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Make Your Move



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What's Up? Eastern Shore online at whatsupmag.com.
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The pet submissions are in, now we want to hear from you. Visit whatsupmag.com/petphotocontest2025 and vote for your favorite! Voting will take place from 8/1 - 8/31. Winners and chosen favorites (by you and our staff) will be showcased in the November 2025 issues of *What's Up? Annapolis*, *What's Up? Eastern Shore*, and *What's Up? Central Maryland*. And maybe even on the cover!



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I'll be honest. Come August, I'm longing...hoping...for those first northerly breezes of autumn to come sweeping into the region. I mean, it's downright hot outside this month. And muggy. Maryland muggy! And, yeah, I know we have a way to go before fall cools us off.

For now, I'm fortunate to have working air conditioning (knock on wood). Each morning, I can step on my back deck for a few sips of coffee before ducking back inside. There's also a roof over my head, sheltering my family from the brutal sunshine or heavy rainstorms we've been having regionwide (although that roof has hit its 25-year mark and will need replacing soon). Yep, the house is in okay shape and maintained decently. It's a process.

I can easily recall moving into this house and the neighborhood exactly 17 years ago. Been a spell since then, but I still feel that tingle of pride—of home ownership—every now and then. It's a good feeling.

Home ownership is often a journey, as much as an accomplishment. And I wouldn't be in my house today, if not for a savvy contract-catch I made many moons ago. My wife and I were about to sign paperwork with a real estate agent for a house about 15 miles away (as the crow flies) from our current one. We found a property we thought we loved. We had the contract in hand. The sellers were on pins and needles awaiting our signatures. But reading through it all, something was off. And when I asked my agent about it, the answers were unnerving. So much so, we said

goodbye to the deal and began working with a new-to-us agent—someone much more experienced in the local market who guided us to the right fit. In fact, it was a smooth, confident process.

The point is—navigating the real estate market is complex. Whether you're a buyer or a seller, having the right representation is instrumental to making your dreams reality, no matter how big or just-right those dreams may be. For this month's issue, we reached out to several of the local market's most experienced and reputable Realtors, asking them the important questions about market performance, industry trends, buyer/seller preparations, additional transaction supports and services, and more. "Real Estate Perspectives" is worth a read, even if you're not presently considering a move. Chances are, you know someone who is or will be soon.

Continuing the real estate/home vibe, in other articles we showcase several picturesque properties that radiate Chesapeake charm. We also look *above* ("fifth-wall" ceiling treatments), *below* (check out the various flooring options in "Reflections on Casual Elegance"), and *all-around* (regional public gardens to visit) for home inspiration.

Though reality suggests I'm more in the market for a new roof right now versus house (cue editorial plan for future article), the myriad real estate and home trends are fascinating. I, like many of you probably, enjoy keeping my finger on the market pulse, and dreaming. I'm endlessly on the hunt for the quaint waterfront bungalow within my price range...down by the river, with central air, a dock for crabbing, a boatlift, a sunroom, fireplace, firepit, deck for sipping my coffee...You get the idea.

Have a great August everyone!

James Houck,
Editorial Director



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Arts & Culture

14 EVENTS

20 ATTRACTIONS

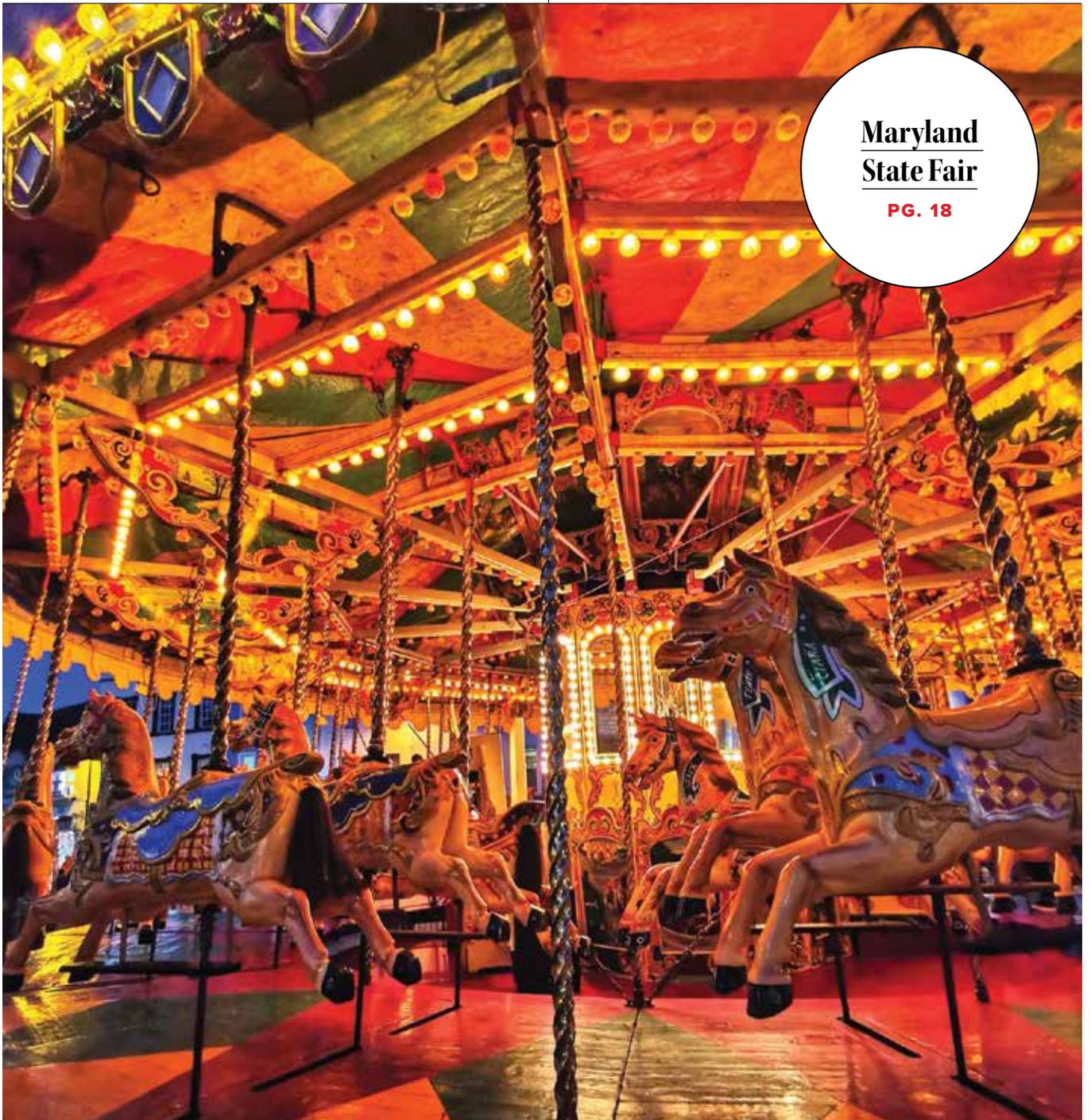
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HIGHLIGHTING
ENTERTAINMENT,
COMMUNITY,
AND EVENTS

Maryland
State Fair

PG. 18





TVFC OLD TYME FAIR

The TVFC Old Tyme Fair is back for 2025—now with new dates! Join the Trappe Volunteer Fire Company for three days of hometown fun, happening Thursday, July 31 through Saturday, August 2 at the Fire House grounds. Enjoy delicious food with nightly specials, hayrides, raffles, fire truck rides, games, a silent auction, and fun for the whole family. Don't miss the beloved Saturday night parade, a local favorite! Mark your calendars—this small-town tradition is one you won't want to miss! More info: facebook.com/TVFC30

Maryland Renaissance Festival

Step back in time at the Maryland Renaissance Festival, happening weekends August 24 through October 20 in Crownsville. This vibrant event features thrilling jousting matches, lively dances like the Tourdion, and captivating village stories of royal drama and local life. Explore over 140 artisan shops, enjoy delicious food from 40-plus vendors, and experience nonstop entertainment across ten stages and taverns. Special reduced admission runs the first three weekends (August 24–September 8), with peak pricing starting September 14. More info: marylandrenaissancefestival.com



Photo by George Sass

WATERMEN'S APPRECIATION DAY

Get ready for a true taste of Chesapeake Bay culture at Watermen's Appreciation Day, happening Sunday, August 10th from 10 a.m. to 4 p.m. at the Chesapeake Bay Maritime Museum in St. Michaels. This annual celebration, hosted in partnership with the Talbot Watermen Association, shines a spotlight on the men and women who work the waters and preserve Maryland's maritime heritage. Enjoy a lively boat docking contest that'll keep you on the edge of your seat, feast on freshly steamed crabs straight from the Bay, and soak up live music and good vibes all day long. Families will love the hands-on kids' activities, food vendors, and beautiful waterfront setting. It's a one-of-a-kind event that brings together history, tradition, and summer fun—all in one unforgettable day. More info: cbmm.org | 410-745-2916



Groove City Culture Festival

Celebrate culture, community, and Caribbean vibes at one of Cambridge's biggest annual traditions! The Groove City Culture Fest returns on Saturday, August 16, bringing music, food, art, and family-friendly fun to the heart of downtown Cambridge. This vibrant and inclusive event welcomes all to enjoy a day of unity and celebration. This year's highlight. A dazzling Caribbean Carnival! Come dressed in your feathered best and join the parade, or cheer from the sidelines as the streets come alive with color, music, and joy. Interested in joining the parade? Call 443-225-0819 More info: facebook.com/groovecityculturefest

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Photo by Chesapeake Bay Maritime Museum



CHARITY BOAT AUCTION

Set sail for a great cause at the Chesapeake Bay Maritime Museum’s annual Charity Boat Auction on Saturday, August 30, from 8 a.m. to 1 p.m. Join us at the beautiful waterfront campus to bid on a variety of donated boats—big and small—all to support CBMM’s mission of preserving Chesapeake Bay’s history, environment, and culture. This beloved Labor Day weekend tradition has raised vital funds for over 20 years, making a real difference in the community. Please note, for safety reasons, non-service dogs are not permitted. More info: cbmm.org | 410-745-2916

PIRATES & WENCHES WEEKEND

Hoist the sails and break out your best boots—Pirates & Wenchies Weekend returns to Rock Hall from August 8–10! This town-wide celebration transforms the waterfront into a swashbuckling paradise with live music, costume contests, kids’ activities, dockside parties, and plenty of pirate flair. Come by land or anchor offshore—just don’t forget your eye patch. Family-friendly and full of fun, it’s an adventure for all ages! More info: rockhallpirates.com | 410-639-7719

Photo by Bernadette Bohman



Photo by Mark Dignan

The 10th Annual Easton Beer Fest

Raise a glass to 10 years of great brews at the 10th Annual Easton Beer Fest, happening Saturday, August 16, from noon to 4 p.m. (VIPs enter at 11 a.m.) at the Easton Volunteer Fire Department. Celebrate Eastern Maryland’s premier craft beer festival with 35-plus breweries, wineries, and distilleries pouring craft beers, ciders, seltzers, wines, and spirits from across the Mid-Atlantic and beyond. Enjoy live music, food trucks, games, raffles, and local vendors all afternoon long. Must be 21-plus to attend. More info: eastonbeerfest.com | 410-822-4848

Picture by Hooked OC



WHITE MARLIN OPEN

Get hooked on the action at the White Marlin Open, the world's largest billfish tournament, returning to Ocean City, Maryland, on August 4-8! This legendary event draws anglers and spectators from around the globe for a week of high-stakes sport fishing, million-dollar prizes, and serious summer-time excitement. Whether you're casting off or just watching the weigh-ins at Harbour Island from 4-9:15 p.m. daily, there's something for everyone. Enjoy the spectacle, shop tournament merch, and be part of one of OC's biggest summer traditions! More info: whitemarlinopen.com | 410-289-9229

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Celebrate the spirit of Jimmy Buffett at the 2nd Annual Chris Sacks Band “What Would Jimmy Buffett Do?” concert on Friday, August 23, at Cult Classic Brewing in Stevensville. The Chris Sacks Band will be joined by Coral Reefer Band members performing all your favorite Buffett hits. Opening act Emily Gueple kicks off the evening. VIP and general admission tickets available—VIP includes meet and greet, exclusive seating, and more. Gates open at 4 p.m. for VIP and 6 p.m. for general admission. This is a ticketed, rain-or-shine event with offsite parking and shuttle service. More info and tickets: chrissacksband.com



QUEEN ANNE’S COUNTY JOUST

The Queen Anne’s County Joust returns on Saturday, August 23, at 1 p.m. at the Tuckahoe Equestrian Center in Queen Anne. Come enjoy an exciting afternoon celebrating Maryland’s official state sport with thrilling rides, friendly competition, and a nod to tradition. Riders of all ages and skill levels will take to the track for this unique and family-friendly event. Open to all riders with a signed waiver (helmets required for participants under 18). More info: tuckahoequestriancenter.com | (410) 822-8047



Maryland State Fair

Join the fun this August at the Maryland State Fair, held at the Maryland State Fairgrounds in Timonium! The fair runs across three weekends: August 21–24, August 28–September 1, and September 4–7. Gates open daily at 10 a.m., with rides, food, live entertainment, and exhibits to enjoy all day long. Experience thrilling carnival rides, delicious fair food, livestock shows, live horse racing, concerts, rodeo events, and family-friendly activities. Whether you’re a local or visiting, the Maryland State Fair is the perfect way to celebrate the end of summer with fun for all ages! More info: marylandstatefair.com | 410-252-0200



Expert of the Month



Nanny Trippe

Nanny Trippe
Owner | The Trippe Gallery

Nanny Trippe has operated an art gallery in the heart of historic Easton for more than 15 years. What began as a collaborative studio/gallery with a friend and fellow artist has evolved into the current Trippe Gallery, Easton's liveliest art gallery. With an education in art history and studio art, Trippe has an acute eye for fine art and a sense for what appeals to each collector's taste and resonates with their interests and surroundings.

What excites you most about your profession?

