

TB BUZZ

COVERING COAST TO COAST OF CENTRAL FLORIDA

APRIL 2025



TBT GIVEAWAY SIGN UP TODAY! ENDS 4.25.25

4 WINNERS!! 2 TICKETS TO A RAYS GAME IN TAMPA!

TAMPA BAY RAYS

AT STEINBRENNER FIELD



TB | **kw** SUBURBAN TAMPA
KELLERWILLIAMS. REALTY

HOTTEST TICKET IN TOWN!

CELEBRATE THE TAMPA BAY RAYS' NEW LOCATION

**2 Tickets in Lower Bowl
Aisle Seats behind Home Plate**

The Tony Baroni Team will donate
**\$3 per entry to
Seeds of Hope.**



FOUR Winners
to be announced 4.26.25
on our Facebook Page.
Game choice subject to availability.

Register **NOW**
with the QR code



or visit us at
TonyBaroni.com/Contest



Very knowledgeable about the process of selling our home, responded to questions quickly and proactive in helping solve problems. Kept us updated on activity regarding the sale of our property. Very professional and made the sale of our house easy.

~Connie H



I wish I could give you a galaxy of stars, 5 isn't enough. Everyone made what could have been stressful, not stressful at all. Very professional, kind and so knowledgeable.
~Savannah C.



We can't say enough about Kate, Michelle, and Gretchen at Keller Williams / Tony Baroni. They made our purchase of our St Pete home effortless! Extremely professional, fantastic communication and anticipated and addressed any potential issues proactively!

~Elizabeth D

Team worked expeditiously and kept me informed of progress at all times. Systems in place for information sharing and status worked great. Very please with service provided. Thank you!

~Alvin O

the PROMISE

The Tony Baroni Team

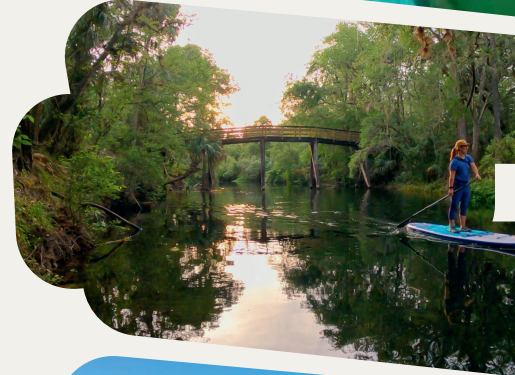


I really thought my home was never going to sell. Went with several different realtors in almost a year and a half. Tony and his team had it pending in a month and sold in 2. They were absolutely incredible. Told us a few things to do to get it sold and we did it and boom we closed today!! I would definitely say if you want it sold this is your team. You get notified when there is a showing and see the feedback from the showing. I was informed on everything the entire time. It was a great team to work with. I would give them a thousand stars if it let me! ~Cheri T.



Florida is More than Amusement Parks and Beaches

1. **John Pennelkamp Coral Reef State Park**- Key Largo. Prime spot for snorkeling, crystal clear waters and the first underwater park in the U.S.
2. **Silver Springs State Park**- Ocala. Glass bottom boat tours, lush landscape and wildlife.
3. **Canaveral National Seashore**- Titusville. Pristine beaches, birdwatching, and time it right for a chance to see a rocket launch.
4. **Everglades**- unspoiled Florida at its finest. Book the Air Boat tour and look for alligators and the Florida Panter.
5. **Hillsborough River State Park**- Thonotosassa. Canoe down the river, hike the terrain, camp. Known for one of the most picturesque spots in Central Florida.
6. **Tarpon Springs**- little Greece popped up in Florida. Shops, amazing restaurants; book a working sponge diving boat tour, and soak in the culture.
7. **Florida Caverns State Park**- Marianna. Guided tours of large cave systems to see stalagmites, flowstone, and columns.
8. **Ocala National Forest**- hike the highest elevation in the state at 345 feet high surrounded by trees and springs. There's a lot of flora and wildlife to see.
9. **Naples Botanical Gardens**- 170 acre garden is a must stop. Try to find colorful orchids and floating lotus.
10. **Biscayne National Park**- picturesque kayaking and snorkel spot, 45 minutes to Miami.



Curious What **Your** Equity Position Is?

How much cash is wrapped up in **your** house?



Scan here for your property report:



How can **you** optimize **your** home's equity?

- Pay off debts
- Home improvements
- Education expenses
- Down payment for another property

Over the past 15 years, home values in Tampa have seen remarkable appreciation.

