

# TB BUZZ

TONY BARONI TEAM COVERING COAST TO COAST OF CENTRAL FLORIDA

OCTOBER 2025

## TBT GIVEAWAY

Enter by 10.31

### Win the Ultimate Orlando Stay-cation at Evermore Resort!

Luxury stay-cation package valued at \$1,000!



Enter Today for Your Chance to Relax, Play & Stay!

**ONE WINNER**

for this vacation package to be announced 11.1.25 on our Facebook Page.

Discover Evermore Resort Orlando's first and only beach paradise. 8 acres of crystal blue waters, firepits, live music, and family fun await!

Register **NOW**  
Don't miss your chance!



SCAN the QR code or visit us at

SCAN ME

[TonyBaroni.com/Contest](https://TonyBaroni.com/Contest)

The Tony Baroni Team will donate \$3 per entry to Feeding Tampa Bay



it's possible.





Our realtor team was exceptional, **Kate Conroy, Heidi Fenton and Gretchen!** They were incredibly patient, highly responsive, and lightning-fast at scheduling viewings. Their dedication made our home-buying experience smooth and stress-free. This was our second time buying a home with them ❤️ Highly recommend! ~ Yenni G

★★★★★  
 Moved from San Diego, California to Beverly Hills Florida. It would not have been possible had it not been for **Tina and the Team at Tony Baroni - Keller Williams Realty!** All it took was one phone call to their office. I was treated with so much respect, compassion and helpfulness that I had no worries. Tina found a great customized selection of houses and one ended up being exactly what I needed and love completely. I am so very grateful. Donna R

The Tony Baroni team is FIVE STAR. **Kate, Michelle and Gretchen** were absolutely amazing to work with during the purchase of our new home. Their communication, availability, teamwork, commitment and attentiveness were worlds above other realty groups we have worked with in the past. They will 100% be our go-to for future endeavors and recommendations to family, friends, and anybody else that asks! ~Alex S.



We have now worked with the **Tony Baroni Team** to sell two properties, and both have been truly exceptional experiences. **Craig, Mia and Evelyn** are so great at what they do, selling with them truly is stress-free. They are constantly two steps ahead of anything that could pop up. Sold quickly both times, at prices we were extremely happy with. Highly recommend this team, and they'll continue to get our business in the future.

- Chris G.



**Tony, Evelyn and the TB team** are just amazing to know and work with, if you are looking for a top notch realtor to either sell or buy a home these are the people to contact, we used other realtors in the past no one compares to this Team of professionals. Joanne G
















The TB Team was exceptional! Working with **Carl Head** was a fantastic experience from start to finish. He was incredibly knowledgeable about the market and expertly guided us through every step of the process. Thanks to his dedication and recommendations, we found our new home and closed the deal smoothly. We highly recommend **Carl** to anyone seeking an outstanding realtor! - Nichole D.

**Tony Baroni and his team members** were really nice throughout our home buying journey. Special shout out to **Christopher Jossi**. He worked with us very patiently and professionally. Gretchen was on top of all the inspections reports and keep us updated with it. Thank you Tony Baroni and team for helping us buying our dream house. We really appreciated. - Suchi P.



**THE TIME IS NOW, GRAB YOUR BROOM AND PUMPKIN SPICE AND START CREATING MEMORABLE EXPERIENCES TO BRING THE FALL SEASON ALIVE REGARDLESS OF THE TEMPERATURE OUTSIDE. HERE ARE A FEW OF THE TB TEAM'S FAVORITE OCTOBER MUST DOS TO GET INTO THE SPIRIT.**



