

**Our Next Call In To Win Is Friday October 27th**  
**Tony Baroni Team is sending 1 Lucky Family to Disney World**



**Save The Date**  
FRIDAY OCTOBER 27th  
9AM to 5PM

**\$1,000**

**Worth of Disney Gift Cards**

**Call 866-749-8577**

on Friday October 27th, 9AM-5PM

Or Register Online NOW by visiting  
[TonyBaroni.com/contest](https://TonyBaroni.com/contest)

**The Tony Baroni Team will be donating \$2.00  
For Every Entry To Breast Cancer Awareness  
and Research with Susan G. Komen**





# FALL DECORATING IDEAS

Fall decorating is all about creating that cozy and festive atmosphere. Although, a bit difficult in Florida with temperatures still pushing high 80s to being sweater weather, we have a few tips to create that Fall vibe..... even when it still feels like summer outside.



Start with the front of your home and hang a beautiful Fall wreath. Add a new door mat and take some potted mums and put them in a basket by the door for instant Fall vibes.



Add a Harvest centerpiece to your Dining Room Table by adding pinecones, rustic flowers, autumn leaves, and mini pumpkins to a wooden tray or rustic basket.



Grab some candles to set the mood in scents like Apple Spice, Cinnamon and earth scents or add some twinkle lights and string them into a garland above the mantel or up the stair railing.



Nothing says cozy like pillows and blankets. Swap out a few pillows and throw blankets on the couch to some seasonal pillows in warm rich colors like oranges, deep blues, and browns. Try a fun, pattern pillow and try different textures too. Homegoods have aisles of pillows and blankets.



Grab a few decorative wood signs featuring some Fall quotes and seasonal sayings to tie in the space. Check out some local Antique Markets or Vintage shops for some amazing one-of-a-kind pieces too. Look for metal signs, wood trays, vases, and pumpkins.



Pumpkins. Can you even decorate for Fall without pumpkins? Orange pumpkins are what most people "go to" but think outside the box and look for white, cream, or neutral pumpkins to add a unique touch ranging in different sizes.

## Out and About Around the Bay



### The Tony Baroni Team Celebrates With The St. Pete Rowdies



# TONY BARONI TEAM TOP PICKS FOR OCTOBER AND NOVEMBER EVENTS

October



### Fox Squirrel Corn Maze

Plant City  
Oct. 7th - Nov. 5th  
Corn Maze, shopping,  
butterfly garden, food



### Husander Farms

Bradenton  
Oct. 14th - 29th - Weekends  
Biggest pumpkin festival around.



### Sir Henry Haunted Trail

Plant City  
Fridays and Saturdays  
Are you brave enough?

November



### Enchanted Christmas

St. Pete  
Nov. 24 - Dec. 31  
Ice Skating, Light Maze,  
Christmas Lights and Santa



### Sand Ovations Master Cup

Treasure Island  
Nov. 16th - 19th  
Free- Amazing Sand Sculptures



### Riverwalk Holiday Spectacular

Tampa  
Fridays and Saturdays  
Get in the Holiday Spirit

## Spill the Tea on the Team

Every month the team votes on one team member who has demonstrated outstanding values and has gone above and beyond. We would like to announce our two last winners of our:

### **Captain of Core Values Award**

August Winner



Chris Jossi  
5 Star Buyer Agent

September Winner



Tracey Hageman  
5 Star Inside Sales Agent

Over the past 6 years, Ann Marie Anderson has consistently demonstrated her dedication and commitment to our team and to our clients focusing on delivering a 5 Star experience. Being licensed for over 10 years, she has the single agent background that truly understand all the stages of the Real Estate experience. She has worked on the Tony Baroni Team for 4 years as the Director of Lead Generation and was recently promoted to Director of Operations!

**We are so blessed to be in business with all these super stars.**



# HAPPY CLOSING DAY!



The entire team took great care of us. Kate Conroy worked with my husband and I off and on as we browsed the Florida market the last couple of years. It's hard being a realtor in another state going into unknown territory but Kate, Ashley and the entire TB Team took great care of us. When the perfect view; I mean unit; came on in St Pete, just 2 doors down from our best friend we knew Kate would make it happen for us; and she did. Always a text or call away, she and Ashley even helped after closing if anything was needed. We appreciated their referrals, contractors and everything in between.

Thanks Kate, Tony, Ashley & team!

