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TB BUZZ

TONY BARONI TEAM COVERING COAST TO COAST OF CENTRAL FLORIDA OCTOBER 2026

Tony Baroni Team GIVEAWAY

YOUR NEXT VACATION COULD BE FREE

TB | kw SUBURBAN TAMPA KELLERWILLIAMS REALTY

CRUISE *Giveaway!*

$1,000 Cruise Credit

Redeemable with P&P Escapes with ANY cruise line.
Must be booked within one year.

SCAN TO ENTER

REGISTER NOW!

OR VISIT

TonyBaroni.com/Contest

ENTER BY 11/12

WINNER TO BE ANNOUNCED ON OUR FACEBOOK PAGE

The Tony Baroni Team will donate $3 per entry to ECHO OF BRANDON



Every Entry Helps our Community!

ECHO

bridging the gap between crisis and stability

TB BUZZ
BY THE TONY BARONI TEAM

SCREAM SMARTER

YOUR INSIDE GUIDE TO BUSCH GARDENS HOWL-O-SCREAM



Busch Gardens does TWO amazing events each year that we feel are MUST Dos-**Howl-O-Scream and Christmas Town**.
If you have never been to Howl-O-Scream, here are TBT's best tips for a frightfully good time. This event runs
September 11 to October 31 (Thursday-Sunday).

WATCH FOR SALES ONLINE AND GRAB YOUR TICKETS.
They run specials all the time. Don't buy tickets at the door. This is a specialty ticket event. Your pass does not get you in.

BEST TIP--ARRIVE EARLY.
Event starts at 7:00pm but you can get in around 5:00pm and can take a tour of the animals as they are out until 6:00pm or ride rides. Don't miss the Gorillas! As the events get on the way the animals will be put away for safety at night.

GRAB DINNER BEFORE YOU
come in and then have treats throughout the park and specialty cocktails. Don't spend the first hour eating. Lines will be very long.

SCARE ZONES
are located around the park that you must walk through. Watch Out for the roller skating zombies!

CHECK WAIT TIME FOR THE ROLLER COASTERS.
Usually, it is best to go to the back of the park first. We feel however, to get the most bang for your buck to ride Iron Gwazi, Cheetah Hunt and Sheikra at night. Lines are typically very manageable. If you enjoy heights, Serengeti Flyer is a must at night as well.

TAKE PHOTOS EARLY
before it gets too dark.

DON'T FORGET THE SHOWS!
There are two sinister shows and a karaoke stage.

WEAR COMFORTABLE SHOES.
It's a lot of walking and remember no costumes are allowed. It is a 12 and up event and not recommended for young children or infants. As with every theme park, weather and crowds play the most important factor in having fun. This is a rain or shine event.



THE HAUNTED HOUSES

Now for the main event! There are SIX haunted houses to roam through. Historically, Circus of Fear has the longest lines as it is the first one closest to the front. If clowns bother you, this would be the one to avoid. Stranglewood Estate, MARS, and Raven's Mill houses, all fan favorites, have new updates and stories. Shadow of Wonderland is also returning as a spin-off of Alice in Wonderland. The brand NEW Anaconda: Fear Has No Escape house will be a top pick this year. This is the first time Sony Pictures has licensed Anaconda for a Halloween event. If you only pick one house, this is the one to choose.

HAVE A GHOSTLY GOOD TIME! 👻

HAPPY CLOSING DAY!

REAL CLIENTS - REAL EXPERIENCES - FIVE-STAR SERVICE

TB BUZZ

BY THE TONY BARONI TEAM



MY HUSBAND AND I HAD THE BEST EXPERIENCE WITH THE TONY BARONI TEAM. CHRIS WAS SO HELPFUL, INFORMATIVE, AND EFFICIENT THROUGHOUT OUR WHOLE EXPERIENCE. HE HELPED US FIND OUR DREAM HOUSE. WILL ABSOLUTELY BE RECOMMENDING TO OUR FRIENDS AND FAMILY. - SHELBY W.

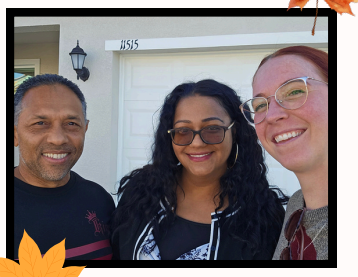


Tony and Evelyn were so helpful as our listing team as we navigated selling our beach home. We hit a few unanticipated snags along the way, but TBT helped us stay calm and successfully got us to closing! We are very grateful for their help and would recommend them highly. - Jennifer M.

★★★★★



Thank you for all your hard work in helping me buy my first home ,Kate was awesome in helping me find the the house and keeping me informed in everything that was going on and made sure everything was right and ready by closing time...I recommend this team to anyone who's looking to purchase a house! - Claude M.



