

866-749-8577

Over 2250+ 5 Star Reviews

TonyBaroni.com

Tony Baroni Team Giveaway!

Friday-October 21, 9:00-5:00pm

SAIL AWAY on the Tony Baroni Team!!!

WIN A Cruise for 2 through ROYAL CARIBBEAN!!!!!!



Register today or call in on Friday, October 21, 9:00-5:00pm, you can call anytime to register and we will announce the winner the next day.

Time to Set Sail!!

We are giving away a 4 night, 5 day Royal Caribbean Cruise - ocean view room for two to the Caribbean, taxes included, Valid until April 2023 travel, (Black out dates include Christmas and New Years week)

Must be 21 to enter and have a valid cruising identification.
Winner must meet cruise line rules and regulations

Call 866-749-8577 on Friday October 21st, 9AM-5PM

Or Register Online at TonyBaroni.com/contest

We are working with our amazing **Travel Cruise Planner, Lisa Messing** with **Cruise Planners** and **Fishhawk Travel**, your cruise and vacation expert, to help arrange this vacation! First 10 to book a trip with Lisa will receive a \$50 on board credit and a bottle of Champagne! **813.643.2333**



www.TonyBaroni.com

IT IS AS EASY AS PIE.....FREE PIE

Anyway you slice it. We are GRATEFUL for your support.

Whether you are a past client or a future client or you have passed along a family for us to help, we are honored to assist you with all your Real Estate needs from Buying, Selling, or Investing. To show you our gratitude we would love if you could swing by our office on **Monday, November 21st anytime between 4:30-6:30pm** and pick up a free pie on us.

Just RSVP at <https://www.tonybaroni.com/pie> and let us know which pie you would prefer, Apple, Pumpkin, or Pecan.

We are also collecting new children's books for the upcoming holiday season to give to children in need if you would like to help. (Please bring one new unwrapped book for any age of child)

Happy Thanksgiving!!



The NEXT BIG THING

Whether you are looking for a new home, an investment, or a new lifestyle, **Reflections is the hottest condos for sale around the Bay.** This 18 story building features 88 homes located in the heart of downtown St. Pete, sitting on the northwest corner of Mirror Lake. Completion date of this project is 2024 so it is a perfect time to snag these prices now. Floor plans range from 1 to a 3 bedroom, all with dens which makes a perfect home office, in sizes ranging from 1168-2285 sq ft. Some of the amazing resort style amenities include: golf cart shuttle, rooftop bar, state of the art gym, pool, sauna, spa, firepit, pet area, covered uber/lyft area, coffee service, concierge and maintenance

staff, monthly events, and ground floor retail all with breathtaking views of Tampa Bay. At this time it is 60 percent sold out with 17 residences available to be shown through video, photos, and virtual walk throughs. Reach out to us for more information and links to see first hand why we are so impressed.



The Tony Baroni Team is honored to assist any referrals with all of their buying, selling and investing real estate needs.



YOU STILL HAVE TIME! TOP 3 EVENTS IN OCTOBER



For the Music Lover

**October 22,
Riverfront Park Tampa:**

11th Annual Tampa Pig Jig: live music featuring Sam Hunt & Kip Moore, food, drinks, silent auction with proceeds going to NephCure.



For the Magic Lover

**Until October 31st,
Orlando:**

Disney's Not So Scary Halloween Party



For the Horror Lover

**\$79.99 a ticket,
Orlando:**

Halloween Horror Nights, Universal Studios

FALL or Thanksgiving Recipe Easy Make Ahead Apple Crisp

No need to worry about making dessert on Thanksgiving Day with a load of side dishes and main entrees to worry about. Hopefully you picked up your free pie from the Tony Baroni Team. While your guest are eating turkey, pop this is to warm up to have a second dessert option. Also, a perfect healthier option as it has clean ingredients and no refined sugar.

