

## Tampa Bay Buccaneers vs. Baltimore Ravens

Saturday Aug. 26th - 7:00PM

# WIN 4 TICKETS IN LOWER BOWL



### Save the Date!

**Our next Call In to Win will be on Friday August 18h from 9 AM to 5 PM.**

1 lucky winner will win 4 tickets to the Bucs vs. Ravens Preseason game to be played at Raymond James Stadium in Tampa on Saturday August 26th at 7:00 PM.

Winner will be announced on Saturday Aug 19th and must be able to pick up the tickets

**You can also register to win online by visiting [TonyBaroni.com/contest](https://www.tonybaroni.com/contest).**

**ONLINE REGISTRATION OPEN NOW!**

No purchase required.  
Must Be 21 or older to register

Call **866-749-8577** on August 18th 9AM-5PM  
Or Register Online at **[TonyBaroni.com/contest](https://www.tonybaroni.com/contest)**

**The Tony Baroni Team will be donating \$2.00 For Every Caller and Registration to ECHO of Brandon.**



# IS IT RENOVATION TIME?

Our agents often get asked this question, "Our home needs some updates. What should we focus on to bring us the most bang for our buck?" Any google search would tell you, some easier weekend projects like enhancing your Curb Appeal, Pressure Washing your outdoor space, create a designated Home Office, Painting the Walls more neutral colors, and updating Light Fixtures can have lasting effects on the sale of your home. We would start there. But if your home needs a bit more, let's dig deeper into the world of Home Renovation. If you really want to dive in, then we must talk about the two big rooms in your home that Buyers are checking out, you know the answer, Kitchens and Baths.

## Kitchens:

The Kitchen is often the heart of the home and where everyone gathers for Taco Tuesday or Thanksgiving Dinner. Often time multiple people are cooking or prepping at once in this space. If you are thinking of selling soon or want to be wise with your money while doing updates and renovations, start in the Kitchen. According to a National survey done with Homelight agents in 2023, the top Kitchen upgrades to boost value were: a Kitchen Island (64%), a Walk In Pantry (62%), lots of Drawers and Cabinet storage (57%).

That is a great starting point if you can move some walls and create a space. If you can't find the space, start off with the MOST simple update with your existing Kitchen cabinets and..... paint them. Replace your countertops to a nice, light Granite, Quartz or Marble. Pro Tip: While you are doing countertops think of how you can create a "wow factor" in the Kitchen. A great way to do this is in your sink. Double sinks, stainless steel, maybe a luxurious touch like adding a fancy faucet can really pull together the Kitchen and make it stand out.



## Bathrooms:

In 2023 we have seen "Spa Like Experience" be all the rage. Double vanities, Rain Shower Heads, Extra Storage, unique Lighting and Soaking Tubs are a great start. Especially in the Owners Bathroom, space is the key. If you can rework the floor plan to add more square feet this is where you should do it. Large walk in showers with glass doors and oversized mirrors can also add to the effect of a large Master Bathroom. Changing out the Lighting and Plumbing Fixtures is a must. Take a walk through a local Floor and Décor and look at tile and backsplashes to find your motivation. Zillow stated that "bathroom remodeling can yield a return of \$1.71 for every dollar spent." Pro Tip: Updating the sunken garden tubs to a stand alone tub instantly refreshes the space as well. Again, think of the "wow factor" you can add to each space. Maybe an unexpected Light Fixture over the tub or a heated towel rack can add to creating that special spa like feeling.....all while boosting your ROI (return on investment).



## PRO TIP

If you would like expert advice and additional help before renovations. Reach out to the Team for a FREE Staging Appointment with our amazing in-office Designer.



# LOVE WHERE YOU LIVE!



## Our favorite things to do around Central Florida

- Visit a State Park. We love: Alafia State Park, Medard Park, and Lettuce Lake
- Get out your Bike and hit the trails. Try Triple Creek BMX in Riverview
- Bring your friends to Heroes Paradise in Brandon for a game of LaserTag
- Learn to skim board in Indian Rocks Beach
- Visit Farmers Markets for fresh veggies: Ybor, Hyde Park, Seminole Heights
- Hit up a Free or discounted movies at your local theater during mid week
- Have a hot dog and cheer on the Tampa Bay Rays (image left).
- Play at Southshore Lagoons (see article in this newsletter)

Catch your dinner at St Pete Pier dock fishing

See a concert at Raymond James or MidFlorida Amphitheater

Splash around at the Fishhawk Park Square fountains and have ice cream at Art Monkey

Test your luck at the Ace Golf Driving

Get your heart pumping at Busch Gardens on one of their 50+ thrilling rides. (image right)



Head to  
**@TonyBaroniTeam** on  
Instagram or **Tony Baroni  
Team** on FB and show us your  
favorite thing about  
living in  
Tampa Bay.