I love when visitors walk through the door for the first time and are immediately engaged by the quality and variety of artwork exhibited. Whether they are a first-time collector or a seasoned one, it's exciting to see their joy as they purchase artwork for their home or office. It's also rewarding to see many collectors make regular visits to the gallery to stay current with our artwork, which is always revolving.

What types of artwork do you display in the gallery?

The gallery represents more than 40 artists from around the world, so there is so much to love in our collections. We feature works in oil and watercolor by award-winning plein air artists, botanical art, works in oil, acrylic, and mixed media by abstract painters, fine

art photography, etchings, woodcuts, and sculptures in bronze, porcelain, wood, and metal. From a pastoral landscape to a delicate rendering of a flower to an abstract composition to a bronze animal figurine, we offer so many choices for collectors.

What makes The Trippe Gallery stand out from other art galleries in the area?

Since day one, we have strived to feature art that appeals to everyone—all mediums and tastes. We offer a friendly, intimate experience, which is enhanced by personal knowledge of the artists represented and their styles. The gallery is well lit and spacious, so you get a feel for how a piece of art will look in your home or office. We also offer home curation, a collaborative service where we work closely with a collector and artist on a commissioned piece for a specific space, including portraiture. Collecting art is a lot easier and more fun with "Art Curation for Your Home with The Trippe Gallery."

The Trippe Gallery

The Trippe Gallery
23 N Harrison Street | Easton, MD 21601
410-310-8727 | thetrippegallery.com



Brookside Botanical Gardens

Inspirations: Visiting Local & Regional Gardens

By Janice F. Booth

Summer is in full swing—the heat is on! Perhaps now's the time to relax and reflect on your garden's beauty. And before the kids go back to school and life's pace quickens, you might want to plan a visit to public gardens for inspiration. (If a garden can look good in *August*, it's got secrets to share!) You may discover new plants and ways to rearrange some of your old favorites. You may return to your own garden with *fresh eyes*.

There are dozens of public gardens in Maryland. How many have you visited? Most of these beautiful public gardens can be enjoyed as easy day trips—to Washington, D.C., southern Pennsylvania, and northern Virginia. So, invite some friends, grab your camera, a sunhat, and comfortable shoes, and find your inspiration.

HERE ARE SOME OF MY FAVORITE GARDENS:

Adkins Arboretum (free): adkinsarboretum.org • Located in Ridgely, Maryland • 5 miles of paths among the collection of 600 plant species • Extensive exhibits and educational programs for children and adults

Annamarie Sculpture Garden & Art Center (admission fee): annmariegarden.org • Located in Solomons, Maryland • Affiliated with the Smithsonian Museum: 30+ sculptures on-loan to the garden • 50 acres of forest, meadow and fields interspersed with fairy gardens

Brookside Botanical Gardens (free): brooksidegardens.org • Located in Wheaton, Maryland • 50 acres that include gardens devoted to aquatic, butterfly, Japanese, children's, rain, and more • 2 Conservatories

Delaware Botanic Gardens (admission fee, but children are free): delawaregardens.org • Located in Ocean View, Delaware • 37 acres that include a meadow designed by world famous gardener Piet Oudolf as well as tidal wetlands, a plateau, and tidal wetlands. • Walking trails and garden displays contribute to the garden's beauty.

Historic London Town & Gardens (admission fee): historiclondontown.org • 24 acres along the South River in Edgewater, Maryland • Once a thriving Colonial port, there's a historic public house and several outbuildings of the period. The area includes several garden buildings too. • The woodlands and ornamental gardens have well-groomed paths and some signage to assist with identification of trees and plants.



Longwood Gardens



William Paca House & Gardens

Sherwood Gardens (free):
sherwoodgardens.org
 • Located in North Baltimore •
 Olmstead designed 6 acres of
 pastoral spaces

U.S. Botanic Gardens (free):
usb.gov • Adjacent to the U.S.
 Capitol Building • Conservato-
 ry (indoor gardens) and small
 outdoor gardens • Fascinating
 individual garden areas with ex-
 cellent signage and easy access

**Howard Peters Rawlings Con-
 servatory & Botanic Gardens**
 (free): rawlingsconservatory.org
 • In the Druid Hill area of Balti-
 more, Maryland • 1/2 acre of gar-
 dens designed for all seasons
 • 5 greenhouses • Originally
 designed and created in 1888

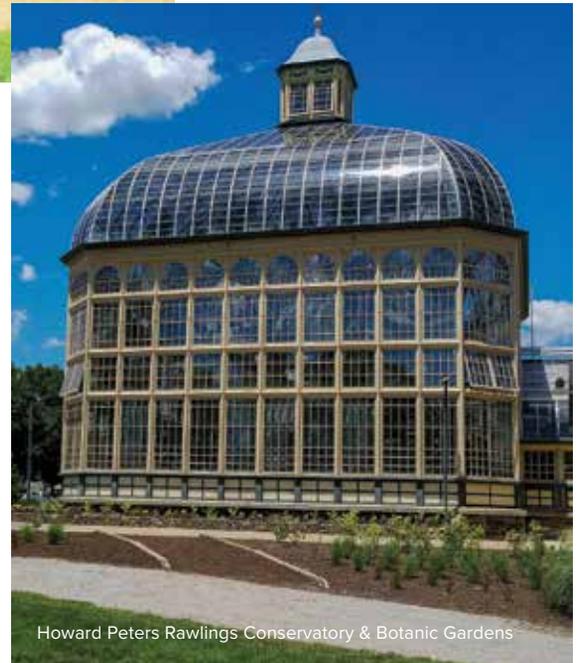
Kenilworth Aquatic Gardens
 (admission fee): kenaggardens.org • Within Anacostia Na-
 tional Park, Washington, D.C.
 • Open May through mid-October
 • Lotus and water lilies
 (both native and exotic) • Peak
 blooms through August!!
 (blooms close up in midday
 heat) • 45 flower-filled ponds
 with elevated boardwalks

Longwood Gardens (admis-
 sion fee): longwoodgardens.org • Kennet Square, Pennsyl-
 vania • 1100 acres • Oriental
 woodlands, meadows, foun-
 tains, ponds • Conservatory
 with orchid collection and
 seasonal displays • Lovely caf-
 eteria and café/restaurant for
 indoors and outdoor dining

**Meadowlark Botanical
 Gardens** (admission fee):
[novaparks.com/parks/mead-
 owlark-botanicalgardens](http://novaparks.com/parks/meadowlark-botanicalgardens) •
 Located in Vienna, Virginia • 95
 acres of gardens of ornamental
 and native plants

National Arboretum (free):
usna.usda.gov • New York Av-
 enue in N.E. Washington, D.C. •
 451 acres open 8 a.m. – 5 p.m.
 • Specialty gardens: including
 Japanese, Korean, Chinese,
 Bonsai, Conifers, and Magnolia
 Collections

William Paca House & Gardens
 (admission fee): annapolis.org
 • 2 acres in the Historic District
 of Annapolis, between King
 George and Prince George
 Streets • Built in 1763 by William
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Meet Grace Shepherd

**THE GUNSTON SCHOOL
STUDENT ATHLETE STARS
IN THE CLASSROOM
AND IN FIELD HOCKEY**

By Tom Worgo

G

race Shepherd thought her former Team Chesapeake Shore Field Hockey Assistant Coach Kelly Hynan “was kind of crazy” for something she did on the

recent Gunston School graduate’s behalf.

Hynan gave Shepherd a list of Division I field hockey programs to contact about playing for them, but the 18-year-old was skeptical that they would be interested in her. Shepherd says Hynan,



who played at Division I Davidson College, always pushed her to consider schools that compete at that level.

Shepherd has the type of skills coaches covet: outstanding speed, high field hockey IQ, a great shot, knack for scoring goals, and strong leadership qualities. The only thing Shepherd doesn’t possess was ideal height. She stands 5-foot-2.

“I was so surprised when a Division I school (Central Michigan University) reached out to me during my junior year,” Shepherd explains. “I was so thrilled. I talked to coach (Jennifer Johnstone), and she offered me a spot on the team.”

Shepherd, a forward, ended up signing a National Letter of Intent for an academic scholarship with the Chippewas in January.

Another Division I school, Stonehill College in Massachusetts, recruited Shepherd, a Church Hill resident, along with a few Division III schools. She didn’t take a visit to Stonehill because Central Michigan had everything she looked for regarding academics and field hockey. She plans to major in health sciences with a strong interest in graduate school.

“She is very athletic,” Johnstone says. “Every time I see her, she continues to get better. When we see our commits play, we tell what they do well and what they need to work on. She is always committed to growth. I am excited to see how good she gets at the next level.”

Shepherd adds: “I like how they were super interested in me. It really caught my eye.”

Shepherd had a stellar career at Gunston and she received recognition from the National Field Hockey Coaches Association and the Field Hockey Coaches Association of Maryland.

Shepherd was a well-respected player as an underclassman, making the all-state team. She received another great honor, being put on a national high school watch list.



Shepherd, a four-year starter for the Herons, put up impressive goal totals. She racked up 30 goals over her last two seasons and led Gunston with 14 as a junior. The Herons went 16-7 during that span and advanced to the league championship both years.

"She is very fast," Gunston Field Hockey Coach Yvonne Gazelle says. "I am sure the girls are a little frustrated (trying to keep up), but not in a bad way. Her teammates kid around with her about it."

Shepherd also excelled in girls lacrosse. She started for four years at midfield and defense and earned Eastern Shore Independent Athletic Conference honors as both a junior and senior. She co-captained her school's lacrosse and field hockey teams.

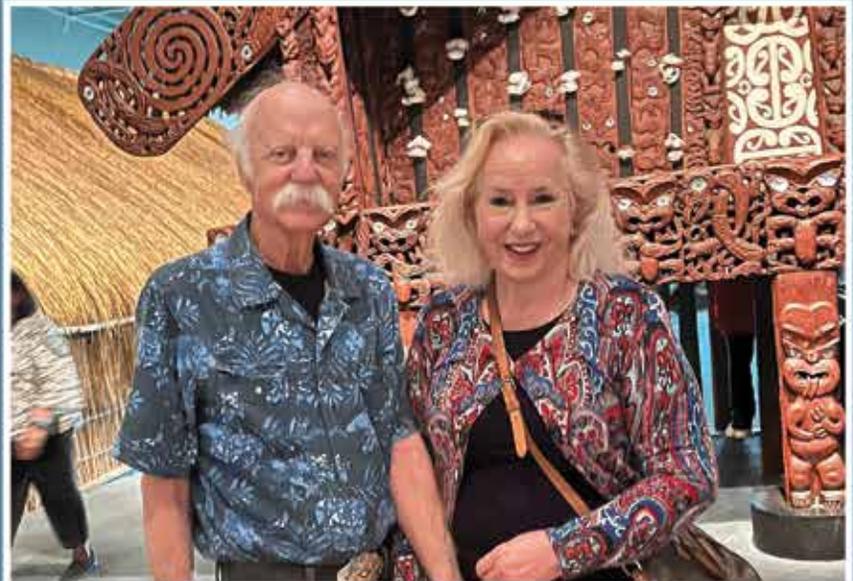
When Shepherd wasn't busy with sports, she participated in activities inside and outside of school while carrying a 3.8 grade-point average. Shepherd belonged to Gunston's Christian Athletic Club and Mental Health Club and refereed pee wee players for Kent County Shore Sticks Field Hockey Organization in 2023 and 2024.

In addition, she was a U12 assistant coach for Team Chesapeake Shore and an employee for the local YMCA's childcare center for the past two years.

One of the awards that meant the most to Shepherd: making the National Hockey Coaches Association All-Academic team two years in a row.

"I know she is very smart," Johnstone says. "She was in the running for one of our top academic scholarships. It would have potentially gotten her into the honors program. She passed up that opportunity. She didn't want to forgo living in the student-athlete dorms with her teammates."

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Navy Football's Rayuan Lane Leaps to the NFL

THE STAR MIDSHIPMAN WAS DRAFTED BY THE JACKSONVILLE JAGUARS AND TRIES TO EARN HIS SPOT ON THE TEAM

By Tom Worgo

Rayuan Lane, III knows all about pressure. As a Naval Academy graduate, he experienced it every day with a military-type of routine. That meant every hour of the day was scheduled. Lane, who grew up in Jessup, Maryland, also felt some stress as a four-year starter at safety for the Midshipmen.

Now, he feels similar pressure to what he went through at the Academy—to make an impact in the NFL with the Jacksonville Jaguars. They drafted him at the end of April in the sixth-round.

Though history shows most sixth rounders have a very challenging time making an NFL team, Lane has gotten noticed for his special teams' play as a gunner. He filled the position well for Navy.

Special teams may be the best way for making the opening day roster. He feels the Academy prepared him for what he'll be going through with the Jaguars.

"It goes back to just putting in all that work every single day," explains Lane, who has a degree in quantitative economics. "I believe that was enough at the Naval Academy for me to get accustomed to pressure."



Lane had a stellar career at Navy. The 5-foot-11, 201-pounder became the first Midshipman in 10 years to be invited to the Senior Bowl held in January. He was also invited to the NFL Combine in February.

He never missed a game and racked up 244 tackles, forced eight fumbles, seven interceptions, and scored two defensive touchdowns.

His junior year was his best season. He finished with 66 tackles, four interceptions, and two forced fumbles. Lane reached out for advice from former Navy players who had stints in the NFL: Keenan Reynolds and Joe Cardona.

"I had familiarity with these players, and I talked to each of them," Lane says. "They told me to make the most of the situation. At some point, it's going to come to an end."

How do you overcome the odds of making Jacksonville since you were drafted in the 6th round? I am just focusing on things day by day. Having that mentality every day and giving it your all. I am learning the playbook, the system, and the players. I am really going hard every day. I am always trying to improve and spending those extra hours practicing. I am trying to put the best version of me on the field.

How did the experience at the Navy Academy prepare you for pro football? It's almost like you don't feel pressure anymore. It's just one day at a time. I learned at the Naval Academy, when you fall down, get back up. Put in a consistent effort and consistent time. And be working toward a goal. I am getting in there early for everything. That is as important as anything. You have to let the outcome be what it is, and you know that you put your best foot forward.

