

TB BUZZ

TONY BARONI TEAM COVERING COAST TO COAST OF CENTRAL FLORIDA

APRIL 2026

SUMMER FUN GIVEAWAY

with TONY BARONI TEAM

EPIC UNIVERSE ORLANDO

ENTER FOR YOUR CHANCE TO EXPERIENCE
ORLANDO'S NEWEST THEME PARK!



ENTER TO WIN!



Enter to WIN 4 Pack of Tickets to Universal Parks in Orlando

Winner to be announced MAY 1st.
on our Facebook Page.

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

ENDS 4.30.26

Register **NOW**
with the QR code



or visit us at
TonyBaroni.com/Contest



it's possible.



ADAM O.

Amazing experience finding and purchasing my home. I have Angelique and Gretchen to thank for this seamless and pleasant buying experience. Thank you both for all you do.

JOANN G.

Carl and Gretchen and the whole team made it so easy to purchase our home in Florida. Carl really listened to us and helped us pick the perfect location, and Gretchen made preparing for closing so easy. We would definitely recommend them to anyone looking to buy a home. Thanks so much!

THUY-VAN N

The Toni Baroni team is great! Our realtor, Matt Wenrich was kind, professional, and very knowledgeable in real estate. Our property was under contract after 5 days of being listed and closed within a month. With today buyer's market, I was very impressed with how fast the property got traction and sold from the first day the listing went live. Thank you again Matt and Thank you to all of the team members that was involved in our sale!

ERIN D.

This has been the best experience ever! Chris Jossi and the team at KW have been nothing short of amazing! Don't second guess anything and pick this group for your home buying needs!!

MIKE M

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!!

CARRIE C

This group did an outstanding job in selling my piece of land. Brock Owens brought several offers to the table within the first week of being in the market.

CAITLYN H

Craig and the whole team have been great from start to finish. This was my first time selling a home and I'm SO glad I reached out to the Tony Baroni team and had Craig as our agent. The nicest people around and are truly there to help their clients!

SAUDIA F.

We had an outstanding experience with Kate, Heidi, and Gretchen! They were professional, knowledgeable, and incredibly supportive throughout the entire process. Their communication was excellent, they answered every question promptly, and they made what could have been a stressful experience feel smooth and seamless. We truly felt that they had our best interests at heart every step of the way. We couldn't have asked for a better realtor team and highly recommend them to anyone looking to buy or sell a home!

WANDA B.

Mr Chris Jossi was very professional, confident and knowledgeable with my process in finding my new home in Lecanta, Florida. The Baroni team were there 24/7 to answer any question I needed to be answer. Thank you Baroni team for all of your outstanding work. I will recommend any future clients to this team.



Top 10 Reasons Why

1 The Builder has Representation—You should Too!

Remember, the Sales Rep works for the Builder, and an Agent protects your interests from Contract to Close.

2 It does not cost you extra.

In most case the Builder pays the Buyer's Agent's commission, so you get representation without added cost.

3 Contracts are tricky.

You need an Agent to assist you with timelines, deposits, walkthroughs, and next steps.

4 Negotiation isn't just about Price.

You can negotiate Closing Costs, Lot Premiums, Design Credits, Appliances, and even Rate Buy Down programs.

5 Inspections?

Yes --even new homes need inspections. An Agent can assist you in pre drywall and final inspection, so you don't miss a thing.

10 New to the Area? Real Estate Agents on the Tony Baroni Team pride themselves with knowing all the up-and-coming areas in Tampa Bay. If you are out of state, we will even send you videos and pictures along the way and give you weekly updates.

6 Not all Lots are created equal.

An Agent may be able to help you determine future road expansions, retention ponds, schools' zones and preserved nature locations. Real Estate Agents can look way pass the beautiful models.

7 Builder Reputations.

Agents know Builder Reputations well and can alert you to which ones have a history of delays or warranty issues and which ones do not.

8 Appraisals

You want someone on your side to alert you when appraisals come in low or rates shift through your building process. A Real Estate Agent will guide you through this.

9 Upgrades

You want someone with you to help you avoid over-improving your home and assist you in choosing timeless finishes. We are always thinking long-term while listening to your wishes.

