

## Our Next Call In To Win Is Friday March 22nd

WIN 2 FLOOR TICKETS

### KENNY CHESNEY & Zac Brown Band SUN GOES DOWN - 2024 TOUR



**Save the Date!**  
Our next Call In To Win is  
Friday March 22nd  
from 9 AM to 5 PM

Register to WIN 2 floor tickets to Kenny Chesney's Sun Goes Down Tour on April 20th at Raymond James Stadium.

**Register NOW**

Scan or online at  
[TonyBaroni.com/contest](https://TonyBaroni.com/contest)  
or Call 866-749-8577  
on March 22nd

Must be 21 and Florida resident to enter



Winner will be announced on Saturday March 23rd on our Facebook page.  
[Facebook.com/TonyBaroniTeam](https://Facebook.com/TonyBaroniTeam)

The Tony Baroni Team will be donating \$2.00  
For Every Entry to Mary & Martha House

# Explore Tampa Bay

## Market Days



### Fresh Market

First Sunday of the Month, Hyde Park handcrafted items with fresh produce, plants, local cuisine and is pet friendly



### Sunset Market

First Thursday of the Month Midtown Tampa with over 40 vendors, handcrafted cocktails, and live music



### Ybor Market

in the heart of Ybor City this event takes place every Saturday with local fresh produce



### Water Street Market

in mid Tampa, 3rd Sunday each month with 50 vendors focusing on food and wellness, art and live entertainment

## U Pick Forms

Have you tried it yet? U Pick Farms should be on your short list this Springtime.

**Pro Tip:** Bring plenty of water, shoes you don't care messing up, wet wipes, a basket or lighter bag, and a sun hat.

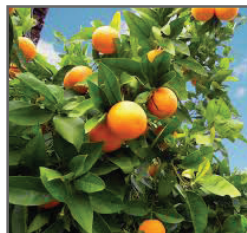
Some of our favorite places are Keel and Curley Farm in Plant City. On Saturdays at 10am they offer strawberry and blueberry picking. When you are done, head inside for a glass of their Strawberry wine.

We also love The Southern Peach Company in Lithia off of State Road 674. Check their FB before picking a day to go, but this century old farm offers fun photo ops and plenty of perfect peaches.

### Seasonal U Pick



Strawberries  
December-March



Oranges  
December-March



Blueberries  
March



Peaches  
March/April



Sunflowers  
March/April

## HOLD MY BEER

The Craft Beer scene in the Tampa area has taken over. With over 100 local breweries in the Tampa area alone there is surely something for everyone. A must to try is National Brands like Cigar City, a Florida staple Coppertail and a Tampa local fav, Woven Water. Take a Saturday and enjoy the Spring weather and spend the day sipping and trying local favorites. (Don't forget to have a safe driver) TB Teams Favorite Breweries:

### **Cigar City Brewing Company**

3924 W. Spruce St., Tampa

Florida's first commercial brewery opened here in 1896 so this is a must. Make sure to order a Jai Alai and a Florida Cracker.

### **Tampa Bay Brewing Company**

1600 E 8th Ave., Tampa

One of the top most notable breweries with multiple locations and a full food menu this is a top pick.

### **Angry Chair Brewing**

4101 N Florida Ave., Tampa

Unique local haven where you can have food delivered and sample away.

### **Coppertail Brewing**

2601 E 2nd Ave., Tampa Popular pints like Free Dive and Night Swim keep this nautical theme alive.

### **Ulele Spring Brewery**

In house at the famous Ulele Restaurant. Grab a bite and a Rusty Red Ale or their popular Wedding Beer.



### **Bullfrog Creek Brewing Co**

3632 Lithia Pinecrest, Valrico

A must to order the Propeller Wash Hazy IPA and try to stop in on a dueling piano night

### **Zydeco Brew Works**

1920 E 7th Ave.

Ybor transforms you to a night in New Orleans, grab some gumbo and a chair and enjoy people watching

### **BarrieHouse Beer Co**

403 E. 5th Ave, Tampa

Family tradition of brewing since the 19th Century bring your dogs and enjoy unique lagers.