How have things been going so far with Jacksonville? You must be really busy since joining the Jaguars? It really is just a lot. I'm going in every day knowing you have an end goal of being able to produce. I'm just going hard, whether it's lifting, learning new techniques, doing on-the-field skill work, watching film, or even connecting with people from the NFL and just trying to learn from there. Learning the playbook is also a big thing.

Do you feel the best way to carve out a role on the Jaguars is on special teams? I think I can make a big impact on any special teams unit. At the end of the day, special teams are all about effort. There is technique and things that are involved with it, but the driving factor is effort. I just feel when I am on the field, I am going to give such a good effort. Special teams will be huge, but I feel I will be able to do some really good things at safety and make a name for myself there as well.

What type of training have you been doing since the draft? I am trying to stay in peak shape and getting in there early. We are running on the field every day. I am doing cardio and lifting free weights. Something

that is really stressed: Having recovery time. I am getting in there early and doing different recovery strategies. Steam rooms, saunas, or whatever it might be.

What was your reaction to being drafted by Jacksonville? There was an initial burst of excitement having grown up with a dream of playing in the NFL. Now, I know that my dream has come true. I was so happy having my family around for the draft. Having the opportunity to come down to Jacksonville and compete for a spot is exciting.

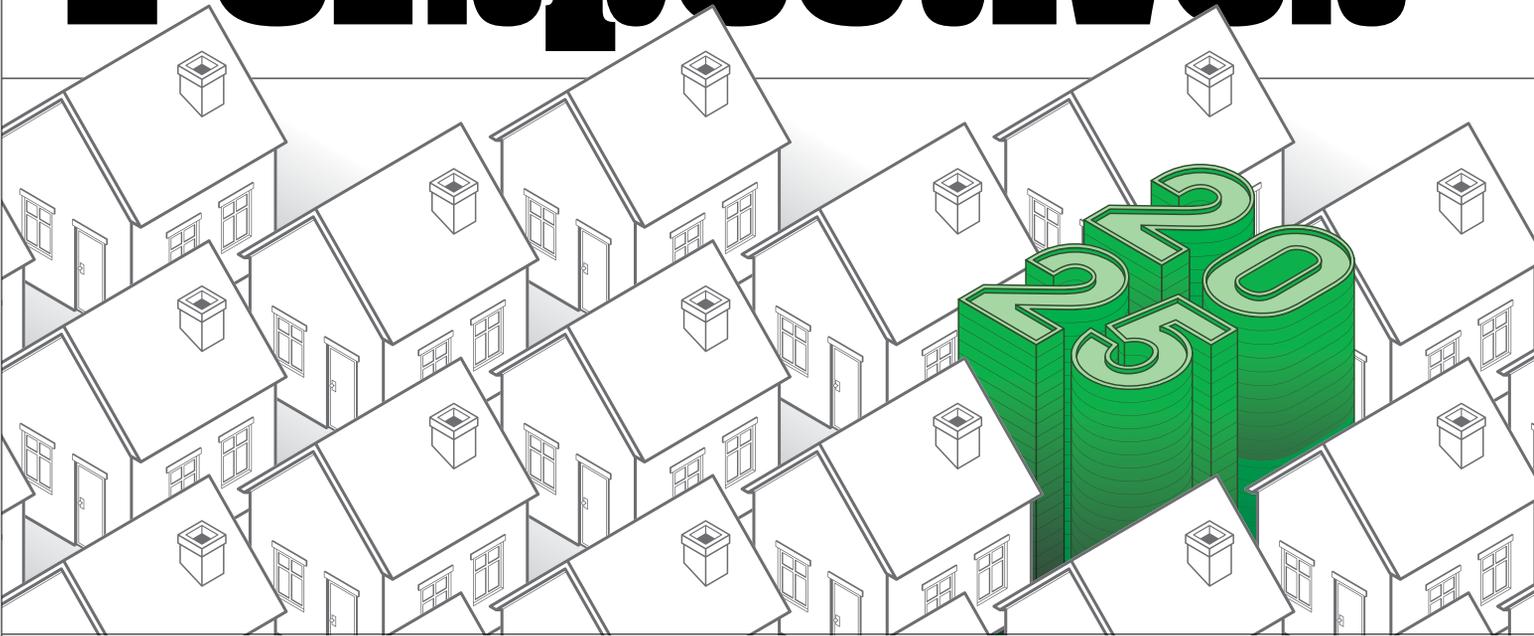
What will you be doing after football and during your five years of service time to the Naval Academy? Right now, I am serving in the Marine Corps reserves, helping the recruiting effort. Whenever I am back playing football, I will be on active duty in the Marine Corps. I wouldn't be on a ship, or in a plane. I could be doing logistics. And when it comes to leadership, which is an intangible value I have.

How has attending the Naval Academy helped you in life? I would attribute it to the mindset kind of thing. Going to the Naval Academy and graduating are hard things to do. Every day is hard. You have to have the mindset that you can do hard things and succeed.

What did you think of Annapolis having grown up in nearby Jessup? I liked Annapolis. There was always a good vibe. My classmate and I made the most of it. We pretty much did everything there was to do. I did a lot of cool things like visiting museums, going to different sporting events and going downtown. Annapolis had some great restaurants.



Real Estate Perspectives



Local agents share their opinions and experiences with our market

Real estate is an ambitious and ever-evolving industry highlighted by market statistics and technology intersecting with “boots-on-the-ground” expertise and perspectives. One real estate agent could describe a property on the market differently than another. Prices fluctuate with economic pressures *and* consumer trends. Amenities that are fashionable one year may not hold as much value as the next. And, of course, buyers and sellers may or may not agree when negotiating a property. When they do, it can feel like heaven for both parties.

What's Up? Media wants to help you along the golden road toward home ownership. And so, we've pinged local real estate professionals for their market insights and advice. The following Q&A will hopefully help guide you toward your next purchase or sale. We begin by asking...

The public sentiment seems to lean toward the market being a “sellers’ market,” but buyers are finding great value and opportunity, too. What is your assessment of the local/regional real estate market and its near future?

“There’s been a shift towards a more balanced market as inventory levels have continued to rise. Sellers are still benefiting from high buyer demand and several years of appreciation but are becoming more flexible with regards to pricing and buyer negotiations. A successful home sale always comes down to price and condition. The ‘Pie in the sky’ pricing strategy, especially without the necessary exemplary condition/location that this required, has backfired in the recent resale market and some sellers are understanding they have to realistically price in order to successfully sell. As market sentiment continues to settle, more buyers may reenter the home buying market.”—*Christy Bishop of Berkshire Hathaway HomeServices PenFed Realty*

“The Annapolis and Eastern Shore luxury waterfront markets remain incredibly resilient. Inventory is still tight in some segments, particularly for turnkey homes with deep-water access, but there

are opportunities for serious buyers who are ready to act quickly. As we move through 2025, I anticipate a continued uptick in well-priced listings and a healthy demand from buyers who value the Chesapeake Bay lifestyle. Even in a seller's market, knowledgeable buyers are finding long-term value—especially when they work with an agent who knows the waterfront inside and out.”—*Brad Kappel of TTR Sotheby's International Realty*

“The interesting thing about today's market is the market segmentation. For example, it is a tremendous seller's market for homes just under a million dollars in water privileged communities in preferred school districts. On the other hand, it is a deep buyer's market in the same zip codes for waterfront homes above three million dollars. It is uneducated to apply a label to the whole market. A discerning professional examines the segment closely and uses absorption rate to label the market.” —*David Orso of Berkshire Hathaway HomeServices PenFed Realty*

“Inventory is still a challenge for many. Prices seem to be about the same and in some cases higher. Many buyers need to sell something to buy something and having a home sale contingency in an offer is a little more manageable than it has been, but still tough when purchasing fresh, correctly priced inventory. In past years it was nearly impossible to do this but patience is paying off for many.”—*Chuck Mangold, Jr. of Benson and Mangold*

“Experts are reporting that the national residential real estate market is turning into a Buyers' Market. However, this is not really the case in the Annapolis area. While it is true that there are many economic factors in flux, the DMV area has a substantial housing shortage, which is not likely to resolve without a substantial increase in housing. This means that we can expect a Sellers' Market for the foreseeable future. But not all hope is lost! Rising interest rates and employment uncertainty in the D.C. area are causing some buyers to sit on the sidelines for now, which means that the market will soften a bit. Thus, we will have a softer Sellers' Market, but a Sellers' Market all the same.”—*Claire Buchner of Omnia Real Estate*

“I believe that the market is shifting, but in a good way. I think it is more neutral—a Sellers'/Buyers' market. There is more inventory, but prices are still high. Buyers are starting to get over 'interest rates are too high to buy' and are seeing more opportunities.”—*Biana Arentz of Coldwell Banker Realty*

What excites you about real estate today, and the industry overall?

“How dynamic and ever evolving the industry is. Every market shift, whether it's technology-driven or economic, creates new opportunities to serve clients better. I'm especially inspired by how innovation—like AI, virtual tours, and advanced data analytics—is enhancing the way we market properties, understand trends, and provide value. It's making the buying and selling experience more efficient, informed, and personal than ever before.”—*Mia Anderson of Berkshire Hathaway HomeServices Homesale Realty*

“Our local area is thriving on the same principles, which led to tremendous growth 50 years ago. Proximity to major metropolitan markets, access to airports, superior outdoor living and water access, small town vibes, and a sense of community. We stand on the same foundation and a renaissance is in full effect.”—*David Orso of Berkshire Hathaway HomeServices PenFed Realty*

“One of the most exciting developments in real estate today is the increasing presence of full-time, experienced professionals on both sides of the transaction. In the past, I often found myself working with part-time or less experienced agents, which frequently led to complications I had to resolve on my own—either due to a lack of expertise or





because they simply weren't available. Now, collaborating with dedicated, knowledgeable agents has not only streamlined the process but also elevated the overall quality and professionalism of each transaction."—*Jack Papaleonti of Academy Realty*

What are some best practices for buyers entering the market and how they can approach finding their dream home?

"Buyers entering the market are going to set themselves up for greater success by making sure they get their best team of representation together up front. This means pairing up with an experienced professional agent that already has a network to pave the path for success for them. Thinking you can educate yourself or just use a friend who has a license will be a hard lesson. Mistakes can be really expensive in real estate, from costly home inspection misses to extreme risks to your health from things like radon gas not being tested in this area. An experienced agent is priceless when it comes to buying a home."—*Christy Bishop of Berkshire Hathaway HomeServices PenFed Realty*

"Determining their desired location is probably the most important factor followed by a list of top 'wants.' Hire an agent who works in the area you want to buy since there are many critical factors (especially if buying waterfront on the Eastern Shore). No property will check off every box so I like to use the 80-20 rule. If you love 80 percent of a property, really consider buying it because our inventory is low and it's impossible to find 'perfection,' regardless of your budget."—*Laura H. Carney of TTR Sotheby's International Realty*

"Buyers should be prepared to act fast and possibly compete for their dream home in today's market. Truly know what you can afford so when it comes time to make an offer you can put your best foot forward and be sure to work with an agent that educates you on the offer process and all of the terms and conditions involved to see how you can create an attractive and competitive edge, it's not always the highest purchase price that wins."—*Meredith Mauger of Long & Foster Real Estate (Annapolis Eastport)*

For sellers listing their home, what preparations should they make in advance of pricing and marketing?

"Hired three times by HGTV to prepare and stage listings, as both a real estate broker and designer, I can attest to the fact that 'Image sells!' Savvy sellers carefully evaluate recent, similar sales and active market competition. In doing so, trends in both pricing and property conditions emerge; most commonly indicative of the best-looking and most market-ready homes selling for top dollar, in the shortest time on market.

"Buyers gravitate instantly toward show-ready homes and, in today's market, that process starts online. Good or bad, buyers cast judgement within the first few photos on market. Each space is heavily scrutinized by buyers before a showing. And the allure of 'virtual staging' lasts only until the vacant, disappointing showing. Tidy spaces, free of clutter and personal effects perform best on market. Tackling any structural and/or system maintenance in advance will ease buyers' concerns stepping into resale properties.

"Projects left to a buyer prove costly to sellers, in terms of wasted time on market, leaving them susceptible to pricey negotiations. Move-in-ready, well-maintained homes with staged spaces show best, selling faster and stronger than the competition. Buyers crave, and pay for, move-in-ready spaces with a freshly-styled aesthetic. Choosing an experienced, local Realtor with a track record in preparing a home for market, best prepares a seller for the fastest, most lucrative sale possible."—*Jennifer Chaney of Chaney Homes*

"Understand the 2025 market. Covid is over; that was four years ago. Recency of sales and trends is extremely important. Dig deep on research and understand the important relationship between the condition of the home and pricing of the home."—*David Orso of Berkshire Hathaway HomeServices PenFed Realty*

"It really comes down to the seller's needs, timing, and circumstances. Hiring an agent with a discerning eye is invaluable to determine what is needed to 'ready' a property for market. It could be as simple as staging and landscaping, or as complex as renovating

kitchen and baths (if getting top dollar is the goal). Understanding the process, timing, and return on investment is important when considering what should be done. Professional photography is key as well, including videos and drones (if warranted). First impressions are critical, both in person and on-line!”—*Laura H. Carney of TTR Sotheby’s International Realty*

Technology has greatly enhanced the marketing experience in the past decade; what are some of your favorite tech/marketing tools that you utilize?

“Virtual tours, floor plans, surveys, and video tours have been game changers. They help people focus on listings that make the most sense for them prior to doing in person tours. Buyers are so busy, and providing virtual pre-tours of homes helps make the process so much more efficient.”—*Chuck Mangold, Jr. of Benson and Mangold*

“We leverage every digital touchpoint available—from cinematic video tours and drone flyovers to SEO-optimized listing pages and social media content and geo-targeted ads. Our proprietary media partnerships and GPS ad units allow us to showcase listings in national publications. The goal is simple: maximum exposure to the most qualified buyers—locally and beyond.”—*Brad Kappel of TTR Sotheby’s International Realty*

“My daughter Elizabeth. She is the best with technology, social media, and everything else needed. We complement each other. She

will be in Instagram posting stories for both of us and I will be writing personal letters. Technology is great but nothing is better than the human contact!”—*Biana Arentz of Coldwell Banker Realty*

What are some of the most sought-after property amenities that buyers are asking for?

