



TONY BARONI TEAM COVERING COAST TO COAST OF CENTRAL FLORIDA

JULY 2025

**TBT GIVEAWAY SIGN UP TODAY! ENDS 8.1.25**

**TAMPA BAY BUCCANEERS**




**SATURDAY NIGHT GAME 7:30PM AUGUST 9TH**

**WIN 4 TICKETS IN LOWER BOWL**

**Register NOW**  
with the QR code  
or visit us at  
[TonyBaroni.com/Contest](http://TonyBaroni.com/Contest)




**BUGS VS TITANS**



**4 Tickets to see our Tampa Bay Buccaneers vs Tennessee Titans August 9th 7:30pm at Raymond James Stadium**

**Winner to be announced 8.2.25 on our Facebook Page.**

No purchase required. Must be 21 or older to register.

**THE TONY BARONI TEAM WILL DONATE \$3 FOR EVERY ENTRY TO HUMANE SOCIETY OF TAMPA BAY,**

A LOCAL CHARITY DEDICATED TO ENDING ANIMAL HOMELESSNESS IN OUR COMMUNITY.



## BACK TO SCHOOL

As the season changes, it is almost time to trade in beach towels for backpacks and ease back into the school schedule if you have children at home. Here is our timeline for getting back into the swing of things and preparing for an amazing school year!

- **Three Weeks Before**--Start to make going back to school exciting by picking out a new backpack and supplies and a few new outfits. Stock up now on extra school supplies while on sale for mid-year needs like extra notebooks, pencils, and folders. Go through the closets and see what they have outgrown. Start stocking up on school uniform items, new school clothes, and socks.
- **Two Weeks Before**--If the school offers any Open Houses or boot camps make sure you attend to get out all the nerves and be as prepared as possible. Get a copy of their schedule (write it out in your notes in your phone with bell times), download the school app, and meet the teachers. Make sure you have all of the Sports Physical, Medical Forms and Dentist appointments out of the way so you don't have to pull kids out of school. Create a Homework Station in your home where children have a quiet, organized place for schoolwork with extra paper, pencils, and folders. Also designate a Drop Point for backpacks, shoes, jackets and lunch boxes.
- **One Week Before**--Slowly start getting back into the school routine by starting with consistent bedtime and awake time. Map it out! Plan out transportation and walk or ride your bike to school and do the path together. Point out the crosswalks, bus stops, safety rules and get a glimpse of the playground.
- **Night Before**--Lay out First Day of school clothes, pack the backpacks, have the water jug on the counter. Charge phones, set the alarm, and get to bed early.
- **Set Goals**-- Think about the academic year and what went well last school year and what you want to improve on this year. Have the kids also think about goals for the school year such as joining a club at school, improving math skills, getting on honor roll, or maybe arriving to school 10 minutes early.
- **First Day!**-- Make the pancakes and grab the donuts. Celebrate Back-to-School. Hype them up. Excitement is contagious. Parents- don't forget to get a Back-to-School Photo. It is going to be a great year!

## HILLSBOROUGH COUNTY SCHOOLS

Date	School Info	Date	School Info
Mon Aug 11th	First Day for Students	Fri Feb 13th	Florida State Fair/Non-Student Day
Mon Sept 1st	Labor Day/Non-Student Day	Mon Feb 16th	Presidents' Day/Non-Student Day
Friday Oct 10th	End of 1st Grading Period	Mon Mar 2nd	Strawberry Festival/Non-Student Day
Tues Nov 11th	Veterans Day/Non-Student Day	Fri Mar 13th	End of 3rd Grading Period
Mon Nov 24th- Fri Nov 28th	Fall Break/Non-Student Days	Mon Mar 16th- Fri Mar 20th	Spring Break/Non-Student Days
Fri Dec. 19th	End of 2nd Grading Period/1st Semester	Mon Mar 23rd	Non-Student Day
Mon Dec. 22nd- Fri Jan 2nd	Winter Break/Non-Student Days	Fri April 3rd	Non-Student Day
Mon Jan. 5th	Non-Student Day	Mon May 25th	Memorial Day/Non-Student Day
Mon Jan 19th	Martin Luther King, Jr./Non-Student Day	Fri May 29th	Last Day of School - Early Release End of 4th Grading Period/2nd Semester

Hurricane Day(s) if needed: November 11, November 24-26, and January 5

## PINELLAS COUNTY SCHOOLS

Date	School Info	Date	School Info
Mon Aug 11th	All schools open. First Day for Students	Mon Jan 19th	Dr. Martin Luther King, Jr. Day – No school for students
Mon Sept 1st	Labor Day Holiday – No school for students	Fri Feb 13th	No school for students
Fri Sept 19th	No school for students	Mon Feb 16th	No school for students
Fri Oct 10th	End of first quarter	Fri Mar 13th	End of third quarter
Mon Oct 13th	No school for students	Mar 14th - Mar 22nd	Spring Holidays – No school for students.
Nov 22nd - Nov 30th	Thanksgiving Holiday week – No school for students.	Fri Apr 3rd	No school for students.
Fri Dec 19th	End of second quarter	Mon Apr 27th	No school for students.
Dec. 20th - Jan 4th	Winter Holidays – No school for students	Mon May 25th	Memorial Day Holiday – No school for students.
Mon Jan 5th	Second semester begins	Thurs May 29th	End of fourth quarter. Last day for all students. Student early release.