### **Hidden Springs Ale Work**

1631 N Franklin St., Tampa

Creative, imaginative products with a touch of nostalgia

### **Magnanimous Brewing**

6809 Nebraska Ave., Seminole Heights (newest one)

Hazy IPA's and thick stouts with a reputation on the festival scene with three locations

# HAPPY CLOSING DAY!



Once again, Craig was the best seller's agent we could've ever asked for! He sold our beautiful home for the best price! He's so knowledgeable and brilliant when it comes to real estate. Many agents contacted us for our listing and never once would we consider anyone but Craig! He gets the job done in a timely manner!! He's a great, respectful, and a fun guy to work with! Thanks Craig for selling our THIRD home!!  
- Kris



The Tony Baroni team were fantastic during our condo search. Mike was sending us information to review during the process. The team were great once we got close to closing helping in every aspect to make sure that everything went smoothly. Highly Recommended.- Adrienne



Kate and her entire team made my first home buying experience an amazing one! I always felt they had my best interest at heart! I would highly recommend Kate, her teams or anyone at Tony Baroni when looking to purchase a new home! Words can't thank them enough!  
-Douglas



Tony Baroni's Team in Tampa was outstanding! Closed in under 30 days with impeccable service. The entire team was professional, efficient, and genuinely caring. I highly recommend to anyone seeking top-notch realty expertise. Absolute pleasure working with Toni Baroni's Team!  
Cheers to the entire team  
- Sabin



The Tony Baroni Team was great to work with from beginning to end. They were all so helpful by making everything easy. Anytime we had a question they were right on top of it. If we move again, we'll definitely use the Tony Baroni Team again! Thank you Chris Jossi for finding us the perfect home! - Christie M.



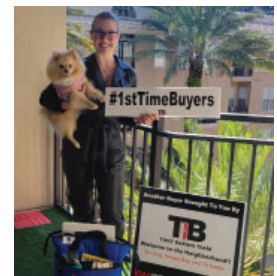
I can not say enough good things about the Tony Baroni team. I had the pleasure of working with Chris Jossi as my realtor and he made this process painless for me as a first time home buyer. Chris was able to answer every single one of my questions and I had a bunch. I would refer anyone to him and his team, along with Ashley and Gretchen. The both of them, were able to streamline the closing process and assist me every step of the way.  
Prit P.



## THE QUESTION WE GET THE MOST, "HOW'S THE HOUSING MARKET?"

### The short answer is.....Strong!

The long answer is home values have rose in Florida by 80 percent in the last 5 years. This is despite the ever-changing political front, global pandemic, and rising interest rates. New Home Construction has played a factor with a booming market in Florida and lots of incentives to lure buyers in. We feel Builders and Sellers will compete for buyers in the end of 2024. "I'm very optimistic for 2024. History has proven that during a presidential election year, interest rates decrease and those sellers and buyers who were on the fence, now jump. This will make a massive demand for homes as those sellers feel it is now the right time, and those buyers who were waiting for the interest rates to lower, dive into the housing hunt. On a separate note, Tampa Bay will always be a place that attracts buyers with the endless sunshine, beaches, and prime location to attractions. It's a buyer's paradise." Says Tony Baroni, CEO of Tony Baroni Team, KW.



