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TB BUZZ

TONY BARONI TEAM COVERING COAST TO COAST OF CENTRAL FLORIDA

DECEMBER 2025



TBT GIVEAWAY ENTER BY 12.10

12 DAYS OF GIVEAWAYS!

DEC 12TH-24TH

 **12 Winners of a \$100 Giftcard!**
We will announce a new winner each day!

Register NOW
with the QR code
 or visit us at
TonyBaroni.com/Contest



Winners to be announced 12/12 - 12/24
on our Facebook Page.

THE TONY BARONI TEAM WILL
 DONATE \$3 FOR EVERY ENTRY
 TO ECHO IN BRANDON.



Happy Holidays from our Family to Yours!



TONY



KELLIE



ANN MARIE



KATE



CRAIG



CHRIS



CARL



TINA



MARIE



BROCK



HEIDI



MICHELLE



EVELYN



MATT



MIA



AMY



GRETCHEN



JUNA



SHAH

Your 2026 Home Journey Starts Here!



As we say goodbye to another year, we often start to think about what our goals are in the new year. Perhaps a new home is something you have been thinking about. Is it time to buy that first home or perhaps upgrade for more space or a different lifestyle? We invite you to take some time over the holidays and consider the questions below.

What does home mean to you?

WHEN THINKING ABOUT PURCHASING A HOME LET'S CONSIDER THE BIG THREE FIRST.

1. 💰 Financial Clarity:

We want to get this piece right and a preapproval is the first move. This will provide a road map of where we are and how much we need to make these dreams a reality. We also want to factor in items like HOA fees, insurance, and taxes into the equation. We highly recommend using **Michael Farkas with Fairway Home Mortgage**.



FAIRWAY
INDEPENDENT MORTGAGE CORPORATION
LOAN OFFICER

MICHAEL FARKAS
813-358-8309
Michael.Farkas@fairwaymc.com

NEW HOME CHECKLIST

- How many bedrooms and square feet?
- Do you need a garage or a parking space?
- Fenced Yard, Pool, Fire Pit, Water View?
- Do you enjoy entertaining? Is the Dining Room important to you?
- One level home, or two? Do you want stairs?
- Would you like to build a home? What about storage? Is a walk-in closet a must?
- Do you want a Bonus Space? Office, Playroom or a Home Gym?
- Are you willing to do some renovations yourself?



2. 📍 Location:

Location: First, do you work from home? Is a home office a must? Do we need to consider commute time? Considering all that Tampa Bay has to offer- from downtown to urban life, coastal charm and suburban space. What matches the vibe you are trying to achieve?



3. 🌴 Lifestyle:

What lifestyle upgrades would make you the happiest? Pool, Walkable Neighborhood, Ocean Views, Boat Dock, Close to Restaurants and nightlife? What does a perfect weekend look like to you? Do schools play a factor in your next home purchase?



Once you visualize what you want, we would love to connect you with one of our amazing Buyer Agents to help you achieve your goal of a New Home in 2026!!

Happy Closings and Happy Reviews!



Kate, Michelle, and Gretchen were absolutely fantastic! Buying a home can be stressful, but doing it while selling our home in another state felt beyond overwhelming - but they made all the difference! They made the entire process seamless, stayed positive through every twist and turn, and always encouraged us along the way. Their kindness, attention to detail, and support truly put us at ease. We'd work with them again in a heartbeat and highly recommend! ~ Joann J



I wouldn't go anywhere else! **The Tony Baroni team** was amazing from start to finish, they were honest with how the market was up front and worked hard to get us 2 offers the first weekend we went live, in a tough market. Even during the delays with the loan they worked hard to keep the process on track and both us and the buyers happy. Thank you to **Craig and Mia** specifically, they were the best!! Thanks guys!! 10/10 would highly recommend to all my friends and family ~ Kristen S.



HOLLY JOLLY HOLIDAY

Tony and his team are fantastic! Handled every detail perfectly, could not ask for more. I 100% recommend **Tony** to be your realtor- you will be very happy with your choice!! ~Mike M

Kate and Heidi provided Mike and I with an incredible experience from start to finish. Their knowledge, responsiveness, patience, and negotiation skills made the home buying process super easy and relaxing. We highly recommend them to anyone looking for exceptional real estate agents!" A definite Rockstar team in the real estate world!! Thank you again **Kate and Heidi** for helping us find our beautiful forever home!!! 🙏! ~Joyce P



the PROMISE
The Tony Baroni Team



We had a PHENOMENAL experience from start to finish with **Tony Baroni Team** especially with **Carl Head and Gretchen** who went over and beyond for us to get to the finish line of purchasing our brand new construction home in Ocala. I highly recommend them both for your home purchase. - Paul H

Chris Jossi was absolutely perfect. He not only was there as our realtor but as a friend. **Chris** never failed us and was on top of everything day and night yes even night count-less times we got stressed and worried or had questions and **Chris** was always there and stayed dedicated thru the entire way. **Chris**, here is to you our friend. THANK YOU. I would recommend this gentleman to anyone I know. - Shawn M



WE MAY NOT WEAR WINTER COATS AND GLOVES IN DECEMBER, BUT
TAMPA BAY SURE KNOWS HOW TO CELEBRATE!
HERE ARE SOME HOLIDAY MUST-DOS TO FILL YOUR SEASON WITH SUNSHINE AND CHEER.