TBT NEW CONSTRUCTION EXPERTS



Kate Conroy



Heidi Fenton



Michelle Kinsman



Chris Jossi



Carl Head



Tina Maley



Angelique Costa



Get Outdoors Festivals, Ballgames, and Music

APRIL

- 6th Tampa Bay Rays opener is April 6th back at Tropicana Field**
- 7th - 11th Tampa Bay Wine & Food Festival: Waterfront tasting and wine pairing in downtown Tampa**
- 10th -12th Blues Festival in Vinoy Park, St. Pete**
- 10th -12th Gasparilla Music Festival 3 Day outdoor festival with local bands, food vendors and drinks**
- 19th Tampa Bay Caribbean Carnival- with a colorful parade, art vendors and cultural celebration**
- Busch Gardens Food, Wine, and Garden Festival: Weekends until May 10th concert series, rides, global food booths and garden décor**

MAY

- 5th Tacos and Margs Crawl: Cinco De Mayo downtown St. Pete**
- 8th Concert: Florence & the Machine**
- 9th WWE Backlash: Tampa Benchmark International Arena**
- 10th Mother's Day! Grab the flowers, don't forget your Mom!**
- 16th Concert Pitbull**
- 23rd Concert: Journey**
- 29th Concert: Post Malone**
- EPCOT International Flower and Garden Festival: until June 1, amazing topiaries and seasonal food, entertainment**

JUNE

- 6th World Ocean Day- Head downtown to the amazing Florida Aquarium**
- 19th Juneteenth Festivals around Tampa and St. Pete**
- 12th - 13th Safety Harbor Craft Beer Festival**
- 21st Celebrate your Dad for Father's Day**
- FIFA World Cup- June 11-July 19th It is a Soccer Party you want to be a part of. Games in Miami with local watch parties**



TAKE ME OUT TO THE BALLGAME!

Get ready for ballpark fun, family days, surprises and date nights! Check the calendar before you decide which game to attend, as they will be having lots of amazing promotional nights giving away bobbleheads, jersey jackets, light up field replicas, and magnets! Go Rays!!

★ SPRING SEASON OPENS APRIL 6th!

After an estimated \$55 million dollars in repairs and enhancements, the Tampa Bay Rays are swinging at Tropicana Field.





APRIL HIGHLIGHTS

- APR 6 VS CHICAGO CUBS
- APR 7 & APR 8 VS CHICAGO CUBS
- APR 10, 11, 12 VS NEW YORK YANKEES
- APR 20, 21, 22 VS CINCINNATI REDS
- APR 24, 25, 26 VS MINNESOTA TWINS



MAY BIG MATCHUPS

- MAY 1, 2, 3 VS SAN FRANCISCO GIANTS
- MAY 4, 5, 6 VS TORONTO BLUE JAYS
- MAY 15, 16, 17 VS MIAMI MARLINS
- MAY 18, 19, 20 VS BALTIMORE ORIOLES
- MAY 29, 30, 31 VS LOS ANGELES ANGELS



MARCH - APRIL

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 22 | 23 | 24 | 25 | 26 STL 4:15 | 27 | 28 STL 2:15 |
| 29 STL 2:15 | 30 MIL 7:40 | 31 MIL 7:40 | 1 MIL 1:40 | 2 | 3 MIN 4:10 | 4 MIN 7:10 |
| 5 MIN 2:10 | 6 CHC 4:10 | 7 CHC 6:40 | 8 CHC 6:40 | 9 | 10 NYY 7:10 | 11 NYY 6:10 |
| 12 NYY 1:40 | 13 | 14 CWS 7:40 | 15 CWS 7:40 | 16 CWS 2:10 | 17 PIT 6:40 | 18 PIT 4:05 |
| 19 PIT 1:35 | 20 CIN 6:40 | 21 CIN 1:10 | 22 CIN 1:10 | 23 | 24 MIN 7:10 | 25 MIN 4:10 |
| 26 MIN 1:40 | 27 CLE 6:10 | 28 CLE 6:10 | 29 CLE 1:10 | 30 | | |

MAY

| SUN | MON | TUE | WED | THU | FRI | SAT |
|--------------------|-------------------|-------------------|-------------------|------------------|-------------------|-------------------|
| | | | | | 1 SF 7:10 | 2 SF 6:10 |
| 3 SF 1:40 | 4 TOR 6:40 | 5 TOR 6:40 | 6 TOR 1:10 | 7 BOS 7:10 | 8 BOS 7:10 | 9 BOS 4:10 |
| 10 BOS 1:35 | 11 TOR 7:07 | 12 TOR 7:07 | 13 TOR 7:07 | 14 | 15 MIA 7:10 | 16 MIA 4:10 |
| 17 MIA 12:15 | 18 BAL 6:40 | 19 BAL 6:40 | 20 BAL 1:10 | 21 | 22 NYY 7:05 | 23 NYY 1:35 |
| 24 NYY 1:35 | 25 BAL 1:35 | 26 BAL 6:35 | 27 BAL 6:35 | 28 | 29 LAA 7:10 | 30 LAA 4:10 |
| 31 LAA 1:40 | | | | | | |

