater Tampa Bay area who are licensed and insured. Not only do they do pressure washing but they also specialize in sealing and restoring pavers, and exterior cleaning services. Mike said his best trick of the trade is safe and effective weed control. "Mix ½ gallon of water and ½ gallon of distilled vinegar, 3 drops of dawn dish soap and a tablespoon of salt. Boil the salt with water prior to mixing for added effectiveness and spray right on the weeds. No more harsh chemicals and it works great!" Great to know for families with pets and children.

www.brennerspressurewashing.com 813.704.9793

Pressure Washing, Sealing, Exterior Cleaning



YOU ARE INVITED to our ANNUAL TRUNK OR TREAT

What: Trunk or Treat, Please join us for a little bit spooky and a whole lot of fun

Where: Keller Williams Parking Lot- 2350 E, FL-60, Valrico FL (outdoor event)

When: Thursday, October 28th, Thursday, 5:30-7:30pm

Candy, Food Trucks, Popcorn, Cotton Candy, DJ, and Fun! All FREE! All is welcome-Bring a friend. Costumes are a must! Come see us for a special treat.



Is Tampa Your Golden Ticket to Wealth?

No matter where we went this summer, the grocery store, the community pool or even in the stands at a baseball game, people are talking about one thing, The Real Estate Market! The Tampa Real Estate Market is on fire! We continue to be in a Seller's Market due to lower inventory and a high demand in most price ranges. But with Tampa being one of the most affordable areas in the state coupled with low interest rates and a prime location, we don't see the Tampa Bay Real Estate Market sizzling out anytime soon. Investing in Real Estate might just be your golden ticket to wealth. When Tampa was just named one of the Top Ten Best Places to Invest in Rental Properties in the country, it might deserve a second look.

Let's dive in to why Tampa is one of the best places to invest in Real Estate.

- 1.** You have all heard "location, location, location" but in Tampa Bay we are right in the middle of gorgeous beaches to the west and the mecca of amusement parks and attractions to the east and nature in the middle. It is THE prime location.
- 2.** CHAMPA Bay—We just win, win, win. It is great to be a sports fan here. Enough said.
- 3.** We have a growing metropolitan area and a bustling downtown with new restaurants, parks, shops, and commercial growth.
- 4.** Tampa's cost of living is 23% percent lower than the national average.
- 5.** Increasing property values despite instability in the US economy.
- 6.** Booming economy and job growth with new companies opening each year here.
- 7.** Home prices steadily climbing each year.
- 8.** Tourism is hot here and welcomes more than 22.5 million tourist each year. Airbnb and vacation rentals are in high demand which presents great investment opportunities here.
- 9.** Single Family Rental Home prices continue to increase and Tampa is very landlord friendly.
- 10.** Tampa has a high appreciation rate rising 32% in the last ten years putting it as one of the top communities in the county.
- 11.** Florida has no state income tax!
- 12.** When you talk about Florida you must mention the picture perfect summer weather year round. (This drives retirees, relocations, those who can now work from home and live anywhere in the county, and our military base close by.)

Beyond Tampa we are keeping our eyes on Sarasota, Largo, Bradenton, Venice, Clearwater, Davenport, Orlando and Lakeland. All close runner ups for great investment opportunities.



**When you are ready
to invest in Real
Estate:**

PRO TIP: You knew it was coming but so very true.....Call a professional to assist you. The Tony Baroni Team has multiple agents that specialize in Rental Properties, Flipping Properties and Vacation Rentals. In one phone call we can help you with your search and narrow your criteria to yield you the most money.