## HAVE YOURSELF A BEACH DAY

Clearwater Beach for Sunset

Anna Maria for some great beach restaurants

Ferry to Caladesi Island State Park for birds and wildlife

Venice Beach for hunting shark teeth

Try out the new water slides at Adventure Island Water Park

Cheer on the Rowdies for some soccer in downtown St. Pete

Eat your way through Tarpon Springs Sponge Docks

Take the kids to the Riverwalk and Glazer Children's Museum

Swim and see the mermaids at Weeki Wachee Springs State Park

# HAPPY CLOSING DAY!!



"I ran into Chris Jossi by accident at Lennar office in Zephyrhills, FL. In fact, I could not regret meeting him for the first time. He was always very positive, goes beyond "the call of duty" and ready to work with me until I find the kind of home I want and within my budget. He is a tremendous agent to work with. Honestly, I could not find a better agent than Chris. I strongly recommend him to anyone looking for a good home. Kudos to Baroni Team Kate, Heidi and Ashley. What a wonderful experience!!"

- Stan Oputa



"Kate Conroy (and the entire team) were great. She was professional, responsive, and an advocate for us when we needed her. We highly recommend her as we had a great experience, start to finish."

- Andrea Ellis



"Mike Malcom and Ashley Gulyban did an excellent job. Everything was nice and easy. This is our second property that we bought with Tony Baroni. So happy with this wonderful team."

Fully recommend."  
- Anabela Lorenzo



## the PROMISE The Tony Baroni Team

Craig and Pam have been great to work with. They keep us informed on everything that is going on, any issues have been taken care of promptly. We highly recommend Tony Baroni Team

- Wallace Andrus.



"Working with the Tony Baroni team was an awesome experience. I want to specifically thank Kate Conroy as she helped us through the whole process! Everyone on the team helped us tremendously in buying our first home. I would highly recommend this team and look forward to working with them in the future."

- Justin Sylvester



"Chris has been the best realtor. He is patient, kind, and a bull dog when you need it. He was all over everything and was able to handle my pestering him with phone call after phone call with such grace. When he found out my kids can't have artificial dyes he would have white gumballs for them which they loved. As far as the whole team goes, they were amazing at keeping us in the loop throughout the whole process. Ashley included us in all the emails between the lender, title, and all other moving parts. Thank you to Chris and the Tony Baroni team for helping us find and buy our new home!"



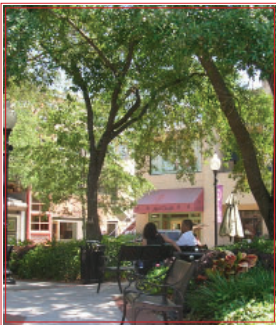
# Top TEN Most Instagram Worthy Shots in Tampa Bay



1. If you are flying in or out of Tampa International Airport, it is hard to miss a 21 foot pink Flamingo named Phoebe!



2. Filled with high end retailers, restaurants, murals, and water features, Hyde Park Village.



3. With 17 stops along the Hillsborough River, the Pirate Water Taxi is the easiest way to capture those photo worthy shots of downtown Tampa.



4. YborCity: the street, the local establishments, the roosters, the vibe.

5. Sparkman Wharf: filled with restaurants, shipping containers, water views, epic murals and backgrounds to fill the day with endless selfies.



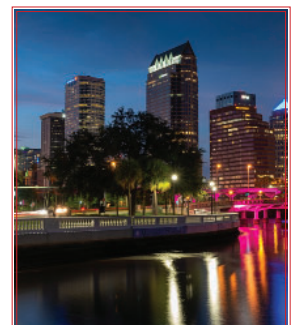
6. Located on 1102 N Florida Ave, THE Tampa Postcard Wall Mural. A must for any Tampa Instagram.



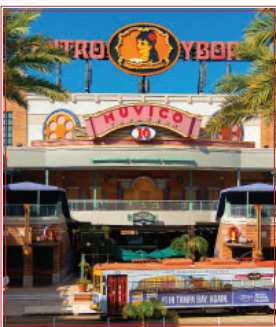
7. Downtown Tampa at sunset and after dark where the cityscape comes to life.

8. The Beach. It is what we do the best in Florida.

9. The 3rd largest parade in the country, if you are in town for the Gasparilla Invasion and Parade of Pirates usually around January/ February it is a must do and a must to feature.



10. Food. The food scene is next level for any foodie. Snap away. Don't forget amazing coffee shops like Buddy Brew Coffee "brew good, do good", local breweries like Cigar City Brewing, and the unlimited seafood. Can I get a Grouper Sandwich?





homeward



BUY BEFORE YOU SELL

# Move now, sell later.

Skip the double moves and double mortgages and get the home you're after today. A Homeward Offer gives you the keys to close on your new home and move in — with a guarantee your current house will sell later.