I had the pleasure of Working with Josh at the Baroni Team who was amazing. He was always attentive to our needs. Always answered all our questions. I wouldn't want to work with anyone else. Thank you!! - Sharon C.



This team was amazing from start to finish. We had so many questions since we had not purchased a home in over 35 years. Lots of thing's have changed and we had lots of questions throughout the process, They were always available at all hours and answered every question we had. They really go above and beyond to make sure that we were comfortable throughout the whole process. Thank you all so much, we have our dream home! - Bob S.

Matt Wenrich and Yuri were absolutely stellar! They helped through every aspect of the sale and were always available for any questions we might have. Selling a house can be really stressful, selling with the Tony Baroni team made it easy. We can't recommend them enough!

THE TEAM HERE IS ABSOLUTELY AMAZING! CARL AND GRETCHEN WERE WITH ME EVERY STEP OF THE WAY. THEY MADE MY HOME BUYING PROCESS EASY AND FLAWLESS. THEY WERE VERY INFORMATIVE AND MADE SURE I UNDERSTOOD EVERYTHING. CARL SPENT THE WHOLE DAY ON A HOLIDAY SHOWING ME HOMES. I COULDN'T HAVE ASKED FOR BETTER. IF BUYING OR SELLING A HOME I HIGHLY ADVISE REACHING OUT TO THE TEAM AT KELLER WILLIAMS!. JESSICA H











We had such a wonderful experience working with Kate, Michelle, and Gretchen throughout the home-buying process! They were incredibly helpful, responsive, and supportive every step of the way. They made what could have been a stressful process feel so much easier and were always there to answer our questions and help us feel confident in our decisions. We are so grateful for everything they did to help us find our home and make this exciting chapter possible. We couldn't have asked for a better team and would absolutely recommend Kate, Michelle, and Gretchen to anyone looking to buy a home! 🏡🔑🤍 - Tia P.

KITCHEN UPDATES THAT PAY OFF: WHERE TO SPEND & WHEN TO SAVE

TB BUZZ
BY THE TONY BARONI TEAM

The Smart Kitchen Refresh

As they say, the Kitchen is the heart of the home, but when it comes to remodeling, more expensive doesn't always mean more valuable. In fact, current remodeling data suggest that homeowners planning to sell may get a better return from a strategic kitchen refresh than a complete overhaul.
Always consider the neighborhood as well and not overupgrading your home with the thought of getting dollar for dollar back out.



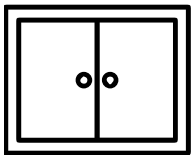
113%

A smart move for today. A brighter tomorrow

A full-scale remodel will cost roughly $60,000-100,000 depending on finishes, cabinetry, and appliances. Surprising part, you don't need this to impress. According to the 2025 Cost vs Value data, a minor midrange kitchen remodel recouped approximately 113% of its cost nationally

Where should you put your money?

FOCUS HERE FOR THE BIGGEST IMPACT



Cabinets- Update Before You Replace. If you like the layout and the boxes are in good condition, consider painting the cabinets or replacing the doors. Instant money saver.



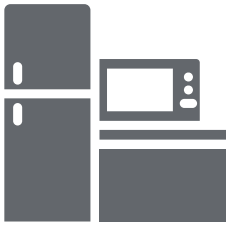
Countertops-Now here it is worth the investment every time. Updating countertops are always a yes. Quartz remains a top pick for its clean look with easy maintenance.



Lighting- Small Investment with a BIG transformation. Update the pendants over an island, add under cabinet lighting, and remove everything dated. It is an instant refresh.



Hardware- the easy button! Cabinet pulls, faucets, sinks are all small details that buyers notice immediately. It makes a Kitchen feel expensive and updated.



Appliances-a coordinated suite is the goal here. Think clean, working, and matching.

WHAT NOT TO DO

SOME UPDATES CAN BE COSTLY AND RARELY PAY OFF

If resale is your goal, we would recommend heavily weighing your options before you move walls, relocate plumbing, or completely change the blue print of your Kitchen. These changes will dramatically increase your construction cost without matching dollar for dollar your resale value.

REALTOR TIP

If you are staying for 10 more years in your current home, create the dream Kitchen you have always wanted. Heck, throw in the pool. But if you are considering selling in a few years, the smartest move is not a complete renovation at all.

Ask about our FREE in home price evaluations and on-staff Professional Stager.