## ORANGE COUNTY SCHOOLS

Date	School Info	Date	School Info
Mon Aug 11th	First Day for Students	Mon Jan 19th	Dr. Martin Luther King, Jr. Day – No school for students
Mon Sept 1st	Labor Day Holiday – No school for students	Mon Feb 16th	Presidents' Day – No school for students
Fri Oct 10th	End of first marking period	Thurs Mar 12th	End of third marking period
Mon Oct 13th	Student Holiday / Teacher work day	Fri Mar 13th	Student Holiday / Teacher work day
Nov 24th - Nov 28th	Thanksgiving Break	Mar 16th - Mar 20th	Spring Break
Fri Dec 19th	End of second marking period	Fri Apr 24th	Student Holiday / Teacher Professional Day
Dec 22nd - Jan 2nd	Winter Break	Mon May 25th	Memorial Day Holiday – No school for students
Mon Jan 5th	Student Holiday / Teacher work day	Wed May 27th	Last day for all students / End of fourth quarter

Boosting your home's value in Florida requires focusing on upgrades that appeal to local buyers, keeping the climate in mind, and offer good return on investment. (ROI) Here's a list of the top 10 home upgrades that can SIGNIFICANTLY increase your property value in the sunshine state!



## 1. Hurricane Impact Windows & Doors

Why it matters: Florida's storm-prone climate makes impact-resistant features a major selling point.

ROI: ~70-85% Bonus: May reduce homeowners insurance premiums.

## 2. Outdoor Living Space & Back Yard Enhancements

What to add: Covered lanai, paver patio, outdoor kitchen, or pool.

Why it matters: Buyers love year-round outdoor entertainment in Florida's warm weather. It is an addition to the square feet of the home.

ROI: ~60-80%



## 3. Kitchen Remodel (Mid-Range)

Focus on: New cabinets (or painting them), quartz or granite countertops, and stainless appliances. Changing knobs and lightning can also have a big impact. Style tip: Coastal-modern styles resonate with Florida buyers.

ROI: ~60-80%

## 4. Fresh Interior & Exterior Paint

Use coastal-neutral tones: Light gray, soft beige, and warm white are popular. Any bold color on the walls for selling purposes is a no no.

(Think Red)

ROI: ~50-100% (high visual impact for low cost)



## 5. Smart Home Features

Popular in the Florida market: Smart Features such as thermostats, doorbell cameras, Google home, security systems, video and lighting done through an app. Appeals to: Tech-savvy buyers and short-term rental investors.

ROI: ~50-70%



## 6. Bathroom Remodel (Mid-Range)

Countertops and vanities, new lighting, and upgraded knobs and pulls.  
Trend Tip: Take out the Master bathtub and put in a walk-in shower.  
ROI: ~70-80%

## 7. Garage Improvements

Upgrades: Epoxy flooring, storage systems, or converting to a multi-function space like a home gym or hobby area.

ROI: ~50-70%

Tip: Increases functional square footage without major renovation.



## 8. Curb Appeal

Fresh mulch, green grass and full yard with blooming flowers (we recommend yellow).

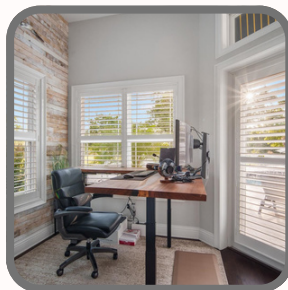
ROI: ~40-60%

Pro Tip: Pressure Washing is your best friend--sidewalk, house, fence, lanai, and front porch.

## 9. Remove the Carpet

Installing Hardwood Flooring or Luxury Vinyl Planks have huge impacts on designs, upgrades, and maintenance.

ROI: ~50-70%



## 10. Create a Designated Home Office

Often a Home Office is the number one request of buyers across the Nation. If you can create this space in your home you have boosted your selling power greatly.



# Happy Closing!

## It's a Touchdown with the TB Team



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

Our realtor **Chris** was great and he help to guide us and support us through a long process of securing our home. I would gladly recommend him to anyone looking for a great realtor. ~James S.



**Tina Maley** went above and beyond every step of the way. She responded within hours...

on a holiday...to our initial inquiry. She served as our representative in person as we navigated our out-of-state purchase. She advocated and supported us throughout the process. She even offered post sales guidance and logistic supports. I would highly recommend this group!