✔ **Buy first, sell on your terms**

Buy your new home first, and sell with more time to attract the highest offer.

✔ **Skip the stress**

Close on time and give sellers more certainty by using Homeward's cash to keep the transaction free of contingencies or delays.

✔ **Bundle and streamline**

Combine a Homeward Offer with Homeward Mortgage\* and Homeward Title\* to bring the homebuying transaction under one roof — streamlining your experience and lowering your total costs.



We were also able to secure our new home without selling our home first. Overall, the process was way less stressful knowing we had some time to sell and get our financing in order.

Jana T.  
Homebuyer



The Homeward team was very professional, trustworthy, and helpful throughout the whole process of purchasing our new home. They made it very simple and clear.

Keith B.  
Homebuyer



Homeward was the only way we could get a home with our equity in our current home. Great business plan.

Molly L.  
Homebuyer



## Jewell Marsh

Certified Mortgage Advisor

469-222-2625

[jewell.marsh@homewardmortgage.com](mailto:jewell.marsh@homewardmortgage.com)



For more on pricing visit:

[Homeward.com/pricing](https://homeward.com/pricing)

# COMMUNITY HIGHLIGHTS

## Southshore Bay "Life is Better on a Lagoon"



Southshore Bay brings the beach life to Wimauma, Florida. An amazing community, with some gated sections, starting around \$300,000. This also includes a 55 and up Active Adult community all built around crystal blue lagoon waters. Not to mention the fastest internet and wifi speed in the nation with their new technology. This master community also showcases a dog park, tot lot, play fields, and a generous amount of walking and biking trails. With convenient access to US 301 South and I-75 and the Crosstown Expressway to Downtown Tampa, you are close to tons of restaurants, shopping, grocery stores, and St. Joseph and South Bay Hospitals.

### Southshore Bay Lagoon

Even if you don't live here, you can still enjoy the lagoon. If you haven't spent the day at this lagoon you are missing out. 5 acres of crystal blue waters surrounded by sand. You can purchase a ticket to enter or get the daily pass and have access to everything for the day. Adults might enjoy the rows of lounge chairs, the swim up bar, and tiki bar. Where the kids will love the water slides, paddle boarding, kayaking, and everyone's favorite the floating obstacles and inflatable island. This community defines Resort Style Living and you just can't help feeling like you are on vacation the minute you walk in.



## TONY BARONI TEAM TIP OF THE MONTH

If you have lived here long enough, you know that **Hurricane Season** seems to ramp up in August and September. Do yourself a favor and do some prep work now.

- Walk around your property and take care of any loose shingles, broken windows, or any potential issues you may have. Also, trim any Palm Trees and any trees branches that are close to your home.
- Buy bottled water now. It's often the first item that runs out at stores when a storm is approaching. While you are at it, buy a flashlight and batteries to have on hand.
- Sign up for your county's emergency alert system. If your county doesn't offer such a service, go to the National Oceanic and Atmospheric Administration website at [noaa.gov](https://www.noaa.gov) and sign up for alerts there.
- We recommend a video walk through of your home and take photos for insurance!



The TB Buzz by the  
Tony Baroni Team



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**TB kw** KELLERWILLIAMS. *the PROMISE* The Tony Baroni Team

**Covering Coast to Coast of Central Florida**  
#4 In Florida (Small Sized Teams)  
According To Real Trends

**COAST TO COAST**

CRYSTAL RIVER Ocala JACKSONVILLE  
SPRING HILL DAYTONA BEACH  
LAND O' LAKES LEESBURG TITUSVILLE  
WESLEY CHAPEL ORLANDO  
LUTZ CLERMONT  
CLEARWATER  
SAINT PETERS TAMPA LAKELAND MELBOURNE  
SOUTH TAMPA VALRICO PALM BAY  
BRANDON  
APOLLO BEACH LITHIA  
RIVERVIEW  
PARRISH  
BRADENTON  
SARASOTA  
VENICE  
ENGLWOOD  
CAPE CORAL

**TB** #TONYBARONITEAM

**OVER 2,600 HOMES SOLD &  
OVER 2,430+ ★★★★★ REVIEWS**  
**CALL (866) 695-9747**  
**[www.TonyBaroni.com](http://www.TonyBaroni.com)**

**SAVE THE DATE**

Back to School August 10th in Hillsborough Co.  
TRUNK or TREAT, Keller Williams Suburban  
Tampa Valrico Office, October 30th

**Listing of the Week:**

**17512 Boy Scout Rd.**

5 Bedroom, 4 Bath, 5,199 sq ft, 1.24 acre  
Stunning, Gated Estate that includes a Theater  
Room, Home Office, and two Master Suites



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



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