AUTUMN VIBES ONLY: YOUR FALL FUN CHECKLIST

TB BUZZ
BY THE TONY BARONI TEAM

We may not have changing leaves and sweater weather just yet, but there is still plenty to love about the FALL season in Tampa Bay and Orlando

- 🎃 Pumpkins, Pumpkins, Pumpkins! Visit a Pumpkin Patch. Pick out one to carve.
- ☕ Order the Pumpkin Spice Latte.
- 🥕 Stop at a roadside stand and buy fresh fruits and vegetables. October 18th is a great local Tampa Market on Water Street to visit.
- 👻 Are you brave enough? Walk through a few Haunted Houses at Howl-O- Scream at Busch Gardens or go big time with Universal Studios.
- 🍷 Stop by Keel and Curley in Plant City for new fall wine flavors.
- 🐉 Orlando Dragon Boat and Asian Festival on October 17th at Bill Frederick Park is a must attend.
- 🌶️ Feel a chill in the air? Make homemade chili.
- 🌿 USF Fall Plant Festival and Botanical Garden October 10-11th has over 50 plant vendors.
- 🏈 Football season is back! Cheer on your team.
- 🍿 Pop the popcorn, it's scary movie night!
- 🌽 Get lost in a corn maze.
- 🎃 Stroll through Hyde Park and visit their Pumpkin Patch.
- 🚗 Bring your friends to the KW Trunk or Treat neighborhood fun.
- 🔥 It's time for the backyard fire pit and smores.
- 🌅 We live in Florida. See one more Beach Sunset.
- 🍂 Decorate your front porch for Autumn.
- 🍽️ Pick a cooler day and head to Disney's Epcot for their Food and Wine Festival running August 27-November 21.
- 🕰️ Take a morning trip to Mount Dora for great antiquing and local treats.
- 🦃 Too many mashed potatoes? Sign up for the annual Turkey Trot before the Thanksgiving Parade.
- 🥧 Get your FREE PIE from the Tony Baroni Team. (Register Now)
- ❤️ Wanting to give back? Donate clothes, bedding, and towels to a local nonprofit or do a food drive in your office for Seeds of Hope.
- 💵 Have great service at a restaurant? Bless them with a large tip.
- 🍽️ Host FriendsGiving!
- 🛍️ Love a good sale? Nov. 28—Shop Small Businesses.

TOP 10 Thankful and Grateful: The TB Team 2026



1. YOU. We are so thankful to be in business with some of the best clients ever. Thank you for allowing us to be a small part of your home buying and selling journey.

2. We had 2 NEW TB babies born this year on our team and excited to announce 1 more on the way.

3. Giving Back to the Community. We loved being able to spend the day at Feeding Tampa Bay creating food boxes. We have also been able to give back over $5,000 dollars to local nonprofits quarterly and over $10,000 to KW Cares this year.

4. Honored to be awarded #1 in Units SOLD by the Tampa Bay Business Journal in Hillsborough County.

5. Nothing brightens our day more than a review! Over 3,000 FIVE-STAR reviews to date plus 1,000 Five-Star Reviews on Google!

6. We love education and training. We traveled to Georgia for the yearly Family Reunion Conference and just returned from Texas for Mega Camp KW Training.

7. We celebrated as a team being Voted #1 Realtor by Tampa Bay Real Producer!!!

8. We Are Moving!!! New office in Valrico, FL COMING SOON in December.

9. In June we had every member of the TB Sales Team on the "Top Charts" for our office!

10. We were able in 2026 to give away 4 tickets to a Bucs game, a Bass Pro Shop shopping spree, a romantic dinner for two, and soon, a CRUISE! Got to enter to WIN!

SAVE THE DATE TO OUR ANNUAL PIE DAY!



YOU'RE INVITED TO

Tony Baroni Team's

ANNUAL CLIENT APPRECIATION

PIE DAY

WITH GRATITUDE, FROM OUR FAMILY TO YOURS

as Thanksgiving approaches, we want to say thank you for your continued trust, support and referrals.
Please let us treat your family to a complimentary XL pie for the holiday.

TUESDAY, NOVEMBER 24 • 4PM – 6PM

Choose your complimentary XL pie

APPLE • PUMPKIN • PECAN

VALRICO PICKUP
Keller Williams
2350 E. State Road 60
Valrico, FL 33594

ORLANDO PICKUP
Keller Williams
6900 Turkey Lake Road
Orlando, FL 32819

Scan the QR code

PLEASE RSVP & SELECT YOUR PIE
TONYBARONI.COM/PIE
OR SCAN THE QR CODE



SHARE THE JOY THIS SEASON

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

TB BUZZ

2530 E. State Road 60 Valrico, FL 33594
866-863-9005
www.TonyBaroni.com

Need Help Managing Your Rental Property?

Let TB Property Management Pros take the stress out of being a landlord! From marketing your property and securing qualified tenants to managing the leasing process from start to finish, our full-service team is here to help protect your investment and make property management easier.

Contact **Tina Maley, Property Manager and Buyer Specialist, at (813) 598-3071** to learn more!



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