1. Start by peeling and slicing 8 cups of apples, lemon juice helps with no browning. We love Ambrosia but add a few Granny Smith for some tartness.
2. Next, mix with the sliced apples: 1 tsp of cinnamon, ½ tsp of nutmeg, ¼ cup of maple syrup, ½ cup of water, 2 tbs of flour, 2 tsp of lemon juice.
3. Prepare the crumble topping to scatter over the apples with ¼ cup of melted butter, 2 tsp of coconut sugar, 1 cup of rolled oats, and 1 cup of almond flour.
4. Bake for 45 minutes in a 9 x 9 pan at 350 degrees or until apples are soft and the topping is golden.
5. Put it in the fridge for up to two days and then reheat for 20 minutes when you are ready to serve!
6. Goes great with a scoop of vanilla ice cream on top.



HAPPY CLOSING DAY!



"Chris Jossi made our first home buying experience unforgettably easy! We made a decision to move to Florida from the Midwest buying a house sight unseen only because Chris provided the quality of service and dedication to us to ensure we could make the right decision. So grateful to have worked with the Tony Baroni team and even more grateful to have a great friend in Chris!"

- Tyler Jensvold -



"Kate always got back to me quickly and was able to answer my questions or concerns which were important in making my decision to purchase a property. She is more than a 5 star Agent!"

- Jerry S -



"The team were of great help to me in selling and finding my new home. I'm glad I chose to work with them."

- Steven Monica -



the PROMISE

The Tony Baroni Team

"The team is awesome. They advise you based on your needs and what the market is like, not on how much commission they are going to make out of you."

- John Basilyous -



"Chris J. was a pleasure to work with. His knowledge and friendly professionalism eased the stressed of my home buying journey!"

- Rose Cortes -



"I recommend Tony Baroni team wholeheartedly. From start to finish, communication was excellent, and expectations were clearly explained. No surprises except for the good kind! I felt that Craig Keller, with the help of Louis and Chelsea, truly advocated on my behalf. The process was smooth, and the transaction was completed in a quick and painless way."

- Elaine Waite -



Should I Sell During the Holidays?

The short answer is YES! Don't let the old mindset that Real Estate slows down during the holidays make you wait to List your home until January. "Coming from Illinois, I will say the weather is what dictates the slowing of the market across the country, not the months. Living in the Sunshine State we do not have that factor. December is always a busy, busy month!" says Tony Baroni. "In a perfect world we would List your home and take photos before you decorate for the holidays so do keep



that in mind, but showing your home with the glow of white twinkling lights or a porch decorated with Fall pumpkins can create a perfect feel for buyers too."

We also have our exclusive TB Home Stager who can help you still decorate for the holidays but keep it in line for potential Sellers. We do not see a slowing of the market due to the holiday months approaching so if you are thinking about selling and want information or an updated market value of what your home is worth please reach out and let's have a discussion.

Committed To Delivering You A ★★★★★ Real Estate Experience

Meet our Listing TEAM:



Craig Kellner
Lead Listing Agent



Dylan Lee
Listing Agent



Chelsea Troche
Executive Assistant



Louis Muto
Listing Manager



Marie Beckman
Stager

Expansion Team



Gary Reighard
Field Representative



Mike Malcom
Expansion Director and Lead
Agent in Orlando Area



Seth Marsicovetere
Listing and Buyer Agent
Expansion Team



Jon Villafuerte
Listing and Buyer Agent
Expansion Team



Tara Maddox
Listing and Buyer Agent
Expansion Team

Top 35 November Bucket List

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1. Make Pumpkin Pancakes
 2. If you have little kids do a Turkey Craft
 3. Attend a corn maze or Pumpkin Festival like Hunsader Farms
 4. Get outside and enjoy cooler temps
 5. Roast Marshmallows around a fire
 6. "Pay it Forward" next time you are in a drive through line
 7. Run or Walk a Turkey Trot or 5K
 8. Get Your Free Tony Baroni Pie
 9. Take a hayride at Keel and Curly
 10. Make chili and watch football
 11. Decorate your home
 12. Do a random act of kindness or volunteer
 13. Plan out your Black Friday Shopping
 14. Create a Fall/Pumpkin centerpiece for Thanksgiving
 15. Go on a hike at Lettuce Lake in Tampa
 16. Donate to a local food bank like Echo in Brandon
 17. Create a Family Blessings Jar to be read on Thanksgiving
 18. Watch the Macy's Thanksgiving Day Parade
 19. Make a family photo for your xmas cards
 20. Enjoy a Family movie night with homemade trail mix
 21. Create a wreath for your front door
 22. Buy your teacher, mentor or sports coach a gift
 23. Make the TB Apple Crisp
 24. Watch A Charlie Brown Thanksgiving
 25. Make a delicious Thanksgiving Feast
 26. Say three things you are grateful for around the dinner table
 27. Visit the Lowry Park Zoo or Busch Gardens with cooler temps this month
 28. Host a Friendsgiving Play Date for the Kids
 29. Bring a freshly made dessert to a neighbor
 30. Go Apple picking
 31. Drink Apple Cider or Hot Chocolate
 32. Read a good book
 33. Keep some bags in your car filled with food, water and essential items to give to Homeless
 34. Go to the Movies
 35. Go to a Tampa Bay Lightning Game

Clean Like a Pro

No one said it wouldn't be boring, however cleaning is an essential part of living. Whether you are hosting Thanksgiving this year or the neighborhood pre football party needs a location, the last thing you want to worry about is scrubbing the house from top to bottom.

Just as any other task, it helps to do a little a day versus hours at once. This will free you up to actually enjoy the event and have some fun. So crank the music and grab a rag. Here are a few tips and tricks from the experts on staying ahead of chores in your home and making a weekly routine.

Top 5 Tips



1. Clean from the top to the bottom especially when dusting and wiping crumbs off a countertop.



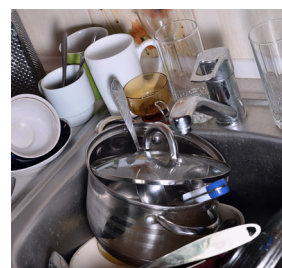
2. Focus on one area at a time with exception of spraying cleaning chemicals that needs to sit before scrubbing.



3. Bring your cleaning items with you in a caddy or keep a second set on the second level of your home. Keep a trash bag handy and a microfiber cloth for stainless appliances.



4. Have a daily routine and a quick morning schedule.



5. Never go to bed with dishes in the sink.



Every morning:

1. Empty the Dishwasher
2. Start a load of laundry
3. Make Bed

Every night:

1. Run the Dishwasher
2. Wipe down the Kitchen Countertops
3. Do a 15-minute pick up before bed

Daily Cleaning Duty: (assign a family member to each day)

Monday—Clean Bathrooms and all mirrors. This includes toilets, showers, and sinks.

Tuesday—Dust all surfaces, furniture and ceiling fans.

Wednesday—Floor Day. Vacuum/mop the house.

Thursday—Organize one section of the house. Fill one trash bag up with items to toss or donate a week.

Friday—Clean out fridge and freezer. Check the microwave and store while you are at.

Saturday—Deal with all mail, papers, and bookbag clean out.

Weekly: Mow the grass, pull weeds, work in the yard and clean up patio.

Once a month: Clean baseboards, windows, scrub backsplash, and change air filters.



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The logo features the letters 'TB' in a large, bold, black font with a red vertical bar to the left. To the right of 'TB' is 'kw' in a red, lowercase, sans-serif font, followed by 'SUBURBAN TAMPA' in a smaller, black, uppercase font. Below this is 'KELLER WILLIAMS, REALTY' in a black, uppercase font.

The logo features the word 'the' in a small, cursive font above the word 'PROMISE' in a large, bold, black font. Below 'PROMISE' is 'The Tony Baroni Team' in a smaller, cursive font.

You Are Invited:

What: Annual Trunk or Treat Event! Candy, Food, DJ, & Spooky Fun for All Ages

When: October 27th, 5:30-7:30pm, FREE

Where: Keller Williams Parking Lot, 2350 E State Rd. 60, Valrico FL



Follow Us On:

Don't forget your pets this Halloween! Take a picture of them in costume and enter to win our online contest!!!



FOLLOW US:



TonyBaroniTeam

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