“Buyer preferences can shift over time, but there are definitely some consistent trends we’re seeing in today’s market. Right now, some of the most in-demand property amenities include:

“Home Office Space: With remote and hybrid work becoming more common, buyers are placing a high value on having a dedicated, quiet workspace—often with good natural light and privacy.

“Outdoor Living Areas: Features like covered patios, outdoor kitchens, decks, and well-landscaped yards are very popular, especially in regions with mild climates. People want space to entertain or relax outside.

“Updated Kitchens and Bathrooms: These rooms still top the list in terms of ROI and desirability. Buyers often look for modern appliances, quartz or granite countertops, and walk-in showers or soaking tubs.



“Energy Efficiency: Features such as solar panels, high-efficiency HVAC systems, double-pane windows, and smart thermostats are increasingly important as buyers look to lower utility costs and reduce their environmental impact.”—*Mia Anderson of Berkshire Hathaway HomeServices Homesale Realty*

Where are the most sought-after communities on the western side of the Bay Bridge? And on the Eastern Shore?

“On the western shore, Annapolis remains the crown jewel—particularly communities like Bay Ridge, Wardour, and Fishing Creek Farm. Eastport continues to draw buyers who want a walkable lifestyle near Spa Creek and downtown. On the Shore, we’re seeing increased demand in Queenstown, Stevensville, and the Bay Bridge Marina area, where new developments like Sunset Wharf are bringing luxury waterfront living, with Hinckley owned and operated marina access to the Eastern Shore.”—*Brad Kappel of TTR Sotheby’s International Realty*

“One of the most sought-after communities on the Western Shore where I do a great deal of business is Heritage Harbour. This 55-plus community offers an exceptional lifestyle, with amenities that consistently exceed my clients’ expectations—including golf, tennis, pickleball, indoor and outdoor pools, boat slips, kayaking, canoeing, an on-site restaurant, and so much more.”—*Jack Papaleonti of Academy Realty*

“I know the Eastern Shore extremely well and having moved with my family 13 times in the last 28 years I can definitely answer this one! Prospect Bay and Cove Creek are great if golfing is important in your life. Homes up and down Bennett Point: Governor Grason, Belle Point, Bennett Point community are always sought-after for boaters since they are mostly located on the Wye River. Talbot county has some amazing communities. But even not being in a community, and close to everything, has its benefits.”—*Biana Arentz of Coldwell Banker Realty*

“St. Michaels is the top destination for the second home buyer because the town is lively. Easton is desirable for buyers that are looking for primary homes. I find the Eastern Shore market always exciting. The current market will now enable buyers to shop around and not have to rush into a decision. I prefer to sell this way versus putting constant

pressure on them. I am excited about that—it was frustrating for a while to lose properties they loved.”—*Cornelia Heckenbach of Long & Foster Real Estate*

Besides realtors and their roles in negotiating a property transaction, what other contracted services must buyers and sellers be aware of and carefully vet?

“A real estate transaction is truly multifaceted. While Realtors play a central role in guiding negotiations and managing the flow of the transaction, there are several other contracted services that both buyers and sellers must be mindful of, each of which can significantly impact the success and smoothness of the deal. Carefully vetting these professionals is essential:

“Home Inspectors: For buyers especially, a home inspection is one of the most critical steps. A thorough, unbiased inspector can uncover issues that may not be visible during a showing. It’s important to choose someone licensed, experienced, and with a reputation for honest, detailed reporting—not someone who glosses over problems to keep a deal moving.

“Contractors/Repair Professionals: Sellers often need pre-listing repairs or improvements, and buyers may need estimates for future work. Reliable contractors with a history of quality workmanship in a timely manner and fair pricing are invaluable—and hard to come by on short notice. Always vet early.



“Insurance Agents: Buyers will need homeowner’s insurance to close. Rates and coverage vary widely, especially in areas with weather or liability risks. Choose agents who can shop multiple carriers and understand the unique nuances of the property.

“The bottom line is that every professional involved in a real estate transaction plays a part in its success—or failure. As an experienced Realtor, I’ve built a trusted network of vetted professionals and always guide my clients toward quality and integrity at every step. The details matter—and so do the people handling them.”—*Mia Anderson of Berkshire Hathaway HomeServices Homesale Realty*

Recent laws and language better address how buyers and sellers contract realtors to represent them; what should both parties be aware of when considering who represents their side of negotiations?

“The rules have changed and there is so much more transparency. Real estate professionals are now charged with explaining their roles and responsibilities much better than ever before. While change is often hard to embrace these changes have really improved all parties understanding of the process and have made things less archaic.”—*Chuck Mangold, Jr. of Benson and Mangold*

“Buyers, sellers, and realtors should have clearly defined roles on who they are representing in the real estate transaction. It should be completely clear which side the realtor represents. Overall, I do not recommend buying or selling property without experienced representation.”—*June Steinweg of Long & Foster Real Estate (Annapolis Fine Homes)*

Regarding how you personally operate your business, do you have any “golden rules” that you live by?

“We answer calls, emails, or texts from our clients, customers, and other agents immediately or within the same day. In real estate, good and timely communication is crucial for building trust, understanding client needs, and ensuring a smooth transaction. It helps us effectively convey information, manage expectations, and address issues promptly, leading to happier clients and successful deals.”—*Karlon Morris of Long & Foster Real Estate (Annapolis Bestgate)*

“My golden rule is ‘Character is what you do when no one is looking.’ Before I was the Principal Broker of Omnia Real Estate, I was a civil litigator for more than 15 years and, during that time, I saw numerous situations where someone did the wrong thing simply because they could. Thus, this golden rule guides me in everything I do, including when I am dealing with other brokers and agents or even when I am selecting agents to work at Omnia.”—*Claire Buchner of Omnia Real Estate*

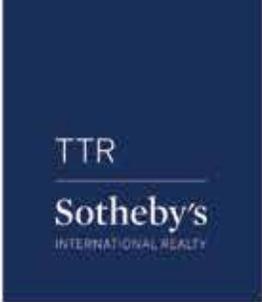
“The golden rule I live by is simple: always exceed my clients’ expectations. My goal is for every client to walk away from a transaction feeling confident that they couldn’t have done it better themselves. I don’t approach this business with a one-and-done mindset—I’m in it for the long-term relationships. I strive to deliver such a positive and seamless experience that my clients are not only satisfied, but eager to refer me to their family and friends. That’s the true measure of success in this business.”—*Jack Papaleonti of Academy Realty*



“I believe in the Win-Win concept. I might represent a buyer or seller, but I am really looking for what is best for both parties. The known golden rule is to ‘treat others as you would like to be treated.’ It is the same in real estate. As a Realtor, or as a buyer or seller, put yourselves in the other parties’ shoes.”—*Biana Arentz of Coldwell Banker Realty*

“Transparency every day in every interaction and transaction we have in business: clients, customers, contractors, agents, title, lender, everyone. With transparency, everyone feels more comfortable trusting you. With this, we all make better decisions in our lives; be it in business or personal. Deals come and go, but being direct, open, and honest sticks with us and pushes us towards success naturally. Transparency in our day-to-day for over a decade has grown our business to where we are today.”—*Marina Yousefian of Long & Foster Real Estate (Severn Park)*

“I moved to the Eastern Shore in 1989 and have seen many changes and different markets. The golden rule to live by is staying on top of the market, the zoning rules, the trends, the type of buyers, etc. Part of my golden rule is to be creative. Also to be true to myself, which means I am straight forward and stand behind my price suggestion based on data and experience. I don’t believe in listing high to get the listing and then reducing [price]. I am honest and straight forward that is my role if I am representing someone.”—*Cornelia Heckenbach of Long & Foster Real Estate*



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Laura Carney, Senior Vice President
+1 410 310 3307, lcarney@ttrsir.com, lauracarney.com



7090 Cooper Point Road | Bozman | Offered at \$7,500,000
5BR/5FB/2HB | Leadenham Creek | 7.25 Acres | 7'+ MLW



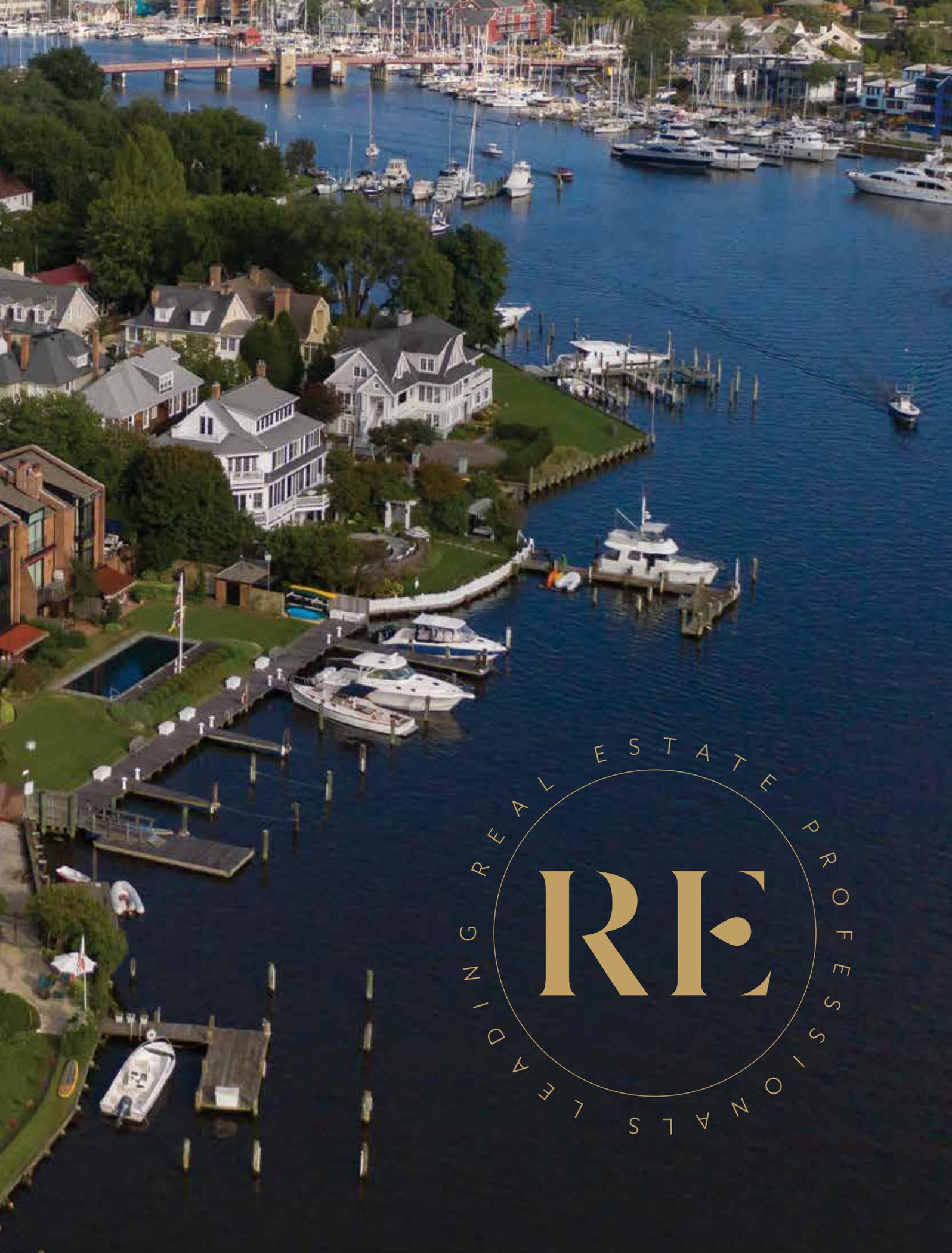
11977 Billys Point Lane | Easton | Offered at \$6,450,000
5BR/6FB/2HB | Quarter Cove off Wye River | 37.6 Acres | 7'+ MLW



27873 Le Gates Cove Road | Easton | Offered at \$3,395,000
6BR/6FB/3HB | Peachblossom Creek | 4.82 Acres | 3'+ MLW



28864 Jasper Lane | Easton | Offered at \$795,000
3-4BR/2FB/1HB | Cooke's Hope | .17 Acres



LEADING REAL ESTATE PROFESSIONALS

RE





DEEDEE MCCRACKEN

OF COLDWELL BANKER REALTY

Your Trusted Waterfront & Eastern Shore Real Estate Advisor

Deedee, offers the finest real estate services locally, backed by a powerful worldwide network to help you Sell or buy your dream home. Living on Kent Island for twenty seven year, providing unmatched level of local knowledge of the Eastern Shore and Bay area, combined with extensive resources and personal connections, Deedee provides an exclusive experience tailored to each client's unique needs.

As the #1 waterfront sales agent in Queen Anne's County and an Associate Broker with nineteen years of proven success, Deedee is known for integrity, expert negotiation skills, problem solving, and detailed market analysis combined with hard work.

Her comprehensive services include professional staging, the best available technology, strategic advertising, custom property websites, and more—all designed to deliver exceptional results. Passionate about helping clients either sell or find a home that truly fits their lifestyle and dreams, Deedee dedicates her time, expertise, and energy to making every real estate journey seamless and rewarding.

Deedee McCracken

REALTOR®, Associate Broker

Luxury Specialist | GRI, CRS, SRES, PAS, SFR

dmccracken@cbmove.com

cell: 410.739.7571



170 Jennifer Road, Ste 102
Annapolis, MD 21401-3064

410-224-2200

ddmccrackenhometeam.com





WILSON REALTY & STAGING

GET THE DAISY. GET RESULTS. GET WILSON REALTY & STAGING.

The next chapter in Eastern Shore real estate starts here. If you've been active in the Queen Anne's County real estate market over the past several years, chances are we've already met. Maybe you saw or heard "Get The Daisy", or heard about my results-driven style from a neighbor or friend. Now, I'm proud to welcome you to something even more powerful: **Wilson Realty & Staging**, a boutique brokerage built from the ground up — located in the heart of Kent Narrows.