-  **IF YOU DARE.....BUSCH GARDENS-HOWL O SCREAM (ALWAYS A FAVORITE)**
-  **SIR HENRY'S HAUNTED TRAIL IN PLANT CITY. ARE YOU BRAVE ENOUGH?**
-  **HAVE SMALL CHILDREN? ZOO TAMPA-CREATURE OF THE NIGHT AND LEGOLAND BRICK OR TREAT ARE GREAT ACTIVITIES FOR KIDS OF ALL AGES.**
-  **HALLOWEEN MAGIC AT HOME: HALLOWEEN MOVIE MARATHON WITH COZY BLANKETS, POPCORN, CANDY, AND PUMPKIN TREATS.**
-  **DECORATE YOUR FRONT PORCH AND DOOR IN A WELCOMING FALL THEME OR GET OUT THE SKELETONS AND SPIDER WEBS FOR A SPOOKY ENTRANCE.**
-  **GET ALL DRESSED UP! RIVERWALK TRICK OR TREAT AND BOAT PARADE-OCTOBER 25<sup>TH</sup>**
-  **HAPPY HAUNTING. GO ON A GHOST TOURS OF YBOR CITY AND TAMPA. RIVER TAXIS EVEN DO A HAUNTED BOAT RIDE BY WATER.**
-  **BOO YOUR NEIGHBORS. SURPRISE YOUR FRIENDS WITH A BOO BASKET AT THEIR FRONT DOOR. INCLUDE CANDY, SOMETHING COZY LIKE A BLANKET OR HALLOWEEN SOCKS, SNACKS, ADULT DRINKS, CANDLE, STICKERS OR A FESTIVE MUG.....AND LEAVE A NOTE THAT THEY HAVE TO PASS IT ON TO SOMEONE ELSE.**
-  **CALLING WEEKEND WARRIORS FOX SQUIRREL CORN MAZE OR HUNSADER PUMPKIN FESTIVAL**
-  **PUMPKIN PATCH EXPRESS WITH THE FLORIDA RAILROAD, OCT 18/19 AND 25/26**
-  **GO PICK OUT YOUR PUMPKIN AT THE HYDE PARK PUMPKIN PATCH WITH FALL PHOTOS-OCT 27-NOV 17. (WAIT TO CARVE THEM AS THEY ONLY LAST A FEW DAYS IN THE FLORIDA HEAT.)**
-  **VISIT THE TAMPA THEATER WHO USUALLY TAKES THE TITLE OF MOST HAUNTED PLACE IN TAMPA**
-  **BRING YOUR FRIENDS AND COME TO SEE US AT THE ANNUAL TRICK OR TRUNK EVENT AT THE KELLER WILLIAMS OFFICE, OCTOBER 24<sup>RD</sup>, 5:30PM.**



## Question

Is Fall a good time to Sell or should I just wait until the Spring?

## Answer

Our Listing Agents would absolutely say Fall is a great time to sell. (and Winter)

1. There is less competition than the Spring so serious Buyers are motivated and looking.
2. Central Florida's mild weather pulls people from across the nation to want to move to Florida, especially when it is rainy and cold where they live.

## Question

What's the biggest mistake First Time Home Buyers Make?

## Answer

This is an easy one. First Time Home Buyers wait too long into the process to get pre-approved. They start shopping and walking through open houses and start to fall in love with a neighborhood or must have features before you even know your price range. Plus, if you do find the dream home a pre-approval gives you a stronger position if you want to make an offer fast. If you need help with getting pre-approved, we have a fabulous team who can take care of this for you quickly.

## Question

How do I know what my home is worth right now?

## Answer

Don't just Google this and wing it on Zillow. We offer no pressure, free home value estimates. We will do extensive research on your home's unique features, updates, recent neighborhood sales, and market trends. We can have true value and price to you fast.

## Question

My home needs some updates. Where should I start if I want to bring value to my home?

## Answer

If you are looking for a quick and easy start, go with fresh paint (no bold colors) and curb appeal. If you want to take on a bigger project, always start with the Kitchen. Update handles and lighting, update countertops and add a modern backsplash and replace or paint cabinets depending upon the budget. Be careful not to spend more than you can reasonably expect to get back in resale.

**If you have a question, please send it over to [Info@TonyBaroni.com](mailto:Info@TonyBaroni.com)**



**The Fall Season is the perfect time to reset your pace and prepare with intention. Here is our Step by Step list on how to stay ahead of the stress and enjoy the Holidays.**

1. **Make a Holiday Plan**—jot down key events, travel plans, and gatherings that you need to attend in November and December. Seeing it on paper helps prevent the scramble. (we love Bigasscalendar.com)
2. **Clear out one small space at a time.** Focus on the pantry, guest closets, and Living Room. Don't forget to map out where to put the tree. Less clutter = more calm.
3. **Make a List and Check it Twice.** Start shopping early. Begin a little at a time this way you avoid shipping delays, crowds, and you can manage expenses.
4. Don't forget those on your **shopping list** that are not family and friends: perhaps neighbor, teacher, hairdresser, Amazon or deliver person, or pet sitter.
5. **Plan Hosting.** Are you the Hostess with the Mostess? Think through menus, guest lists, and table arrangements. Start shopping and buy those nonperishables now.
6. Take a **family photo** this weekend and design your holiday cards. Buy the stamps and work on gathering addresses. Get your cards ready to send out before Thanksgiving. It now becomes fun instead of frantic.
7. **Choose one way to give back.** This season decide what impact you want to make and decide how to help. Maybe donate food to your local food bank, volunteer your time, adopt a family, or shop for a child in need.
8. **Create a weekly reset.** Each Sunday, reflect. Ask yourself what you want from this next week, where am I putting my energy at, and what am I focusing on.
9. Assign an area for your **Gift Wrapping Station.** Gather tape, bows, wrapping paper, scissors, and tags in one place so you can easily wrap a present with no stress of not having what you need.
10. Order the matching **family Holiday PJs** today.....don't forget the dog or cat!