JUNE

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-------------------|--------------------|--------------------|-------------------|-------------------|-------------------|--------------------|
| | 1 DET 6:40 | 2 DET 6:40 | 3 DET 1:10 | 4 | 5 MIA 7:10 | 6 MIA 4:10 |
| 7 MIA 1:40 | 8 BOS 6:40 | 9 BOS 6:40 | 10 BOS 1:10 | 11 | 12 LAA 9:38 | 13 LAA 10:07 |
| 14 LAA 4:07 | 15 LAD 10:10 | 16 LAD 10:10 | 17 LAD 3:10 | 18 | 19 WSH 7:10 | 20 WSH 4:10 |
| 21 WSH 1:40 | 22 KC 6:40 | 23 KC 6:40 | 24 KC 6:40 | 25 KC 12:10 | 26 AZ 7:10 | 27 AZ 6:10 |
| 28 AZ 1:40 | 29 | 30 KC 7:40 | | | | |

JULY

| SUN | MON | TUE | WED | THU | FRI | SAT |
|--------------------|-------------------|--|--|--|-------------------|-------------------|
| | | | 1 KC 7:40 | 2 KC 7:40 | 3 HOU 8:10 | 4 HOU 7:10 |
| 5 HOU 3:30 | 6 NYY 6:40 | 7 NYY 6:40 | 8 NYY 6:40 | 9 SEA 7:10 | 10 SEA 7:10 | 11 SEA 4:10 |
| 12 SEA 1:40 | 13 | 14 ALL-STAR BREAK PHILADELPHIA, PA | 15 ALL-STAR BREAK PHILADELPHIA, PA | 16 ALL-STAR BREAK PHILADELPHIA, PA | 17 BOS 7:10 | 18 BOS 4:10 |
| 19 BOS 1:35 | 20 TOR 7:07 | 21 TOR 7:07 | 22 TOR 7:07 | 23 TOR 3:07 | 24 CLE 7:10 | 25 CLE 6:10 |
| 26 CLE 12:15 | 27 | 28 TEX 6:40 | 29 TEX 6:40 | 30 TEX 12:10 | 31 CWS 7:10 | |

AUGUST

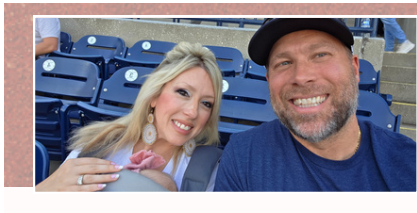
| SUN | MON | TUE | WED | THU | FRI | SAT |
|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | | | | | | 1 CWS 4:10 |
| 2 CWS 1:40 | 3 COL 6:40 | 4 COL 6:40 | 5 COL 3:10 | 6 | 7 SEA 10:10 | 8 SEA 9:50 |
| 9 SEA 4:10 | 10 ATH 9:40 | 11 ATH 9:40 | 12 ATH 3:05 | 13 | 14 BAL 7:10 | 15 BAL 6:10 |
| 16 BAL 12:15 | 17 BAL 6:40 | 18 TOR 6:40 | 19 TOR 6:40 | 20 TOR 1:10 | 21 BAL 7:05 | 22 BAL 7:05 |
| 23 BAL 1:35 | 24 DET 6:40 | 25 DET 6:40 | 26 DET 1:10 | 27 | 28 SD 7:10 | 29 SD 4:10 |
| 30 SD 1:40 | 31 NYM 6:40 | | | | | |

SEPTEMBER

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-------------------|-----|-------------------|-------------------|--------------------|-------------------|-------------------|
| | | 1 NYM 6:40 | 2 NYM 6:40 | 3 TEX 8:05 | 4 TEX 8:05 | 5 TEX 7:05 |
| 6 TEX 2:35 | 7 | 8 ATL 7:15 | 9 ATL 7:15 | 10 ATL 12:15 | 11 HOU 7:10 | 12 HOU 6:10 |
| 13 HOU 1:40 | 14 | 15 ATH 6:40 | 16 ATH 6:40 | 17 ATH 1:10 | 18 BOS 7:10 | 19 BOS 4:10 |
| 20 BOS 1:40 | 21 | 22 NYY 7:05 | 23 NYY 7:05 | 24 NYY 7:05 | 25 PHI 6:40 | 26 PHI 6:05 |
| 27 PHI 3:05 | 28 | 29 | 30 | | | |

HOME GAME
 AWAY GAME
 (Schedule subject to change)

SEASON PRESENTED BY ORLANDO HEALTH





RENOVATE OR MOVE?