At Wilson Realty & Staging, we've elevated what it means to list, sell, and stage on Maryland's Eastern Shore. This is real estate that feels personal, polished, and full of personality. Whether you're selling a waterfront estate or buying your first home, you'll feel the difference from our very first conversation.

Where "Get the Daisy" Began

"Get the Daisy" started as a simple promise: to bring energy, strategy, and standout marketing to every home and every client. That same promise is alive and thriving at Wilson Realty & Staging today — only now, it's paired with an even higher level of service, deeper

community roots, and an amazing group of talented agents (and a staging manager/designer) committed to your success.

Wilson Realty & Staging: The Boutique Brokerage That Gets It

We specialize in full-service staging, high-impact marketing, and a hands-on approach that makes every step of your real estate journey feel seamless. Our niche? Luxury and waterfront homes, YOUR home, any home that deserves more than a cookie-cutter plan.



You deserve a broker who gets it.

Who sees the details. Who shows up. Who treats your home like a brand — and your goals like they matter (because they do). If that sounds like your kind of real estate experience, then:

Get the Daisy. Get Results. Get Tricia. Or better yet — **Get Wilson Realty & Staging.**

Tricia lives on Kent Island with her husband of 23 years, her twin boys (one is a fire fighter and one plays lacrosse in college) and her three dogs and Fred, the Russian tortoise. When she isn't crafting a marketing plan for her latest seller or showing houses, she loves to hop on the boat with her family and enjoy the majestic Chesapeake Bay.



Tricia Wilson

Broker | Realtor | Owner
(410) 304-2250
3033 Kent Narrows Way S - Ste 4
Grasonville, MD 21658





BRAD KAPPEL

Brad Kappel, a third-generation Annapolitan raised on the waters of the Chesapeake Bay, brings a uniquely local insider perspective to Annapolis' luxury waterfront real estate market. With over 16 years of experience and a career total of \$1.2 billion in waterfront property sales—anchored by Anne Arundel County's record-breaking \$17.5 million sale—Brad's expertise spans both stable and dynamic markets. Through Sotheby's International Realty, Brad connects clients to an elite global network while drawing on local resources to expertly prepare and market homes for exceptional results.

Now leading the Brad Kappel Team, Brad and his dedicated group of industry professionals are redefining white-glove luxury real estate service across the Chesapeake Bay region. Known for their meticulous attention to detail, strategic guidance, and exceptional negotiation skills, the team provides luxury-level support to buyers and sellers at all price points, fostering long-term relationships founded on trust and accountability. Recently honored among the Top 100 Agents and Teams Worldwide with Sotheby's International Realty, and ranked one of the Best Small Real Estate Teams in the U.S. by RealTrends Verified, Brad sets the standard for luxury and waterfront real estate in Annapolis, Anne Arundel County, and Maryland's Eastern Shore. Ready to Make *Your Move*? Put Maryland's #1 Waterfront team to work for you!

Brad Kappel

410-279-9476 (c)

410-280-5600 (o)

brad.kappel@sothebysrealty.com

BradKappel.com



TTR | Sotheby's
INTERNATIONAL REALTY

Annapolis Brokerage
209 Main Street Annapolis, MD



PROPERTIES RECENTLY SOLD



27189 Island Creek Road
SOLD \$12,000,000



2025 Homewood Road
SOLD \$6,500,000



205 Winchester Beach Drive
SOLD \$5,850,000



101 Cove Creek Ct.
SOLD \$5,000,000



400 W Joyce Lane
SOLD \$4,500,000



540 Sunset Road
SOLD \$4,450,000



CHUCK MANGOLD JR.

A leading agent in all price ranges, Chuck has been with Benson & Mangold since 2001, with a remarkable track record of over 1,500 transactions as a buying and selling agent, totaling over \$922 million in transactions. No matter what stage of the homebuying or selling process you are in, Chuck has the expertise to assist in marketing your home or finding you your dream home.

Chuck Mangold Jr. Associate Broker

31 Goldsborough Street
Easton, MD 21601
C: 410.924.8832
O: 410.822.6665 
chuck@chuckmangold.com
www.chuckmangold.com

BENSON & MANGOLD REAL ESTATE

Benson & Mangold is the Mid-Shore's #1 Real Estate firm and has been serving the area for nearly 60 years. When considering a local firm, choose the company that has been reliably leading the Shore for generations and is committed to serving our clients well into the future.



BIANA ARENTZ

COLDWELL BANKER REALTY



Biana Arentz stands as a distinguished leader in luxury real estate, expertly navigating the waterfront properties of Maryland’s Eastern Shore and Annapolis. Awarded **BEST WATERFRONT REALTOR** in 2025 & 2024 and **BEST LUXURY REALTOR** by *What’s Up? Magazine* and the *Shore Update* in 2023, she embodies selling the luxury lifestyle across all price points. With over two decades in real estate and a passion for community involvement, Biana is well known on both sides of the Bridge. Her rise from Hemingway’s Restaurant to a leader in real estate is powered by gratitude towards her supportive network and her continuous support of her community. Merging in-depth local knowledge with unwavering dedication, she **LOVES** what she does as a REALTOR, guiding her clients in one of the biggest financial decisions of their life. Biana’s husband and fellow REALTOR Steve Arentz, their children, Steven and Elizabeth, and their family dog Harley, are her “why”. Everything she does is to make them proud! Elizabeth, following Biana’s path, began working along side Biana in 2023. Biana’s proficiency and local understanding effectively turn real estate dreams into reality, a journey now shared with her daughter.

Trusted Advisor. Maximum Exposure. Powerful Results.



Biana Arentz
 C: 410.490.0332
 biana.arentz@cbmove.com
 SellingMarylandSunsets.com



PROPERTIES RECENTLY SOLD & FOR SALE BY BIANA



330 Macum Creek Dr
 Chester, MD
 FOR SALE
 \$1,050,000



411 Corsica Neck Rd
 Centreville, MD
 FOR SALE
 \$1,245,000



227 Hickory Ridge Rd-
 Queenstown, MD
 SOLD
 \$2,600,000



39 Prospect Bay Dr W
 Grasonville, MD
 SOLD
 \$2,295,000



316 Wye Harbor Dr
 Queenstown, MD
 SOLD
 \$1,500,000



COURTNEY CHIPOURAS

VICE PRESIDENT

TTR SOTHEBY'S INTERNATIONAL REALTY

As an Eastern Shore native, Courtney Chipouras offers clients more than just real estate expertise—she brings deep local insight and a genuine love for the communities, landscapes, and waterways that make this region so special. Specializing in residential and commercial properties throughout Kent, Queen Anne's, and Talbot Counties, Courtney helps buyers and sellers navigate the Shore with clarity and confidence.

Before launching her real estate career in 2017, Courtney spent nearly two decades in corporate sales and business development at Verizon, where she earned multiple President's Club honors. She holds an MBA from Wilmington University and built a successful career rooted in strategic negotiation, relationship-building, and exceptional client service—skills she now applies daily to benefit her real estate clients.

What truly sets Courtney apart is her personal connection to the Shore. Born and raised in Rock Hall, she knows the back roads, the hidden coves, and the easy rhythm of life here. Whether a client is searching for a waterfront retreat, a historic in-town home, or the perfect place to put down roots, Courtney is known for her thoughtful, knowledgeable guidance every step of the way.

Today, Courtney lives with her husband on Little Greenwood Creek and remains deeply involved in the local community. She currently serves on the board of the Queen Anne's County Mental Health Committee and is committed to giving back to the region she proudly calls home.

For Courtney, helping people find their place on the Shore isn't just a profession—it's her passion.

Courtney Chipouras



mobile 410-200-1224
office 410-673-3344
courtney@mychesapeakehome.com
mychesapeakehome.com



PROPERTIES RECENTLY SOLD & FOR SALE



4511 Piney Neck Road
Rock Hall - Sold \$3,350,000



38 Greenwood Shoals
Grasonville - Sold \$1,265,000



136 Governors Way South
Queenstown - Sold \$1,500,000



115 Port Court
Grasonville - Sold \$1,136,463 - Buyer's Agent



5135 Crosby Road
Rock Hall - For Sale \$5,900,000



4938 Huntingfield Road
Rock Hall - For Sale \$1,190,000



CORNELIA C. HECKENBACH

LONG & FOSTER REAL ESTATE
FORBES GLOBAL PROPERTIES SPECIALIST

Originally from Germany, Cornelia moved to Talbot County in 1989 and quickly became one of Talbot County's top real estate agents. With over 30 years of international experience, she expertly guides clients through every stage of buying and selling—from starter homes to multimillion-dollar waterfront estates, farmland, and new construction.

Known for her warmth, integrity, and dedication, Cornelia combines natural listening skills with award-winning marketing strategies and sharp negotiation tactics. She helps sellers achieve top-dollar results and buyers find their ideal homes. Now connected to the Forbes Global Network, she offers unmatched global reach while delivering exceptional service across the Eastern Shore.

Beyond real estate, Cornelia has a passion for the Eastern Shore's beauty. She enjoys training her champion Labrador Retrievers, bred from European lines, and competing nationally. In her free time, she loves cooking farm-to-table meals and spending time with family on her waterfront farm.

Cornelia C. Heckenbach

410-310-1229
105 S Talbot St
St Michaels, MD 21663
StMichaelsMdWaterfront.com



FEATURED PROPERTIES



Fox Harbor Farm | \$8,445,000



Royal Oak Waterfront | \$1,295,000



Q: Do you expect the Seller's Market conditions that we've seen for the past few years to continue throughout 2025?

A: While interest rate fluctuations and economic uncertainty may cool the market, the luxury waterfront market will likely remain competitive. Inventory is still limited in desirable areas like Annapolis, so if you're selling, now is still a good time. However, sellers should adjust expectations and ensure their homes are priced right to attract serious buyers.

Brad Kappel

TTR | Sotheby's International Realty



Q: Assuming all Real Estate agents are identical?

A: While many of these conversations start with the cost of agent compensation, starting there presumes that all real estate agents provide identical services, and that's just not true. Not all real estate professionals have the same level of training, expertise or experience. Not all real estate professionals provide the same level of services or have a high level of resources. What services are they and their firm providing to you to sell your home are they marketing, advertising, staging, have access to market data, technology, there certifications, both local and national knowledge are just a few examples of why every agent is different. Whatever you choose, don't make the mistake of thinking that every agent or firm is the same. The choice is yours, and make sure you are getting the best services for your money.

DeeDee McCracken

of The DD McCracken Home Team of Coldwell Banker Realty
O: 410-224-2200 | C: 410-739-7571

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Q: What is the most important factor to consider when selling a waterfront property?

A: Pricing your home right and showcasing its features with high-quality photos, especially aerial shots, are key. However, the most important factor is partnering with a brokerage that targets the Washington D.C. / Metro market. Many luxury buyers are relocating to experience the Annapolitan and Eastern Shore lifestyle, so leveraging a broker's connections and expertise in this market is crucial for attracting the right buyers.

Joe Bray

TTR | Sotheby's International Realty



Q: With more inventory hitting the market everyday why is staging so important for sellers?

A: Buyers start their search online, and first impressions happen in seconds. A well-staged home photographs beautifully, grabs attention, and stands out in a crowded market. Without staging, a listing might not make it past the scrolling phase. In-person, staging creates that "wow" factor the moment buyers walk through the door, making the home feel more inviting and move-in ready. Statistics show that staged homes sell 73% faster on average than non-staged homes. Additionally, buyers are willing to pay up to 5-10% more for a home that feels well-presented and move-in ready. Make sure the agent you choose offers staging services – It's an investment that pays off in both time and price.

Tricia Wilson

Wilson Realty & Staging



Q: Why do I need a Realtor when I can sell my house online?

A: While you can list your home online, a Realtor brings so much more to the table. I price your home based on local market trends, not guesswork, and market it professionally to attract serious buyers. I negotiate on your behalf to get the best terms and guide you through the complex legal and financial steps—from contract to closing. Selling a home can be overwhelming, but with a Realtor by your side, you're more likely to sell faster, for more money, and with far less stress.

Jessica Clark

Wilson Realty & Staging



Q: How is the current Talbot County market?

A: Talbot County's housing market is currently experiencing a mix of trends; indications of a more balanced market with the number of homes available for sale; yet the median sale price has increased compared to last year. My advice buy now for the market and not in the future for the interest rate.

Cornelia C. Heckenbach

Long & Foster Real Estate
Forbes Global Properties Specialist



Q: What do you recommend to buyers and sellers when they are searching for an agent on the Eastern Shore?

A: The most important thing is to work with an agent who truly understands the local market. Real estate is complex and specific —

neighborhood trends, pricing strategies, off-market opportunities, and seasonal dynamics vary widely. Experienced agents with a deep knowledge of the area bring crucial insight into key factors such as critical areas, permitting requirements, and flood zones, to help avoid potential issues. Choose someone who communicates clearly, listens to your needs, advocates for you, and demonstrates integrity and professionalism. Buying or selling a home is a major financial and emotional decision — the right advisor can make all the difference.

Laura Carney
TTR | Sotheby's International Realty



Q: What advice do Buyers and Sellers need in the third quarter 2025?

A: Buyers - Explore ARMS, seller buy down plans, or an assumable mortgage. Talk to your lender and do the work to get Preapproved! Strategize using your Agents experience and market knowledge to submit a strong professionally

written offer. Sellers - Have your agent prepare a thorough market analysis! Price your home based on market facts and data. Fully understand what your agents' fees are, and what you are getting in return. Not all Realtors are created equal. The market is slowing, be prepared for more days on the market.

Lisa Barton
of The DD McCracken Home Team of Coldwell Banker Realty
O: 410-224-2200 | C: 410-829-2051

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Q: What are you seeing in the market compared to last year?

A: Statistically, things are remarkably similar in terms of sales. Through May, both Talbot and Queen Anne's Counties were within 3% for unit count and dollar volume compared to the same period last

year. When I tell people that, they're amazed. It amazes me too, especially considering how rough the winter was — it was so slow. But we bounced right back! We're still seeing a shortage of inventory in some segments and a recovery — or even a surplus — in others. We continue to be impressed by how resilient buyers have been despite the rise in interest rates.