- Jess & Jon Starr



"Great service would use again. Patrick was our realtor and he was always on top of things and answered our questions great."

- Luna Moon



"The Tony Baroni team were fantastic during our condo search. Mike was sending us information to review during the process. The team were great once we got close to closing helping in every aspect to make sure that everything went smoothly. Highly Recommended."

- Sheryl Roberts



"I have been working this team they all has been amazing!! I start with Chris and Dave, they both has been amazing to work with! If you need honest people around and people who just doesn't focus to make money on you, you find right ones!"

- Mucahit Ekin



## the PROMISE

The Tony Baroni Team



"Tony Baroni's Team in Tampa was outstanding! Closed in under 30 days with impeccable service. The entire team was professional, efficient, and genuinely caring. I highly recommend to anyone seeking top-notch realty expertise. Absolute pleasure working with Toni Baroni's Team! Cheers to the entire team"

- Sabin



"Very happy with the results from this office. Craig Kellner was our agent. He and his team helped us sell a home in Port Charlotte. Excellent tools and experience by all involved. Open and honest communication throughout the entire process. Best of all, we had an accepted offer in under 2 weeks for a price that worked for everyone! Highly recommend."

- Greg Unit





# 4 Reasons to SELL Your Home This Holiday Season

In many parts of the United States the Winter Season can be a slow time in the Real Estate Market. Snowy, gloomy weather is not the best for showing off homes and people often think that holiday decorations might be a deterrent. Often, we hear that people are waiting until the new year to sell a home. We are here to set the record straight. There is NO slow time here in Florida!! (Well, except when a Hurricane is approaching.) We feel there are many advantages to selling your home through the holiday season. All showings are always approved first through the Seller so we can easily work around your schedule.



## 1. Less Competition

There is less competition and fewer comparable homes for sale November-December. This potentially can lead to faster sales and better negotiation power.

## 2. Emotional Appeal

By staging for the holiday season, buyers can better envision spending holidays in your home and that can help a sale. Holiday decorations, soft flicker of lights and smells often make people feel warm and inviting in your space. This can create a strong emotional connection and they can envision spending many holidays for years to come in the home.

## 3. Flexibility

Inspections, Trades People, and Closings can usually happen more quickly as dates are open. Buyers may have end of the year bonuses to help put towards a purchase and others might want to reap tax benefits by the end of the year, all making closing on a new home much more flexible.

## 4. Serious Buyers

Buyers who are house hunting now are often serious about making a purchase and are less likely to waste your time, cancel or tour your home just for the fun of it. They often have a timeline to move, making them very motivated.

### September Market Update

#### Hillsborough County

Average Sale Price **\$469,472**

On average, buyers are getting **2% Off Listing Price**

Average Days on Market: **46**

Monthly Inventory **2.2**

Have more questions? Reach Out To Us at [5StarService@TonyBaroni.com](mailto:5StarService@TonyBaroni.com)

Let's have a conversation on how we can reach your Buying and Selling goals.

# TONY BARONI TEAM ANNUAL PIE EVENT

## No Matter How You Slice it, We are Grateful for Your Business, Support, and Referrals!!!

Please stop by our office on **November 20th** and pick up a XL FREE pie for you to share with your friends and family this Thanksgiving. Please RSVP at [TonyBaroni.com/pie](https://www.tonybaroni.com/pie) with your preferred pie: Apple, Pumpkin, or Pecan now!!

**Date:**

Monday November 20th

**Time:**

Any time between 3:00PM to 6:00PM

**Where:**

Valrico Keller Williams  
2350 E. St. Rd. 60 (the tall glass building)  
or  
Clermont Keller Williams:  
1200 Oakley Seaver Dr Suite 109

We SO appreciate you.

We will also be working with the Hillsborough County Migrant Community and Hillsborough County Schools for the holidays this year again and making holiday giftboxes for children who are in need through Holiday Shoebox. If you feel led in your heart to donate, we need small toys, books, socks, toiletries, and stuffed animals etc. Items must be new but can be for any age child, they just need to fit inside a shoebox. Please do not wrap them so we can assemble the boxes. Please bring your donation to the office and we have Newsome High School Volunteers working to get these items to children in need.