On average, properties have increased in value by approximately 6-7% annually.

Call us to see what that means for **you**!

866-749-8577

TONYBARONI.COM

Just as you fill your body with healthy food, it is important to create a home that is clean, safe and relaxing. Springtime is the perfect time to spend a little time organizing, cleaning and focusing on the health of your home.

Here are the Tony Baroni Team Tips for a Healthy Home.



Start with Indoor Plants. Many require little attention but produce big benefits.

The Snake Plant: lowlight, super hardy and a champ at improving air quality.

Spider Plant: pet friendly, looks pretty and is fantastic for eliminating toxins from the air.

Aloe Vera: purifies the air and soothes the skin of many ailments. Often considered a first aid kit in a pot.



Switch to nontoxic cleaning products. Even using harsh chemicals weekly or breathing in those chemicals can disrupt hormones.

Baking soda and vinegar are great natural cleaners. Put it in a spray bottle for ease and quickness. Try essential oils as air fresheners as well like lavender, eucalyptus, or lemon in a diffuser.

Need to calm the nerves and clear the mind? Try White Sage.



Create a cozy sleep space.

Sleep is SO important. Make your bedroom a special oasis. Invest in nice bedding and blankets you love. Keep the room dark and cool for sleeping. 65 Degrees is said to be optimal.



Natural light.

Pull open the curtains and let the sun shine in! Open doors and windows or sliders for fresh air.



Filter your water.

Installing a household water purifying system to reduce harmful contaminants and ensure you are drinking clean, healthy water is a great option to consider.

The Real Estate Market is in Full Spring Mode



For Sale \$525,000
16442 BRIDGEWALK DR
Lithia, FL



For Sale \$400,00
15707 CRYSTAL WATERS DR
Wimauma, FL



For Sale \$1,250,000
744 SPANISH MAIN DR
Apollo Beach, FL



For Sale \$429,000
5050 68TH WAY N
St. Pete, FL



For Sale \$500,000
7515 37TH AVE E
Palmetto, FL



For Sale \$269,900
1321 BLUEWATER DR
Sun City Center, FL



For Sale \$575,000
11965 CINNAMON FERN DR
Riverview, FL



For Sale \$925,000
231 SUNDANCE TR
Wimauma, FL



For Sale \$364,000
2558 SHAMROCK ST
Tavares, FL



For Sale \$600,000
11834 LAKE LUCAYA DR
Riverview, FL



For Sale \$950,000
1026 BELLASOL #4403
Apollo Beach, FL



For Sale \$400,000
9649 WILSKY BLVD, #3
Tampa, FL



For Sale \$410,000
5566 SILVER SUN DR
Apollo Beach, FL



For Sale \$300,000
810 FERN LEAF DR
Ruskin, FL

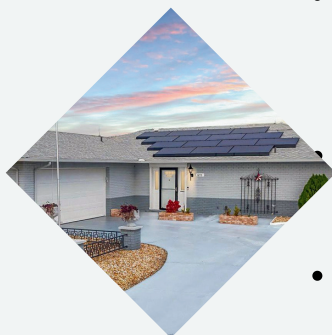


For Sale \$190,000
20 N OSCEOLA ST
Beverly Hills, FL

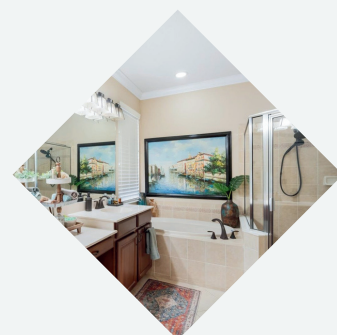
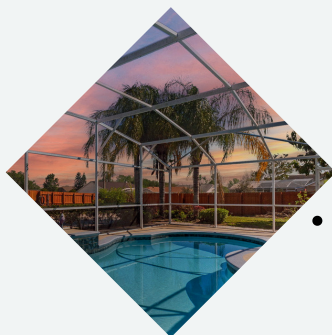
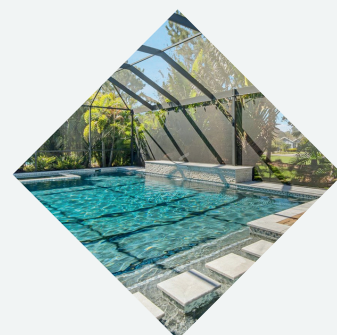
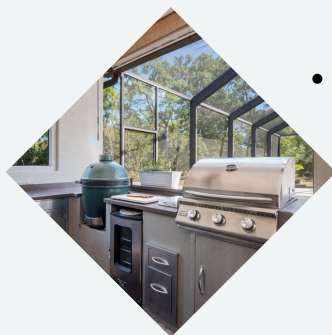
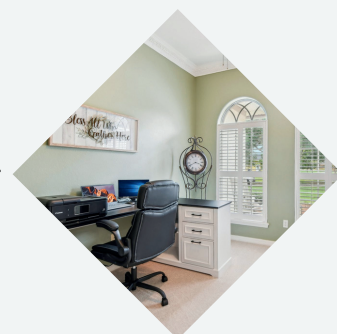
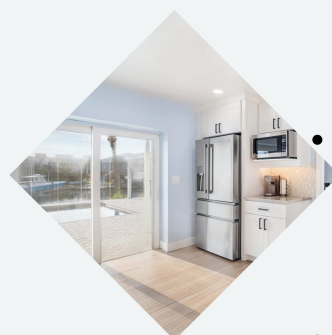