Chuck Mangold Jr.
Benson & Mangold Real Estate



Q: What's happening in the luxury real estate market right now?

A: The luxury market is adjusting due to interest rate changes, but demand for high-end properties, particularly waterfront homes,

remains strong. Buyers from urban centers like D.C. are seeking privacy and space. Sellers need to focus on exceptional marketing and positioning their properties to attract discerning buyers who are looking for unique, luxury lifestyle offerings.

Alex Clark
TTR | Sotheby's International Realty

FOR MORE INFORMATION ON OUR LEADING REAL ESTATE PROFESSIONALS VISIT WHATSUPMAG.COM





BEST OF

WEDDINGS

2025



**YOU VOTED...BIG TIME! AND NOW...
MEET THIS YEAR'S CLASS OF WINNERS!**

Welcome to the region's premier business accolades. Why so special? Because these are the local companies that you—thousands of you—voted for as the very best in their respective categories of business. This year, ballots went live for public voting during winter. By spring, our executive team tallied the results, vetted the entries, and confirmed this year's Best of Weddings winners! What's Up? Media congratulates all winners and thanks you for choosing the best customer experiences of the region. Enjoy perusing this year's list and, hopefully, many of your personal favorites have won!

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410-491-5758 •
beyondtheupdo.com

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Maryland • cakesby
abby.net

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mainandmarket.com

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tions in Rock Hall, Mary-
land • 410-778-6697 •
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omons Island Road,
Edgewater, MD 21037 •
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murrayedgewater.com

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**DJ Hector & IDJ En-
tertainment** • Serving
Maryland • idj-
entertainment.com

**Dress Shop (Wedding,
Bridesmaids, etc.)**

Punk & Boone Bridal •
572E Governor Ritchie
Highway, Severna Park,
MD 21146 • 410-226-
6351 • punkand
boonebridal.com

Florist (Tie)

Chesapeake Blooms •
22B N. Harrison Street,
Easton, MD 21601 • 410-
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blooms.com

Florist (Tie)

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myflowerboxdesigns.
com

Hair Stylist

Blush Hair Salon • 2431
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Annapolis, MD 21401 •
410-571-5147 • blush
salonmd.com

Jeweler

Zachary's Jewelers
• 100 Main Street,
Annapolis, MD 21401 •
410-266-5555 •
zacharysjewelers.com

Makeup Artist

True Colors Beauty Co.
• Based in Annapolis,
Maryland • truecolors
beautyco.com

Photographer

**Madison Berlen
Photography** • Serving
Maryland • madison
berlenphoto.com

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Venue**

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Dover Street, Easton,
MD 21601 • 410-822-
1300 • tidewaterinn.com

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**Eastern Shore Tents
and Events** • 25452
Commerce Lane, Ches-
tertown, MD 21620 •
410-810-0686 • estents.
com

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crabcupcakes.com

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Based in Maryland and
Washington, D.C. •
turnageandwatts.com

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Blanchard Limousines
• Serving Annapolis,
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the Eastern Shore • 410-
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limo.com

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Venue Indoor**

**Governor Calvert
House / Historic Inns
of Annapolis** • 58 State
Circle, Annapolis, MD
21401 • 410-263-2641 •
historicinnssofarannapolis.
com

**Wedding / Reception
Venue Outdoor**

**Chesapeake Bay
Beach Club** • 500
Marina Club Road,
Stevensville, MD 21666
• 410-604-1933 • bay
beachclub.com

**Wedding / Reception
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Brittland Estates • 205
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• 443-282-0860 •
brittlandestates.com

**Wedding Coordinator
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Based in Oxford,
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Grades 6—12 **October 23 @ 7:00 pm**

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Grades 6—8 **September 23 @ 9:30 am**



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Severn School

BY RITA CALVERT | PHOTOGRAPHY BY JUSTIN TSUCALAS

THE FLAIR OF FERM ENTA TION

The food preservation technique has become a culinary craze...but it's been brewing locally for some time

WE HAVE FERMENTATION MASTERS IN OUR MIDST!

On any given weekend at the Anne Arundel County Farmers' Market along Riva Road in Annapolis you will see lines of customers at Oksana Bocharova's booth buying her fermented and pickled goods along with her other organic produce. A very popular farmer operating throughout Annapolis, Washington, D.C., and the Eastern Shore, Bocharova uses traditional fermentation techniques and family recipes passed down through her family, reflecting her Russian heritage.

Bocharova's life experiences served as inspiration for her shift from agronomy to fermentation. Her mother taught her traditional food preservation methods—like making sauerkraut—while she was growing up on a communal farm in Russia. After relocating to Maryland and establishing her organic farm, Oksana's Produce Farm, she began producing her mother's sauerkraut recipe for friends. Bocharova saw fermentation as an opportunity to respect her ancestry while broadening her offerings. She was encouraged to market her fermented products by a local restaurant owner. Bocharova's enthusiasm for sustainable farming and soil health aligned with the nutrient-dense advantages of fermented foods.

About Fermentation

Traditional fermentation has been utilized for thousands of years to enhance the taste of raw foods, extend shelf life, improve safety, and increase the natural microbiome of the human gut. Fermented foods and drinks are naturally fueled with probiotics and abundant with beneficial bacteria that help nourish the digestive system.

Conventional fermentation does not use heat or vinegar to obtain the fermented state. Lactic acid and acetic acid are two powerful catalysts

which occur during the process of heatless fermentation. Continuing research reveals more and more evidence about the powerful connection between gut health and overall well-being.

Today, most items sold as "pickled" that you find in grocery stores are heat pasteurized using acetic acid (vinegar), are shelf stable, and found unrefrigerated. When food is heat pasteurized, it kills the nutrients, enzymes, and anything pathogenic that can make us sick, as well as the good bacteria. This is great for long transport, extends consumption for months, allows foods to be kept in non-air-conditioned environments (think areas of the world like the tropics), and gives inventory flexibility to minor and major grocery stores.





However, these “pickles” are no longer considered “living foods” and while tasty for a lover of anything sour, they won’t give the full benefit of consuming traditionally fermented foods, found in the refrigerated sections of the store or, in some areas of the world, found unrefrigerated and unpasteurized (pickles sold in Japanese traditional markets like nuka nuke or takuan, or in Central America with cortidos and chileros).

Traditionally fermented foods using *lactobacillus fermentation*, which is the primary fermentation method for vegetables and some fruits, should be labeled unpasteurized, no heat/no vinegar, and found in the cold section (or sold unrefrigerated like at a farmers’ market, then best kept cold). Ingredients should only contain the produce in the product and sea salt—nothing else.

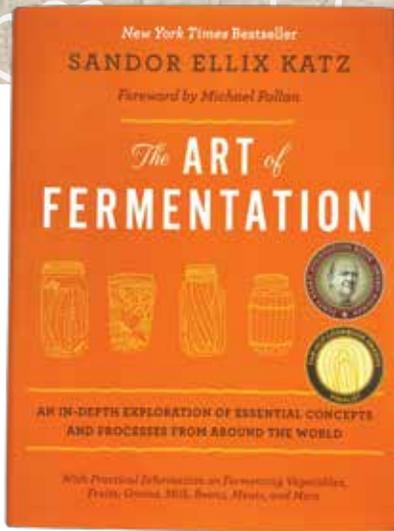
The sour or tart taste is from lactic acid, created by the transformation of bacteria found on the skins and surfaces of fruits and vegetables. When the sea salt and the water from the produce combine, a brine is created and the bacteria essentially wake-up, and begin actively consuming and converting proteins, starches, sugars into lactic acid. Thus, creating a live cultured food rich in beneficial bacteria, unlocking nutrients and enzymes in the fruits and vegetables, and creating a nutrient dense ferment.

In short, heat processing deadens foods, while traditional fermentation gives foods new life, added nutrient power, immune system benefits, and gut-brain axis benefits, to name a few.

Farm to Market

Interacting with the community is important to Bocharova. She offers lacto-fermentation classes and also conducts farm-to-table dinners from April to October at her farm in Chestertown. Every dinner has a unique theme that incorporates what is currently available from her farm fields. She states, “Anything that’s not available from our farm, such as meats, we acquire from our network of local farms.”

Bacharova has a large offering of fermented products made from the organic produce she grows: curtido (spicy Salvadoran slaw with cabbage, carrots, and spices), traditional Thai sauerkraut, Russian sauerkraut, pink sapphire sauerkraut, apple-cranberry sauerkraut, curried cauliflower, radish kimchi, and the very popular “gut punch” (bottled brines from sauerkrauts and kimchi). Nine pickled items are also offered such as the highly-popular pickled garlic mushrooms with a wallop of fresh garlic. Bacharova sells her products at many farmers’ markets on the western and eastern shores. Check her website for market locations and dates: oksanasproduce.com.



THE “FERMENTATION BIBLE”

Sandor Katz’s books, particularly *The Art of Fermentation* and *Wild Fermentation*, are widely regarded as the gold standard of fermentation literature. His work has been described as a “fermentation bible” and praised for its comprehensive coverage of traditional techniques, cultural history, and practical guidance for both beginners and experts. His term “Choppers Choice” is his method of instruction at his School for Wild Fermentation in Tennessee, which places a strong emphasis on practical experience and fermentation trials. By letting participants chop components and decide what to ferment and how, this method fosters active participation in the process.



Photo by Taylor/dw



Gut Reaction

Meaghan and Shane Carpenter are serious about fermented foods and drinks. The couple founded Baltimore-based HEX Ferments in 2013. They learned how to preserve and can food at an early age and grew up with the produce from their parents’ vegetable gardens. Their commercial endeavor would eventually be influenced by this early exposure to sour, fermented foods.

Like Bacharova’s operation, HEX Ferments also prides itself on creating small batch, organic fermented vegetables. Their bounty currently: unique sauerkraut, kimchi, seasonal ferments, and kombucha tea. They generally offer eight varieties of sauerkraut and fermented vegetables and five varieties of kombucha.

When the couple started giving samples of their fermented goods to guests at events, their business took off naturally. The favorable reaction resulted in unofficial orders for their products, with customers asking for certain products like “pink kombucha” or “purple kraut.” The Carpenters were inspired to take the business more seriously by this unforeseen demand.

Meaghan found inspiration from the book *Wild Fermentation* by Sandor Katz, which she first learned about through the co-op where she worked.



Since then, they've visited Sandor's farm in Tennessee and have been mentored by him, along with another husband-wife fermentation team from the Cultured Pickle Shop in Berkeley, California.

Meaghan states, "It was obvious we needed to bring our love and growing knowledge of fermentation to a larger audience. We had already been scheming about some sort of food biz, but we were not sure which way to go—farming, food processing, both? What was needed in our community? Inspired by Sandor's 'Choppers Choice' approach, we started teaching workshops on canning, fermenting, freezing, and dehydrating in our home."

"Very quickly people grew increasingly interested in the role of fermented foods in our diets, the plethora of health benefits and above all, the taste and way it made them feel," Meaghan continues. "They were interested in learning how to ferment for themselves, but mostly they wanted to know, 'Can we just buy your ferments?'"

The founders associated the term "HEX" with the protective and supportive qualities of fermented foods for body health, drawing inspiration from Pennsylvania Dutch hexology folklore, which employs signs and symbols for protection. Since its founding, HEX Ferments has expanded dramatically, concentrating on

producing distinctive fermented foods using organic, locally-sourced ingredients and have also opened their carefully curated store, Hex Superette on York Avenue in Baltimore. Learn more about HEX Ferments at hexferments.com.

These are but two operations of a growing business community in the Chesapeake region that highlight and educate on how the culinary art of fermentation supports cultural traditions, nutrition, eco-friendly farming, products, and overall sustainability.

Getting interested in studying fermentation on your own? In addition to the classes you can take with the businesses featured herein, check out the University of Maryland's Fermentation Science degree at nfsc.umd.edu/undergraduate/fermentation-science.



Rita Calvert has close to three decades in the food, media production, marketing, and public relations fields. She has created myriad programs, events, cooking sessions on national television for corporations, the stage for cookbooks, and founded the original Annapolis School of Cooking.

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ABOVE: Ella Lee Interiors Principal Designer, Hannah Wunder and P.J. Mueller collaborate in the design studio.

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SCAN ME

Reflections on Casual Elegance

By Lisa J. Gotto

Like a lid-busting pot of crabs on the stove or the refreshing taste of an orange crush in summer, there are some things that are just synonymous with Eastern Shore living and culture. Among them is a style of architecture known as Tidewater Traditional. Known for its characteristic gables, cedar-shingle rooves, and paired chimneys, this style of home came to prominence along the coastal areas of the southern United States in the late 17th and early 18th centuries.

This vernacular style of home was built to advantageously tap into the region's most widely available woods and other materials prized for their ability to manage moisture, allow ventilation, and withstand intense summer heat.

While there are a number of original Tidewater Traditional homes in various conditions still standing in our counties and along our waterways, there are also those who seek to honor this centuries-old tradition by replicating the style and adapting it for modern-day application.





THE PROJECT: Recreating and applying the traditional aspects of Tidewater architecture to a new build that will house a next-generation Eastern Shore family with young children.

THE PLACE: A lovely plot of land located on a subtle elevation in Talbot County that overlooks the Wye River.

EXECUTING THE PLAN: This family chose the experience of Focus Construction, Ltd. of Easton and the architectural expertise of Pamela P. Gardener, AIA, also of Easton to navigate the complexities of a new build on the footprint of a home that was previously sited there. Laura Butler of Butler Interior Design of Kent Island was then brought in to provide the aesthetic, vibe, and tactile qualities that make a house a home.



THE ARCHITECT'S EXTERIOR NOTES

“One of the things that we chose was certainly a very traditional vernacular of the Eastern Shore, a telescoping house where you have the main bay and then you have wings telescoping off of it of lesser importance.”

This approach, says Gardener, was very reminiscent of the structure that was formerly situated there, and was one that the family wanted to carry through to their new dwelling.

Particular highlights of this residence from an exterior point of view include its customized half dormers and the traditional detailing in its cornices, trim, and shutters.