FLORIDA RITE OF PASSAGE: THE HOLIDAY BOAT PARADE!



DEC 12 – TARPON SPRINGS (7 PM)
DEC 20 – DOWNTOWN TAMPA (6:15 PM)
DEC 20 – TREASURE ISLAND (5:45 PM)
DEC 20 – INDIAN ROCKS (7 PM)

LOCAL TIP: ARRIVE EARLY FOR THE DOWNTOWN TAMPA BOAT PARADE FOR PARKING AND BEST VIEWS NEAR ARMATURE WORKS

TOP EVENTS



Nov 27 - Dec 28
Tampa Bay Festival of Lights & Santa's Village

2 miles of a spectacular drive through lights at the Hillsborough County Fairgrounds with a stop at Santa's Village with rides, treats, and Santa.



Dec 6th
Tampa Santa Fest

FREE Event, Dec 6 official tree lighting, day parade, and holiday movie in the park at Curtis Hixon. The Winter Village will also have an ice-skating rink and seasonal fun all winter break.



Nov 14 - Jan 5
Busch Gardens Christmas Town

Possibly the best event in Tampa Bay rides, entertainment, millions of lights, shows, and Rudolph and Santa.



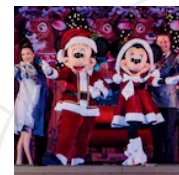
Nov 28 - Dec 30
(Select Nights)
ZooTampa Christmas in the Wild

Holiday light display, festive zones, treats, and Santa.



Nov 21 - Dec 31
Snowcat Ridge Dade City

Wanna go Snow Tubing? Head to Dade City at Snowcat Ridge where they have 60 ft tall and 400 ft long of tubing and a life size snow globe. Pick a colder night and buy the Hot Chocolate. Florida's only Alpine Snow Park



Nov 21 - Jan 7
Orlando Holiday Magic

Orlando Vibes? Don't miss ICE! At Gaylord Palms, the theme this year is Rudolph the Red Nosed Reindeer. Of course, the always popular, Disney's Mickey's Very Merry Christmas Party at the Magic Kingdom is a hit!



ONLY IN FLORIDA: BOATS, PALMS AND SUNSHINE IN DECEMBER!



We have pulled some of the hottest 2025 gift ideas at every price point to help you pick the perfect gift this holiday season.
Think cozy, clean, and practical!

Wellness & Rest

Budget Friendly

Fluffy throw, slippers,
and an essential oil
diffuser

Collapsible Foot Spa Bath
with Heat and Remote

Middle

Shiatsu Neck and
Shoulder Massager

Splurge

Voluspa 12-Day Advent
Candle Calendar



Home



Budget Friendly

Electric Salt and Pepper
Grinder Set

Candle Warmer Lamp
with Timer

Middle

Nugget Ice Machine or
Echo Show 5 Smart

Splurge

Dyson Vacuum- and yes,
it is worth every penny
Le Creuset Dutch Oven

Personalize

Budget Friendly

Visit The Green
Boutique in Valrico and
pick up some cute one-
of-a-kind gift items to
make a basket

Middle

Mixtiles- Pick photos
right off your phone to
delivered to your home
framed and ready to
"stick" on the wall. So
easy, and so beautiful

Kodak Smartphone
Photo Printer

Splurge

Baublebar Nameplate
Necklace

Aura Home 10' Digital
wifi Frame

Oh What Fun! The 2025 HOT Gift Guide



Local Gift Idea: Check out the Stratz Center for some amazing Broadway shows coming to Tampa! Or for a more adventurous person, Busch Gardens Fun Pass for year long fun for those who have it all.

Fitness

Budget Friendly

Foam Roller and Tube Bands

Nike Kettleball

Middle

Adidas Boxing Set

Fitbit Inspire 3 Activity Tracker

Splurge

GoPlus Exercise Cycle Trainer Bike

Apple Watch or Garmin



Teens



Budget Friendly

LED room lights or Neon signs

Gift Cards (Sephora, Target, Amazon, Movies)

Middle

Stanley cup and Rare Beauty Lip Trio

Funko Pop Figurine Collectibles

Splurge

PS 5 Slim Console

New Nintendo Switch and Donkey Kong

Team Jersey

Children

Budget Friendly

Play Doh Dentist Playset

Crayola Galactic Goo All-in-1

Classic Duplo Brick Box

Middle

Vtech Kidjamz Studio Music Player

Nerf N-Strike Blaster Dart

Splurge

Razor Crazy Cart Go Kart

Barbie Dream House





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www.TonyBaroni.com



We want to wish you and your loved ones the most wonderful Holiday Season filled with laughter, adventure, and new memories. We hope your New Year is full of amazing opportunities and new beginnings!
 Tony Baroni Team



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SHOWSTOPPING FISHHAWK ESTATE BUILT FOR LUXURY LIVING AND UNFORGETTABLE ENTERTAINING

A one-of-a-kind estate built for hosting, relaxing, and living the ultimate Florida lifestyle.

**16220 TERNGLADE DR
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 \$2,799,900**
 • 5 BEDS • 5.5 BATHS
 • 8,506 SQ FT
 • 4 CAR GARAGE
 • .64 ACRE LOT



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