Happy Closing Photos and Reviews Collage



"The Toni Baroni Team is ABSOLUTELY the way to go with buying and selling your home in Tampa Bay! I could not be happier with their honesty, integrity, responsiveness, and treating us as if we were just as important of a client as ANY OTHER! Their services are above and beyond and they are wonderful with not "over promising and underdelivering". I was thrilled with having the pleasure of working with them and would absolutely recommend them to all friends and family. You won't be disappointed! Thanks, TBT!" - Sarah



"Best team ever. Second time working with Tony Baroni team and the experience is always amazing. I'll recommend them 100%. They care about every single detail to make the process easy." Emmanuel



"Chris and his team were excellent in helping me find my house, mostly in these difficult times where is almost impossible to find one, period. He was very knowledgeable and very helpful like a rock in my buying experience. He made everything easy, I definitely recommend them 100 percent!" - Sandra R.



Words can never really express my gratitude to the Toni Baroni Team in Tampa, Florida. They seamlessly facilitated the sale of my mother's home in a very professional and considerate manner. I am particularly grateful for the assistance of Craig Kellner, Louis Muto, Skylar Kelly and Chelsea Troche. These folks held my hand through the whole process and made this experience very stress free." - Gloria A.



We have bought many houses over the last 5 decades. This most recent purchase was the smoothest to date. Kate and her team did a wonderful job. Recommend with no hesitation. - David B.



Craig Kellner got us a great sale price on our home and kept his cool despite our nervousness. In the end, there were some issues with the buyer's closing but Craig and Foundation Title came to the rescue to get it to close on time. 5 Stars! Joanne B.



"We can't say enough good things about Kate, Amy and the rest of the crew at the Tony Baroni Team! We bought our house from 1,500 miles away, completely sight unseen, and there was never a moment I didn't have full confidence in Kate and team that they would get it done. Despite many hiccups along the way, everything was handled promptly and with our best interest always in mind. There is no doubt in my mind we would not have beat out multiple offers, worked through all of the obstacles and got to closing if it wasn't for Kate! We would highly recommend Kate and team! - Danielle B.



Partnership Like No Other, Bringing You Options

Need to sell before you buy?



1. GET A GUARANTEED OFFER FROM HOMELIGHT

Once approved you will receive a guaranteed offer on your current home.

2. MAKE A WINNING OFFER ON YOUR DREAM HOME

We'll be ready to write the offer with no lending or home sale contingency.

3. MOVE IN ON YOUR SCHEDULE

You get the cash to buy your dream home and control when you move.

4. KEEP ALL THE UPSIDE

We'll spruce up and sell your old house, YOU keep the upside.



Want to become a cash buyer?



1. GET APPROVED

HomeLight Home Loans will be ready to make a cash offer on your behalf.

2. YOU FIND YOUR DREAM HOME

We tour homes with you until you find the right one.

3. MAKE AN ALL CASH OFFER

HomeLight uses their funds to make an all cash offer on the house on your behalf.

4. THE OFFER IS ACCEPTED

HomeLight purchases the home and holds it while you secure financing.

5. TAKE OWNERSHIP AND MOVE IN

As soon as your loan closes, HomeLight transfers or sells the home to you at the same price plus a small program fee.*

A Day at Hunsaders Farm in Bradenton

Is there anything better than a cozy sweater, a hayride, and a pumpkin festival?! Granted we don't get quite the Fall Weather just yet but switch out that sweater for a t shirt and you are on your way. Hunsader Farms located 5500 CR 675, Bradenton FL. is a must for Pumpkin Festivals in the area. This year they will be celebrating their 30th Annual Pumpkin Festival, weekends only 9:00-5:00pm.



First of all wear comfy shoes as there is a lot of walking and if you have little ones, bring the stroller. Parking is \$5.00 dollars and ticket admission is \$12.00 for adults, 10 and under are free. Pro Tip: Bring cash as many vendors are cash only. Plan to spend the day there with numerous entertainment like pumpkin launchers, hay rides, butterfly experience, train rides, rock climbing wall, corn maze and live music and shows. Take the kids to the petting farm and let them ride the mini train and ponies.