“We were fortunate in that we were able to use elegant materials on the exterior, the cedar roof, which really sets it off, because that was really the way an old house would’ve been rather than asphalt or anything [else],” Gardener explains.

A small rather understated entry portico was an addition chosen for the front of the home, that is an often seen calling card of traditional Tidewater architecture.

Pulling all the aspects of the home’s exterior together, is its purposeful siting along the river. “It sits up on a rise above a beautiful bay that’s basically untouched, and it’s just very, very emblematic of the Eastern Shore and the beautiful nature we have here.”



LEANING INTO THE LANDSCAPE

Capitalizing on that beautiful nature would be the priority when designing and executing the flow of the home's interior. And while aspects of Tidewater architecture worked wonderfully well for its exterior, Gardener knew the smaller, enclosed footprints that early era traditionalists lived with would not be suitable for her present-day couple with small children.

"They're a contemporary, growing family, and they wanted to have a large kitchen that's adjacent to dining room and living room just because that's the way we all live now," Gardener says.

And to every room, she adds, she wanted to provide ultimate views to the native, surrounding landscape. This was accomplished in the plan by blanketing the back of the home in windows.

"Watching the changing wildlife and the waterfowl as the seasons change is magical. I mean, it's wonderful. You have the geese in the fall, and

you have the wood ducks and the whatnot in the spring. Not to mention the fish. And the heron fishing for the fish," Gardener says.

The floorplan would then include a main-level great room with a combined living and dining space that featured classic, wood-burning fireplaces with white mantles and red-brick surrounds.

The wall space above each fireplace was then accentuated with an understated wood trim treatment of vertical beadboard to lend visual interest.

Intentional layers of subtle grandeur like this were added to every room in the home, initially by Focus Construction with its accomplished woodworkers, and then by interiors expert, Laura Butler, who found myriad opportunities to enhance the home using its natural surroundings, tone, and texture.

"They're a younger couple, a younger family, but I think they still had an expectation that the interiors should feel elevated, even though it was to be a comfortable, family home," Butler explains.



“We tried to bring in those details through our trim selections and some of our architectural features. For example, we brought beams into their great room to try to divide up that really large space and make it feel a little bit cozier.”

The result is a large room that really feels cohesive with thoughtful seating areas for multi-purpose living.

“There are two fireplaces in the great room, one on either end. So, you have the dining room on the left side with its own fireplace, and then you had the living room with the two sofas on the right side with its own fireplace. And then we had another large area in the middle between those that we did a grouping of four swivel chairs that overlook the water. So that large great room really had three different zones to it,” Butler says.

While the couple did not request a coastal aesthetic, they did want to incorporate some tones of blue into the overall scheme.

“We really tried to bring in those kinds of deeper blues, brought in some greens, a little bit of pink for the girls, which was fun. We don’t always get to use pink. So, that was a fun change on this project,” she adds.



Among the couple’s key directives was the desire to make the home look and feel comfortable. This request was reflected in various ways throughout with their choices of furnishings and finishes.

“Things like their dining chairs, they really wanted to make sure that we chose dining chairs that were comfortable, but if a kid spilled spaghetti on the cushion, well, we could wash it, replace it, treat it, all of these things that make you not have to stress about moving into a brand-new home with little kids.”





THE NOSTALGIC TOUCHES

The couple also wanted their first-floor plan to include a main level guest room, which Gardener provided and then Butler enhanced to reflect the owners' request to introduce shades of blue to their home's palette.

"So, the wallpaper in the guest room has blue and green elements in it." A family tradition that the client then wished to carry over to their new home, Butler says.

Another carryover, says Butler, is reflected in the design and style of their mudroom, the modern, must-have transition area for busy parents. This comforting yet elevated space is rich in detail with rustic beams above, exceptional trim treatments, and antique brick floors laid in a herringbone pattern underfoot. The material and pattern were reminiscent of that found in the client's childhood home.

The signature color for the kitchen would also be blue with all the lower cabinets and the charming center island painted in a breezy, rich blue. Luscious quartz countertops and matte, gold-tone hardware lend this workhorse of a room elegance, while rattan counter stools and a backsplash of next-level subway tiles with a touch of shimmer, layer in the texture.







This ultimate workspace is kept free of the clutter with the strategic placement of appliance garages that stow away bulky coffee makers and air fryers beautifully.

The most charming of informal dining spaces, says Butler was created in this home's water-facing sunroom. Located next to the children's playroom in the floorplan, the sunroom became the perfect way to answer a quandary about a less formal gathering space when the kitchen island wasn't practical.

"We really studied this, that their only dining zone was their formal dining room, which has eight seats at that table, and when it's just the five of them eating dinner, is that the environment they wanted to be in?" Butler explains.

"So, one of the ideas we had was to create this banquette built-in China cabinet idea in the sunroom that would be a homework spot, and great for family dinner. You can watch the sunset out of these beautiful expansive windows. And so, it really became this, 'How do we make it a kind of cozy dining nook?'"

Butler says adding a great place to curl up on a chaise and just read a book, completed the room in both form and function.

Upstairs, both Gardener and Butler found several opportunities to customize the family's personal spaces and bring those subtle aspects of the natural world in children's rooms and second level baths.

This customization is best reflected in the children's play space created on the second floor that uses effortless creamy-toned walls as a base. A wall of complementary colored built-ins provides a clever and quick stow-away zone for toys, while fabric shades add texture and depth.

Intentional color choices here allow natural light and nature's beauty to take center stage in this precious space. And the exceptional choice to paper the ceiling with a simple pattern of sweet birds, ties the room's aspect together in a serene and soothing vignette.

For Gardener, this room exemplifies the home design's overall appreciation of nature and elegance with nothing forced—just recognized and enhanced.

"There is an appreciation of the magnificence of the natural landscaping and the landscape into which this building was situated. I mean, if you have something and an environment that is this gorgeous, you really are compelled to do something to keep it up, and to give a nod and be gracious to it."





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Things Are Looking Up!

5 FAB “FIFTH-WALL” CEILING TREATMENTS

By Lisa J. Gotto

Rooms with great views are one facet of exemplary interior design. Alas, sometimes great views are not possible in every room. What then? For interior conundrums like these that means getting creative with what you do have. It is this thinking that spawned the time-honored interior tradition of the accent wall. And this concept, which has been kicking around in modern design since the 1960s, has been flourishing and elevating the aesthetic of rooms that would otherwise be more one-dimensional.

So, what is this we hear that the accent wall trend has been usurped, and designers are happy to see it go? According to some pretty weighty design industry sources, painting one wall a different color just doesn't cut it anymore. But instead of feeling down about it, forward-thinking designers and space dwellers alike are looking up! And they're looking to some more rare real estate when it comes to rooms like bedrooms, powder rooms, and even playrooms; they're looking to the ceiling for answers—and they're finding them!

IN FACT, WHAT IS NOW COMMONLY KNOWN AS “FIFTH WALL” DESIGN, HAS REALLY TAKEN OFF, AND HAS REMODELERS, INTERIOR DESIGNERS, AND HOMEOWNERS ASCENDING LADDERS TO REACH GREATER HEIGHTS.

UNIFIED DESIGN

So why would you want to “go there”? If you have high ceilings, you may know why. While high ceilings can sometimes have a dramatic effect on the aspect of a room, they can also make a space feel hollow, and less intimate. Adding a wallpaper treatment that extends up and beyond the wall to the ceiling helps unify the space. Lighter colors and simple patterns are recommended for this treatment, so the space remains easy on the eye and cozy to the soul.



Photo courtesy of Ryan Ford for Housebeautiful.com.

LAYERED DESIGN

Adding a coffered ceiling treatment is among the best choices for architects and builders when their clients ask for a room design with distinctive detail. Taking this application a step further by enhancing this intersecting beam treatment with an intense color, bead board, or a complementary wall paper pattern that is either a traditional or textured paper like tweed or grass cloth in its interior square spaces, turns a subtle ceiling enhancement into a true statement piece that will be stunning for years to come.



Photo courtesy of HGTV.com



Photo courtesy of Laura Metzler

Textured Design

Bedrooms often allow greater opportunities for customization and a sense of curation to take flight in their design. Out of the box approaches, such as draped fabric, are welcomed here and can really add flair, warmth, and individuality to a room in this most personalized of spaces. From gauzy to supple, this practice also provides the opportunity to add pretty or artistic touches if you choose to use unique hardware to add even more visual impact.

PINT-SIZED DESIGN

Talk about an example where it's okay to think small—a powder room is a smaller space where sometimes the biggest ideas can flourish. And more often than not when we're in an exceptionally well-designed home, it has a powder room that is far from a necessary afterthought. Indeed, considerable thought is now baked into these practical spaces and one way that designers are doing it, is by creating a stunning ceiling detail. Methods include extending wallpaper to the ceiling, contrasting patterned wall papers on the ceiling, using antiqued, mirrored tiles, or by color-blocking with a deep, but complementary paint color to the ceiling. The result is a functional room with a fabulous vibe.



Photo courtesy of decorpad.com



Photo courtesy of cocolapinedesign.com

All-In Design

Color-drenching is a paint application practice that has really captured the imagination and the eye of interior trend watchers over the last few years. Choosing one intense, dramatic color that is then applied not just to the walls but also to the ceiling shows you are all-in when it comes to your interior choices. Striking, intense, and inspiring, if you're contemplating this look you can always try introducing it into a smaller space like your powder room or home office first, to see how well you live with it. And while the commitment to color in this kitchen seems formidable, that's also what makes it absolutely stunning.



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Eastern Bay Beauty

By Lisa J. Gotto

This five-year young custom waterfront home is a dream come true for those who crave bayside living. With everything you need and nothing you don't, this private pier-included property is perfect for the fun-loving family who spends tons of time on the water.

A pretty, low-maintenance exterior with coastal details gives this home lovely curb appeal and its optimal siting adjacent the Eastern Bay gives the interior a plethora of desirable and relaxing water views.

Inside the foyer, the discerning homeowner will notice warm, hardwood floors placed in an eye-catching herringbone pattern extending

Primary Structure Built: 2019

Sold For: \$1,385,000

Original List Price: \$1,443,000

Bedrooms: 4

Baths: 3 Full, 1 Half

Living Space: 3,025 Sq. Ft.

Lot Size: .36 acres

throughout the main level. All crisp, white walls create a spacious setting layered with the natural blues of the bay beyond throughout. The entry opens to a beautiful and bright open-plan living space that includes the kitchen, dining area, and family room.

The totally custom kitchen is outfitted with top of the line finishings and materials, including all stainless steel appliances, all-white cabinetry, and a contrasting driftwood-colored center island with white stone countertop and breakfast bar seating for two. A white subway tiled backsplash and a large, pass-through window overlooking the living room to the waterfront keeps the cook in the heart of the action.



An adjacent dining area with a convenient and classy beverage station makes entertaining easy and fun. The dining area flows effortlessly to the family room, which has been enhanced with a lovely stone fireplace feature wall and a large picture window overlooking the home's gracious patio and then out to the water.

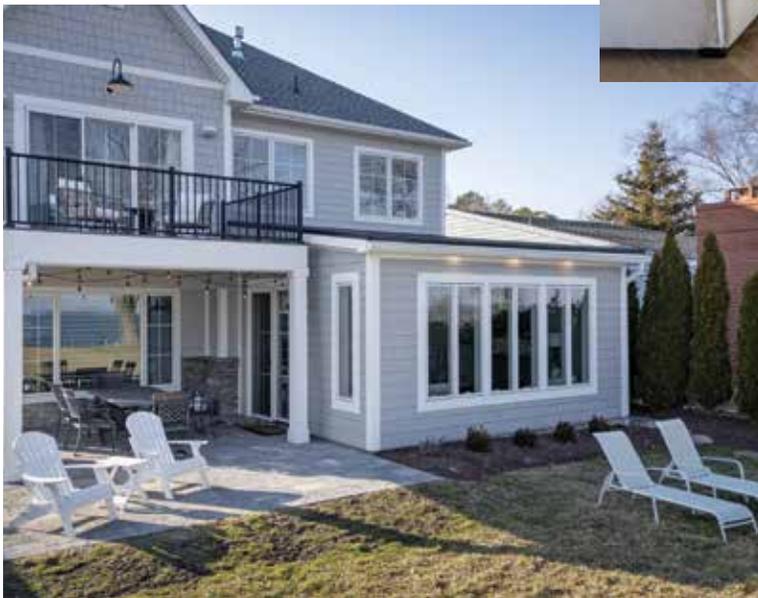
The living room extends from here and offers an incredible wall of windows to the water. A set of large sliding glass doors convey entry to the patio area. The main level of the floorplan also offers a dedicated home office, mudroom, and powder room.

Upstairs, there are four large bedrooms so plenty of guests can come and enjoy the waterfront. The primary suite offers a sumptuous *en suite* bath that overlooks the waterfront and is outfitted with a soaking tub, dual vanity, and a large, glass shower with luxury tile treatments. The bedroom, itself, is incredible with its feature fireplace wall and an amazing view to the water through its glass sliding doors that open to a private deck.

This upper floor also offers the advantage of a second-floor laundry and two additional full baths.

“I sold this home to the previous owners/sellers in 2020 when it was first built. The finishes from herringbone hardwoods throughout, to the farmhouse-style kitchen and baths wowed them then, and floored the new buyers throughout this sale,” says Listing Agent, Jennifer Chaney.

“Ultimately, I staged, listed, and sold the home to the lucky buyers who are thrilled to now be living the waterfront dream on Kent Island.”



Listing Agent: Jennifer Chaney, Chaney Homes, 206 Old Love Point Rd., Stevensville, m. 305-395-1147, o. 443-249-7653, jchaney@chaneyhomes.com, chaneyhomes.com **Buyers' Agent:** N/A, No Buyer's Agent Office

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Classic Blend of Old and New

By Lisa J. Gotto

This property has the tradition and classic beauty of a two-story brick colonial home. With its columned portico, brick walkways, and mature landscaping, this 3,500-square-foot home has remarkable curb appeal.