## FLORIDA SNAPSHOT

**Fasted Growing City in  
2023  
Fort Myers**

The most common  
neighborhood to purchase in was  
**Miami-Fort Lauderdale  
Pompano Beach Area**

**Cheapest Place to Buy In  
Florida: Gainesville  
\$376,000.**  
Median Home Price

Tampa, St. Pete, Clearwater,  
Lakeland and Spring Hill  
named to  
"Top 15 Best Places to Buy a  
House List" in Florida List  
for the second year in a row

**Top City To Retire In:  
Tampa**

The Top Three Cities  
To Live In Overall:  
**Tampa  
St. Pete  
Sarasota**

# IS TAMPA BAY THE KING OF LUXURY REAL ESTATE?

Tampa Bay Times reported that the Tampa Bay area Luxury Market is booming, with a 36 percent increase in sales for the last quarter of 2023! This puts Tampa Bay at the top in the country for Luxury Sales with these kinds of numbers followed closely by Las Vegas and Austin. A Luxury Home is defined as anything over 1 million dollars. In the past this market has been heavily saturated in the Sarasota, Naples, and Miami areas. However, Covid and the shift to remote working brought hoards of people to the Tampa Bay area and with a great airport, huge condo presents, and waterfront living the Luxury Market has soared. "Often the uber wealthy have cash to purchase as well so they are quick to make a real estate move", says Tony Baroni. The priority is often not snagging a deal but to find a home that enhances their lifestyle. Here at the Tony Baroni Team we have expertise in both the Selling and Buying in the Luxury Market. Take a look at our most recent SOLDS.



# GET YOUR HOME READY FOR SPRING

## Springtime Checklist

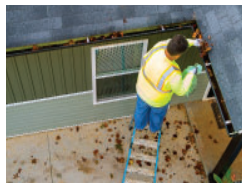
### OUTSIDE



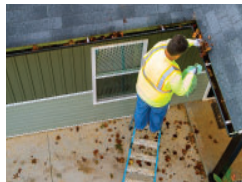
Walk the perimeter and inspect for damage, cracks, roof issues or rotting wood



Tackle the landscape, reseed grass and trim all trees and shrubs. If it touches your house, trim it back. Also a great time to cut back the palm trees and add new mulch.



Clean your Gutters and Downspouts. Make sure there is no standing water around your property.



Have a professional check on your AC Units, Pool Equipment, and Sprinkler Systems



Take a look around your property for any damage being caused by pest, ants, termites, or burrowing animals. Most Floridians need monthly pest and fertilizing treatments on their home and land.



Pressure Washing (a Real Estate Agents best tip) clean off the sidewalk, pool deck or lanai, and driveway.

**Pro Tip:** Have a professional come clean out your Dryer Exhaust Hose and Vent!

### INSIDE



Add a new wreath to your front door and welcoming mat.



Often the Master Bedroom gets overlooked. Refresh your bedside table, add a little live Bamboo, and buy a new set of bed sheets.



Buy a few springtime hand towels for the Kitchen and new soaps for the bathrooms and add fresh flowers whenever you can.



Spend some time freshening up your patio. Add a few new throw pillows or a new lounge chair to your back porch.



Do a deep clean. Steam clean carpets and couches, wash all bedding and throws, clean curtains, and organize the garage.



Bring in some plants indoors. Try a Peace Lily for easy maintenance or a Pothos for added oxygen. Aloe Vera plant is also great to have when needed.

Declutter, toss and donate! Start with closets and drawers and organize.



The TB Buzz by the  
Tony Baroni Team



2350 E. FL-60 Suite 100 Valrico, FL 33594

PHONE: 866-695-9747

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



## SPRING TRAINING

Still time to catch a Spring Training Game for the TB Rays!! March: 18 vs Atlanta Braves, 22nd vs Minnesota Twins, 23rd vs Baltimore Orioles, and 26th vs Detroit Tigers. First Regular Season Game is against Toronto Blue Jays on March 28th



### Friendly Reminder

Don't forget to change your Air Filters!

## New Featured Listing



### LISTING NAME

ADDRESS GOES HERE

Sample message and short description of the  
property

\$Listing Price 000,000

**WE are HIRING!!!**  
**We are looking for experienced, full time Real Estate Agents to join the team!**  
**Email for information [kellie@tonybaroni.com](mailto:kellie@tonybaroni.com)**

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