When you get hungry the options are endless with roasted sweet corn, homemade ice cream, pumpkin pie, hot dogs and hamburgers, and food trucks. Grab lunch and find a picnic table by the main stage to listen to the bluegrass band. On your way don't forget to stop by the craft show and vendor tables and pick yourself up some pumpkins and local produce at the pumpkin patch. Take lots of photos! Tag us on Facebook so we can see all the fun you are having @tonybaroniteam.



www.hunssaderfarms.com for more info. U-Pick produce is also available after the Pumpkin Festival is over and a Country Christmas will be coming soon.

November 11th We salute our Military Families!

We have helped countless Military families buy, sell, and relocate in Tampa and throughout Central Florida. We thank you for your courage, sacrifice and dedication. We honor all that has served!

We salute and thank you.



How to Make Thanksgiving Day a Breeze. Gobble Gobble!

It can take days to prepare for the BIG meal that can be ate in 15 minutes. So we want you to enjoy the planning AND enjoy the day. It is all in the PREP the days before in order to make the Thanksgiving relaxing, fun, and full of gratitude.

1. Make pies and desserts ahead of time. (or pick up your FREE one from the Tony Baroni Team!!!) Pumpkin Pies can be frozen and dethawed the day before.



2. Do not roast your turkey for the first time on Thanksgiving Day. Too stressful! With that being said don't try any new reciepes on that day either. Stick with what you know you can do.



3. Have atleast one side dish that does not require an oven. Keep it simple with a beautiful cranberry salad, cheese dip, or apple tart.



4. Take an inventory of your kitchen and organize. Do you have all the equipment you need? (like a meat thermometer) Do you have your pantry staples like flour, salt, and sugar?



5. The week before Thanksgiving go to the grocery store for all your non-perishables and paper products. Then closer to time make a smaller more manageable list to focus on when stores can start to get crowded. If you see cans of pumpkin pick it up ahead of time. They always sell out.

6. Cranberry sauce, casseroles, and even gravy can be made ahead of time or even frozen.



7. Make mashed potatoes early in the day and put them in the crockpot to keep them warm and free up your oven space.

8. If you are having children over to that house for dinner, plan some table top activities such as a holiday theme crossword, an art project, or buy white drawing paper to use as a table cloth to draw on or write what they are thankful for.



9. Set up your table scape the night before. Get out the plates, create the center pieces, and gather the silverware. Cute pumpkin paper plates are perfect for dessert time. (and might help with some dish washing later)



10. Don't sweat the small stuff. If it doesn't go just as you thought it would in your head, pivot. What people care about the most is spending the day together, not perfection.

Helpful Turkey TIP:

5 People—Plan for 6-7lb Turkey
10 people—Plan for 12-14 lb Turkey
20 People—Plan for 24-28 lb Turkey



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www.TonyBaroni.com



Covering Coast to Coast of Central Florida

#13 In Florida (Large Sized Teams)
According To Real Trends

COAST TO COAST

CRYSTAL RIVER, SPRING HILL, LAND O' LAKES, WESLEY CHAPEL, LUTZ, CLEARWATER, TAMPA, SOUTH TAMPA, ST. PETERSBURG, APOLLO BEACH, RIVERVIEW, PARRISH, BRADENTON, SARASOTA, VENICE, ENGLEWOOD, DAYTONA BEACH, LEESBURG, TITUSVILLE, ORLANDO, CLERMONT, KISSIMMEE, LAKE LAND, PLANT CITY, VALRICO, BRANDON, LITHIA, MELBOURNE, PALM BAY

OVER 2,100 HOMES SOLD & OVER 2,100 ★★★★★ REVIEWS
CALL (866) 695-9747
www.TonyBaroni.com

TB
#TONYBARONITEAM

BIG ANNOUNCEMENT!!!

*Welcome to the Team
Maria Ballinger!*

Maria will be joining our Expansion Team serving
Venice to Cape Coral, Florida.
Tony Baroni Team-Coast to Coast

Please Follow Us on Facebook and
Instagram for contest, design ideas, prizes,
new homes for sale, and open houses to
tour!!



FOLLOW US:



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If you are a local business and want to be featured in the next edition please contact, kellie@tonybaroni.com