~Emily H.



**Carl Head** and team were phenomenal! I highly recommend them! ~Marlene M



I had the pleasure of working with **Craig Kellner and Evelyn Dean** when selling my home, and I cannot recommend them highly enough! From the very beginning, they were professional, knowledgeable, and incredibly responsive. They provided invaluable advice on how to prepare for the sale of my home. Thanks to their marketing expertise, the house was listed at the perfect price, and I was able to secure an offer within 6 days of being on the market. They kept me informed every step of the sale process, handling all the details with ease, which made the entire experience smooth and stress-free. I look forward to working with **Craig Kellner and Evelyn Dean** again in the future! Their dedication and expertise are unmatched!

~Samantha T.



Recently listed my home for sale with the Tony Baroni team during a time when the real estate market was down. Selling a home was very difficult unlike the months before when it was easier in a market that was loaded. That didn't stop **Tony** and his team. They had my home sold within a short period of time. The team was fantastic and kept me updated on the progress. Very supportive and professional during the entire process. If you are thinking of selling your home, I highly recommend **Tony** and his team. His assistant **Evelyn** was spot on and there to answer any questions. GO TEAM!!! - Diane P.

I bought my first home with **Kate, Heidi, and Gretchen**. I was looking for a last minute home and Heidi was able to spend 4 full days showing me homes even with short notice. **Kate** helped me negotiate down prices and beat out other bidders, as well as give me the information I needed to make a fair offer. Their team helped me start living in my house in under 2 months, starting from the first showing, which is incredible. - Evan-Angelo B.



# Did You Know? Our Luxury Real Estate is HOT

**Tampa Bay experienced a 14% increase in Luxury Home Sales market, second only to Nashville. Luxury Market is defined as anything exceeding one million dollars. Despite broader markets cooling at times, affluent homeowners continue to buy, often with cash (43%), giving them a bit more flexibility. To Date: A 25,000 sq ft, lake front home in Thonotosassa set the new luxury record for \$23.6 million in Tampa Bay, breaking Jeter's Davis Island home sale record.**

Top Luxury Neighborhoods to name a few.....

- Davis Island- 2 Million-25 Millions, waterfront views and celebrity nod
- Hyde Park-1 Million-10 Million, upscale, walkable and historic
- Snell Isle- 2 Million-10 Million, wide canals, close to downtown St. Pete, custom
- Belleair Beach- 1 Million-12 Million, old Florida, prestige beachfront, elegant
- Fishhawk Ranch - 1 Million - 2.5 Million, Estate level homes, a green-certified community

## TONY BARONI TEAM - LUXURY LISTINGS



For Sale \$2,200,000  
11441 HAMMOCK OAKS CT  
LITHIA, FL



For Sale \$1,200,000  
33843 GALLEY WAY  
WESLEY CHAPEL, FL



For Sale \$1,125,000  
11296 WARM WIND WAY  
WEEKI WACHEE, FL



SOLD Buyer Agent  
\$1,950,000  
4528 W BEACHWAY DR  
TAMPA, FL

We can't talk about Luxury Real Estate in Tampa Bay without discussing condos. A condo surge has led the charge to our Luxury Market with over a 3X sold rate in comparison to single family homes. Wellness amenities have played a key in this market with rooftop lounges, spas, concierge services, and full gyms. High profile skyscraper projects are on their way to Tampa with ONE Tampa: a 42-story building, Pendry Tampa, and Ritz Carlton Tower which will reshape the Tampa skyline forever.





**TB BUZZ**



2530 E. State Road 60 Valrico, FL 33594

866-479-8577

[www.TonyBaroni.com](http://www.TonyBaroni.com)

**BIG ANNOUNCEMENT.....**



**TB kw** SUBURBAN TAMPA  
TONY BARONI TEAM | KELLERWILLIAMS, REALTY

**RANKED**  
**#2 IN FLORIDA**  
**#40 NATIONWIDE**

*Units sold large teams according to*  
**REAL TRENDS VERIFIED 2025**

**HOT TICKETS + CAN'T MISS DATES**

*Stay in the Know & Plan the Fun!*

**BACK TO SCHOOL BASH**

JULY 26 | RAYMOND JAMES

**TAMPA HOME SHOW**

AUGUST 17 AND 18 | TAMPA CONVENTION

**KATY PERRY CONCERT**

AUGUST 22 | AMALIE ARENA

**YBOR CITY HISTORIC HOME TOUR**

AUGUST 24

**VIVA TAMPA BAY**

SEPTEMBER 28 | Hispanic Heritage Celebration

**HOWL-O-SCREAM** SEPTEMBER 5 - IVO. 2  
BUSCH GARDENS

**OCTOBER FEST** OCTOBER 11-13 | HIXON PARK

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