Keep your home efficient, safe and ready for the holidays with our Realtor Homeowner Tips for November.



**Clean your gutters from all the debris and leaves of past storms**



**Power wash the driveway and exterior walls**



**Prep landscaping for drier months**



**Seal cracks to keep out pest**



**Change air filters throughout your home**



**Schedule a Pest Control Service**



**Test smoke detectors before deep frying that Turkey**



**Clean Dryer Vents**



**TIP: November equals clearance items for hurricane kits. Stock up now on batteries, flashlights and supplies you may need for next year**

## Take Your Holidays Outside-Under the Palms

Thanksgiving outdoors is one of Florida's best kept secrets. While the rest of the country is bundled up, here in Tampa Bay we are often enjoying sunny skies, mild temps, and beautiful light breezes. Maybe it's a Patio Brunch after the Turkey Trot, or a Football Potluck or the Main Event, this year take Thanksgiving Outside!



First thing to consider is having your guests comfortable. Make sure you have tables and chairs for all and if you need a fan or tent to cover the space. If on your back lanai add festive pillows and throws. Use natural textures to decorate the tables with items like burlap, small white pumpkins, fairy lights, and greenery. Add some hanging string lights or lanterns to set the mood. LED candles are great for outdoors as well! For food, go the Buffet style route or food stations using chafing dishes and warming trays to minimize how much running in and out guests will have to do. Set up a Tea and Lemonade station. Add some local Florida Flare like smoking a turkey, Cuban style mojo pork, sweet potato mash and finish with some Key Lime Pie. Have children on the guest list? Let the kids run free and set up a craft station with cut out turkeys to decorate and a paper table cloth to color and write on what they are thankful for.

## Fall in Love with: River Hills, Valrico FL

- Gated, 24/7 guarded, master planned, golf community located about 30 minutes from downtown Tampa. Community includes around 1500 single family homes, built between 1988 and 2003.
- Anchored by the renovated Country Club, it offers an 18-hole Joe Lee signature golf course, restaurant and bar, a fitness center, 25-meter pool, and lit outdoor basketball and tennis courts. It typically has a social calendar as well for its residents and a Clubhouse space that can be rented out for events and weddings.
- Most will notice the beautiful tree-lined streets and the well-maintained neighborhood. Most residents agree it is very walkable, safe, and family orientated.
- Super close to Lithia Springs, Alafia River State Park, and Aldermans Ford Preserve. Gulf Beaches are just an hour away, and Orlando amusement parks are about an hour East.
- 2025 median Listing price was at \$500,000 and median Sold Price was at \$554,500, \$600+ in highly sought after sections like River Hills Masters.

## RIVER HILLS TBT RECENT SALES



FOR SALE \$410,000  
3125 BENT CREEK DR



PENDING \$480,000  
3226 STONEBRIDGE TRL



SOLD! \$675,000  
5909 CHERRY OAK DR

### A Note of Gratitude:

As we move into the season of gratitude, I want to take a moment to say Thank You. Whether we have helped you Buy or Sell a home or perhaps you have referred a friend, or we have helped you invest in Real Estate or simply followed along on this journey, your support means the world to me. Real Estate isn't just about For Sale Signs, it is about people and relationships, and the trust you place in someone to guide you through big life decisions. Wishing you and your loved ones a season filled with warmth, connections, and gratitude!

Sincerely,  
*Tony Baroni*



THANK  
YOU  
♥



TB BUZZ



2530 E. State Road 60 Valrico, FL 33594

866-479-8577

www.TonyBaroni.com

# YOU'RE INVITED!

We are SO THANKFUL for you! We have appreciated your business and referrals of friends and family. We would love to offer you a free PIE this Thanksgiving Season.

Sign up to pick up a XL FREE pie for you to share with your friends and family this Thanksgiving.

Please RSVP at [TonyBaroni.com/pie](http://TonyBaroni.com/pie) or SCAN QR code HERE with your preferred pie: Apple, Pumpkin, or Pecan



Tuesday  
November  
**25**

**4PM - 6PM**

Pick Valrico, FL or  
Orlando, FL Location



**TOY COLLECTION** - We will have a toy collection box if you are able to bring a new unwrapped toy for kids in our community.

FOLLOW US:



TONYBARONI TEAM



TONY BARONI TEAM



WWW.TONYBARONI.COM