For Sale \$1,190,000
11505 HERON HILLS LN
Riverview, FL

What's Trending in Florida Design in 2025?



- Number 1 across the Nation you will find a strong emphasis on **Tech Infused Design**- Smart thermostats and appliances, solar panels, smart irrigation systems, energy efficient homes, and voice commands and apps.
- **Water Conservation**- Low flow fixtures, rainwater harvesting systems, and drought tolerant landscaping to conserve water in warm, dry climates.
- **Textured Walls**- 3D wall panels, lots of wallpaper, painted feature walls in deep hues and mixing design elements.
- **Indoor Outdoor Flow**- Large windows and sliding doors to allow for natural light that blur the lines between outdoor and indoor are all the rage. Open main living areas with all-natural light, indoor plant walls, vertical gardens, and a variety of plants (think leafy trees indoors and hanging planters).
- **Color-soft pastels** are making a comeback evoking calmness. Blush pink, soft lavender and mint green all make the top of 2025 design list as well as patterns, bold floral prints and a mix of color palettes. A return to velvet and satin with vintage elements is also on the rise.
- **Transformative Spaces**- Think rooms that serve multiple purposes such as convertible beds, office tables that can be tucked away, and flexible uses for different spaces. (Home Office space is our most requested must have from Buyers)
- **Outdoor Living**- If you have a BIG Budget: Outdoor Kitchen- Fully equipped outdoor Kitchens with built-in grills, bars, sinks, and refrigerators are money well spent and provide an amazing place to entertain and enjoy. It is always a wow factor! Pool – This one is often a “must” item when buying a home in Florida. Now you won’t always get dollar for dollar back on this feature when building a pool but the enjoyment factor and built in family time is priceless. Middle Budget: Firepits and Water Feature: Stone fire pits are dreamy in the colder winter months, water features such as Fountains and Koi ponds add a touch of luxury and relaxation to outdoor spaces. Smaller Budget: Patio Furniture: You can instantly refresh any space with a bright, colorful rug, durable patio furniture and comfortable seating, a few throw pillows, and potted plants.
- **Tropical Landscape**- Palm trees are a must. Add in colorful Hibiscus, Banana Plants for their dramatic leaves, and Birds of Paradise to make your landscape pop.
- **Spa Like Bathrooms**- Soaking tubs, rain shower heads, smart toilets, marble floors and heated towel racks add a touch of luxury.





TB BUZZ



2530 E. State Road 60 Valrico, FL 33594

866-479-8577

www.TonyBaroni.com

BEST OF THE BEST




TOP 1 REAL PRODUCERS 20 25

#1 TOTAL HOMES SOLD
#6 SALES VOLUME
IN TAMPA BAY.
IN HILLSBOROUGH, PASCO,
AND PINELLAS COUNTIES
COMBINED

ACCORDING TO:
TAMPA BAY REAL PRODUCERS

HOT TICKETS + CAN'T MISS DATES

Stay in the Know & Plan the Fun!

- March 28 -  Rays Opening Day (81 games to choose from!)
- Spring  Epcot Flower & Garden Festival
- April 2-20  The Lion King at The Straz
- April 20  Easter Sunday
- April 26  Alan Jackson in Concert
- May 11  Mother's Day
- May  Tampa Bay Lightning Playoffs Begin
- May 22  Epic Universe Theme Park Opens!
- May 26  Memorial Day
- May 30  Hillsborough County Last Day of School