Reserve your pie at  
[TonyBaroni.com/pie](https://www.tonybaroni.com/pie)

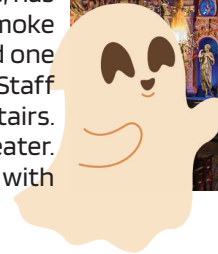
## Photos from last year's pie giveaway





# Top 5 Frightfully Haunted Places in Tampa

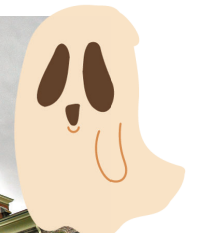
**1. Tampa Theater** opened in 1926 as one of the country's most elaborate movie theaters. After ticket sales started to take a nosedive in the 70s the people of Tampa rallied being it and kept it maintained. Many sightings, odd feelings and noises have been documented over the years. Watch wear you sit too...Seat 308 appears to have the ghostliest reports inside the theater. Professional investigators stated that there appears to be both video and audio evidence of someone in that seat. Some ghosts even have names and long history with the theater. For instance, Fink Finkley a long-time projectionist who suffered a heart attack there, has been seen in photographs and some have reported smelling his smoke from his pipe. Robert Lanier, a ticket taker in the 50s, was murdered one night after his shift, his skull bashed in, his murderer never found. Staff report hear his keys jingling in the night and footsteps on the stairs. Rosa, who lived to be 107-year-old, was an organ player at the theater. Music has been heard in the theater and the power often flickers with organ playing in on the big screen.



**2. I-4** is 132-mile highway that extends from Tampa to Orlando, with just over 1 death per mile, it is the most dangerous highway in the United States. But it doesn't get its name of the Dead Zone from fatal accidents, it gets its name from being haunted! The government bought the land in the 1960s to build the highway, at this time it was used as a graveyard. Instead of moving the bodies as told, the workers covered everything with dirt and paved over it. There is a particular ¼ mile stretch that as had more accidents than any other part of the road combined. Driver's report seeing bouncing lights, apparitions walking on the side of the road, no cell service, and radios in the cars going silent.



**3. Plant Hall, University of Tampa** used to be a 500-room hotel in the 1890s. Teddy Roosevelt and Babe Ruth are just a few celebrities that have stayed there. After it was converted to a place of education, students started reporting different things that had happened to them. The most popular sightings are a couple waltzing in the ballroom, footsteps in the hall, cold air in students faces and sounds of servants bringing trays down the halls. Some reported seeing a man with a brown suit on and red eyes believing it might be Henry B Plant himself. Staff have been told never to look directly in his eyes. UT is considered one of the most haunted campuses in America.



**4. Ybor City Cuban Club** - You can't talk about ghostly sightings without adding Ybor City to the list. The Cuban Club, 1917, which has had multiple deaths occur inside, is probably the most haunted of all. Many report pianos playing by themselves, elevators running at odd times up and down alone, a young boy playing ball in the foyer, and steps on the stairs. The Travel Channel named the Cuban Club one of its Top 10 Most Haunted Places.



**5. Don Vicente Hotel**, Ybor which use to be used as a medical clinic in the late 1800s. The hotel basement was used as a place for horrific experiments by a crazed doctor and there was an incinerator that was used to burn bodies. Worker's report to this day, eerie giggling, screams, power turning off and on, and the smell of burning flesh.





The TB Buzz by the  
Tony Baroni Team



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## Let's BOO the Neighbors

Spread some ghostly cheer throughout your neighborhood. Grab a \$1.00 basket at Walmart and fill it with little trinkets and Halloween candy and snacks. Place a sign in the basket that says YOU HAVE BEEN BOOED—pass it on. Place it on their front porch and disappear like a ghost.



**You are INVITED!!** Join us for our FREE, huge Trunk or Treat!! 5:30-7:30pm, October 26th Keller Williams office. Come say hi for a special treat. Come in costume!

**Don't forget to Register for a FREE Pie!**  
[www.TonyBaroni.com/pie](http://www.TonyBaroni.com/pie)

## New Featured Listing



### Channelside

1120 E Kennedy Blvd, Unit 314, Tampa FL  
**Stylish, Urban Living in this 2 Bedroom Condo**  
situated in Channelside with a Roof Top Pool  
\$419,900

**WE are HIRING!!!**  
**We are looking for experienced, full time Real Estate Agents to join the team!**  
**Email for information [kellie@tonybaroni.com](mailto:kellie@tonybaroni.com)**

 FOLLOW US: 

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