We get this question a few times a week, should we renovate our current home.....or move? With home values rising and interest rates higher than a few years ago, deciding whether to stay or go takes a little more thought. Here are a few things to consider:

STAY (RENOVATE)

If you love your location and school district, and square feet are workable, renovation might make sense.

This is especially true if you just need some updating and inspiration. The TB Team feels the biggest bang for your buck will always be Kitchens and Baths.

Ideas to consider:

- Kitchen Updates—update countertops, painting cabinets, update appliances and sinks
- Lighting updates and faucets in Baths and Kitchens
- New flooring (consider the same flooring throughout)
- Paint-neutral, warm tones



FLORIDA TIP



About 50 percent of our Buyers start touring a new home to buy by looking at the outside first. Whether you are looking for a water view, outdoor kitchen, fenced yard, or entertaining space, the outdoor game is strong in Tampa Bay. A POOL also must be part of the equation when you are thinking about renovations or a move. New pool construction in Tampa Bay ranges from \$60,000-\$100,000 depending on size, special features, spa, and screen lanai. If you have a large backyard and plan to stay for several years this might make sense. For some, that is a cost and building process they are just not wanting to undertake.



MOVE

Sometimes updates and renovations won't fix the issues. Ask yourself these questions:

- Do you need more square feet? More bedrooms?
- Do you need a home office?
- Do you like your neighborhood?
- How is the traffic and driving time to work/school?
- Has your family dynamics changed: downsize or increase in needed space?

In these cases, some things just cannot be fixed. Space is usually what is the biggest determination for a move. Purchasing a home that already meets your needs, has all the updates, and space may be roughly the same cost as a major renovation.

Tampa Bay Home Sweet Home

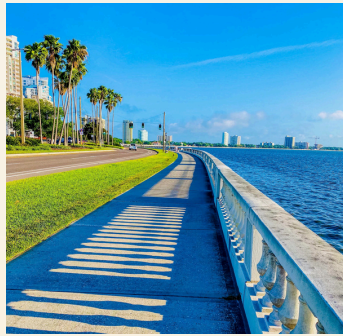


Why Tampa Bay Continues to be a **SMART PLACE TO CALL HOME**

Lifestyle. Opportunity. Growth.

LIFESTYLE THAT NEVER GOES OUT OF STYLE

From waterfront condos to vibrant city life to family communities, to golf and resort amenities, Tampa Bay offers year-round outdoor living that people relocate here from across the US to enjoy. There is literally something always going on and big theme park entertainment or lazy beach days are an hour drive in any direction.



STEADY POPULATION AND GROWTH

Tampa Bay continues to have strong healthcare, tech, business development, sports teams, and tourism which supports the housing demands and brings jobs. This is the key for long term property value. Also, the ease of travel must be considered with the Tampa International Airport so centralized.

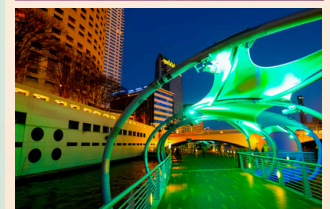
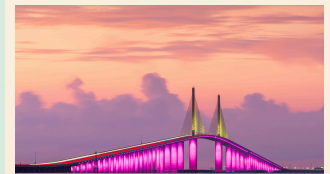


No State Income Tax

This makes the list every time. This advantage alone keeps out of state interest strong in our housing market.

WHAT TO WATCH IN 2026

- 📍 Gasworx- Huge mixed-use space in Ybor City with walkable neighborhoods, offices, green space, dining, and accessibility to downtown.
- 📍 643-million-dollar Westshore Interchange was rebuilt to refigure that Westshore highway interchange and improve traffic flow.
- 📍 After a record-breaking year of cruises and cargo traffic--Port of Tampa is expanding terminals, and investing in new infrastructure aimed at economic growth.
- 📍 USF development is booming with new facilities and a massive athletics complex.
- 📍 Corporate Relocations like Wagamama, a global restaurant brand, moving from NY to Tampa and Team Viewer, a global tech company, calling Tampa home. This momentum supports economic vibrancy and long-term job growth.
- 📍 One Tampa High Rise is a 42-story luxury residential tower that will be one of the tallest in the Tampa Skyline.





TB BUZZ



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866-479-8577

www.TonyBaroni.com



Summertime Checklist

- **Roof Inspection before Hurricane Season**
- **Have AC service**
- **Change your Air Filters**
- **Check Smoke Detector Batteries**

CURIOUS WHAT YOUR HOME IS WORTH IN 2026?

GET A FREE HOME VALUE ESTIMATE!

Tampa Bay Home values have shifted this year. If you are curious about what your home is worth right now, scan this QR code or contact us directly at for a FREE estimate, no obligations.



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