“I have ridden past this house nearly every day for most of my life and I have always admired it. It is just so stately and tasteful architecturally,” says Listing Agent, Chuck Mangold, Jr. “The generous size of the lot, within walking distance to downtown is so aberrant, I can only think of a handful of homes that do that. It is just a very special place.”

Primary Structure Built: 1930

Sold For: \$1,294,000

Original List Price: \$1,395,000

Bedrooms: 4

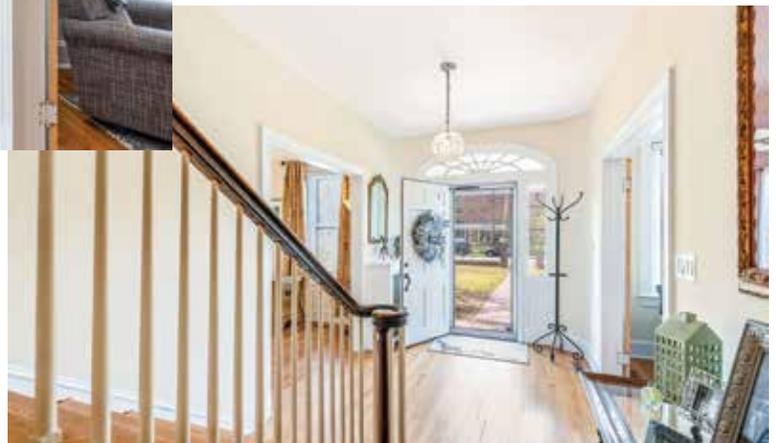
Baths: 3
Full, 2 Half

Living Space: 3,560 Sq. Ft.

Lot Size: .63 acres

Enter the center hall foyer with its lovely pre-war period details, hardwood floors, and architectural staircase, and you'll find the home's formal living room to the right. This room is large and light-filled with a charming Federal-style fireplace with brick surround, and access to bright and cheery sunroom with plenty of room for reading, card playing, and contemplating while taking in the morning sun.

To the left of the entry there's a pretty sitting room with gorgeous, glass-front built-ins alongside another wood-burning fireplace. All these rooms have exceptional glass-panel French doors with grills in the Old World style. A charming side porch can be accessed through a single glass door in the sitting room.





The entry hall leads back to a beautiful formal dining room with large windows, chandelier, and a butler's door that provides access to the kitchen. This room retains much of its original wood cabinetry but has been updated with modern stainless-steel appliances and granite countertops. A nearby powder room retains the charm of its original vanity and medicine cabinet.

This first floor of this home was upgraded to include a beautiful outdoor dining and gathering space outfitted with a ceiling of rich knotty pine and pretty slate floors.

The upstairs is bright, cheery, and ready for guests with its two bedrooms that share access to a full bath, a flex space perfect for your morning work-out, and a roomy primary suite with an exquisitely tiled bathroom. It features a large, modern glass shower, a heritage-style vanity topped with marble, and the home's vintage medicine cabinet for the perfect blend of old and new.



**BEST OF
EASTERN SHORE
2025**

KITCHEN/BATH



In addition to all the outdoor living spaces mentioned above, this property provides the added advantage of a large backyard with a fire-pit that is framed by a brick half-wall offering exceptional privacy and convenience for families with pets.

"I felt this home had some very similar features to the house I grew up in back in Germany, especially when I walked into the sunroom, it really felt like home," says Buyers' Agent, Cornelia Heckenbach.



Listing Agent: Chuck Mangold, Jr., Benson & Mangold Real Estate, 31 Goldsborough St., Easton, m. 410-924-8832, o. 844-567-7209, chuck@bensonandmangold.com, bensonandmangold.com **Buyers'**

Agent: Cornelia C. Heckenbach, Long & Foster Real Estate, 109 S. Talbot St., St. Michaels, m. 410-310-1229, o. 410-745-0283, info@corneliaheckenbach.com, stmichaelsmdwaterfront.com

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What's Up? Media's 2025 Best Of Party



On June 4th, one of the season's very best parties took place at the Doordan Institute at Luminis Health Anne Arundel Medical Center in Annapolis. What's Up? Media's Best Of Party 2025 celebrated the many Best Of winning businesses, bringing together more than 600 attendees to enjoy an evening of premium food and drinks, live

entertainment, dancing, and camaraderie. Guests dressed in their most vibrant and colorful attire, mixed and mingled, sampled bites from winning restaurants, visited with local vendors, and enjoyed performances by DJ Hector, Maryland Performing Arts Center, Naptown Brass Band, and All You Need.

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Give Golden Milk a Go

By Dylan Roche

It seems as if humanity has always dreamed about some kind of fountain of youth or other magical health elixir that can cure all problems. (If only, right?) While no such potion really exists, there are some beverages rooted in ancient health wisdom that people today still swear by as a huge benefit to their wellbeing. For example: **golden milk**.

This blend of the yellow-orange spice turmeric (and a few other spices) in warm milk comes from Ayurveda, an ancient Indian holistic healing practice. It's hardly a cure-all, but there's some science to explain the benefits people enjoyed when they were using it to improve their health as far back as 3,000 years ago.

Turmeric, which is botanically related to ginger, contains an active compound called curcumin with antioxidative properties. Like many other brightly colored plant foods, turmeric protects our bodies against disease and signs of aging.

IT'S MORE THAN JUST A PLACEBO EFFECT. RESEARCH HAS SHOWN THAT TURMERIC CAN:

- ◆ Protect cells from free radical damage
- ◆ Reduce pain, stiffness, and swelling associated with osteoarthritis
- ◆ Boost cognitive function by increasing levels of proteins that develop neurons in our brain
- ◆ Improve the lining of blood vessels and reduce the risk of heart disease
- ◆ Stimulate bile production for improved digestion (and less bloating or gas)
- ◆ Regulate blood sugar for better energy levels
- ◆ Bolster immune system and fight disease



WHY IS TURMERIC SO SPECIAL IN BEVERAGE FORM?

Although it's easy enough to use turmeric in cooking, golden milk is an especially efficient method of consuming it because of two factors that increase curcumin absorption. The milk contains fat, and curcumin is fat soluble. Most golden milk recipes contain black pepper to balance out the sweetness, and the compound piperine in black pepper can boost absorption by 2000 percent.

Plus, most people find they like turmeric in beverage form. Golden milk is a warm, spicy-sweet drink that serves as a caffeine-free alternative to coffee or tea, and it can be soothing when you're feeling sick.



A Golden Milk Recipe to Try

There's no hard-and-fast rule on how to prepare golden milk. Most recipes call for a combination of milk, turmeric, and other spices to taste. It can be prepared with either dairy milk or a plant-based alternative—just remember to choose a plant-based milk with some fat, such as almond or hemp milk, rather than oat milk, which has only a negligible amount of fat. Some recipes call for sweetening the milk with pureed dried fruits like dates or apricots, but it's just as easy to use antioxidant-rich honey or maple syrup:

- 5 cups plant-based milk (almond or hemp)
- 1 teaspoon turmeric
- 1/2 teaspoon cinnamon
- 1/2 teaspoon fresh grated ginger
- 1/4 teaspoon black pepper
- 2 tablespoons honey or maple syrup

Heat in a saucepan and bring to a boil. Reduce heat and let simmer for 10–15 minutes.



Mag-sleep-ium

By Dylan Roche

Trouble sleeping? You're not alone. About 1 in 3 American adults say they have trouble falling asleep or staying asleep all night long. That's about 50–70 million bad sleepers. But before you go reaching for sleeping pills, consider an underappreciated electrolyte mineral—one responsible for muscle relaxation—that could help your body achieve the sleep it needs.

That mineral is magnesium, and according to the Sleep Foundation, about 50 percent of people don't have enough magnesium in their diets. Could that explain the poor sleep? Maybe. In addition to aiding in muscle function, magnesium regulates what are known as neurotransmitters. These are chemicals that send messages between the nerve cells in your brain and body. When these neurotransmitters are regulating properly, your nervous system calms and your brain is better able to transition to a restful state. This means an easier time falling asleep, higher quality of sleep, and less physical disruptions to sleep, such as restless leg syndrome or periodic limb movement disorder.

Some studies have shown adequate magnesium intake reduces excess levels of the stress hormone cortisol, which can further help you unwind when it's time for shut-eye while making you feel less fatigued during your waking hours.

GET MORE MAGNESIUM

It's recommended that men get 400–420 mg of magnesium per day and women get 310–320 mg per day (350–360 mg if they're pregnant). Some of the best sources of magnesium include:

Leafy greens: Dark greens like spinach, Swiss chard, and kale are especially good, with 1 cup of cooked spinach containing about 157 mg—that's more than half the magnesium most women need in a day!

Nuts and seeds: All nuts and seeds contain magnesium, but pumpkin seeds lead the pack with 150 mg per ounce. Other great choices are almonds, cashews, and sunflower seeds. **Beans and legumes:** Most legumes, including lentils and chickpeas, provide around 70–80 mg per cup, but black beans have as much as 120 mg per cup.

Whole grains: The germ and bran of the grain contains magnesium, so make sure you're getting the whole grain instead of its refined counterparts. Brown rice, oatmeal, and whole-wheat bread are good, but quinoa has the most at 118 mg per cup.

Soy: Snack on soybeans or cook up some tofu—both have about 50–60 mg of magnesium per half-cup.

If you're not getting enough magnesium in your diet from food sources alone, you can always consider a magnesium supplement. Stick with magnesium glycinate and magnesium citrate, but avoid magnesium oxide, as this form of magnesium supplement is primarily used as a treatment for constipation. For effective sleep, keep it to no more than 200 mg per night taken 30 minutes before bed—more won't provide better sleep and could end up causing diarrhea.

Laser Resurfacing Does What At-Home Skincare Can't

By Dylan Roche

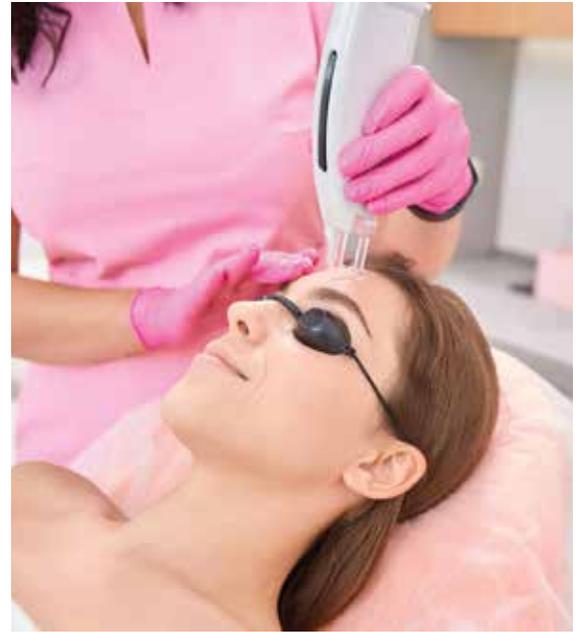
Your skin is your body's largest organ, and it's one of the first parts of your physical appearance others will notice about you—and it's what makes a first impression about your health and age.

In your effort to maintain its vibrancy, you have two approaches: There are the steps you can take as part of a daily skincare routine, and then there are noninvasive procedures like laser skin resurfacing, which can make dramatic improvements in a skin's texture and appearance. Unlike Botox, which relaxes the muscles and prevents wrinkle formation, laser skin resurfacing is a procedure that can smooth texture and improve overall pigmentation.

From a lay perspective, these approaches might seem like different approaches to the same problem, except at-home skincare is simpler and more affordable, whereas laser skin resurfacing is more powerful but more expensive. The reality, however, is that they both have a purpose and a place in maintaining healthy skin.

According to Dr. Henry Sandel of Sandel Dugal Center for Plastic Surgery, laser skin resurfacing achieves what at-home skincare can't, even when you're doing it properly and consistently.

"At-home skin care routines are vital to keeping your skin in optimal health," he says. "Developing a good routine with the help of a medical aesthetician can slow the process of aging and help reduce



the signs of sun damage. However, if you truly want to make a significant change in your skin, CO2 laser skin resurfacing will physically remove unhealthy skin, allowing for new smoother and clearer skin to grow back in its place."

The CO2 laser is one of many types of lasers used in resurfacing and it's what Sandel describes as the "gold standard" when it comes to this type of procedure.

Per the American Society of Plastic Surgeons, a CO2 laser—that is, a carbon dioxide laser—is a type of ablative laser, which uses a targeted beam of energy to break down the outer layer of the skin (the *epidermis*) and heat the underlying skin (the *dermis*). It also stimulates the growth of collagen, a type of protein responsible for our skin's texture and firmness. When the skin heals, it will be smoother, tighter, and more consistently pigmented. Other types of lasers used for resurfacing include non-ablative lasers, which are less aggressive and will often have a shorter recovery time.

While the procedure does require a break for recovery, usually about a week, it's able to achieve what Sandel describes as "exceptional results that last for years," and it's in those following years that at-home skincare—the routine most people do twice a day after cleansing their skin—comes into play. As Sandel puts it, "Laser procedures will make an immediate difference in your skin, which can then be maintained with at-home skin care routines."

"AT-HOME SKIN CARE ROUTINES ARE VITAL TO KEEPING YOUR SKIN IN OPTIMAL HEALTH."

But it's not just the degree of improvement that makes laser skin resurfacing worthwhile for those who undergo it. There's a precision to it. The procedure lets doctors target specific concerns, whether those are wrinkles, scars, or hyperpigmentation, in a way that even a medicated serum or toner can't.

This targeting is one of the reasons resurfacing is best for addressing specific problems with your skin—not glossing over small vanity blemishes. While most people have some level of concern about their skin, resurfacing can have side effects like inflammation, swelling, and itchiness during the recovery period, according to the Mayo Clinic, so it might not be best for everyone.

The patients who are the best fit? Sandel says those with sun damage are the ones who can benefit from laser skin resurfacing the most. “These patients typically have fair skin and show signs of aging with fine lines, brown spots, and texture changes,” he says. “Treatments can be tailored to the individual with a gentler resurfacing for younger patients looking for tighter skin, to deeper treatments for those with significant sun damage and precancerous skin.”

Once you go from dramatic improvement with laser resurfacing to maintaining with at-home skincare, it's best to consult an aesthetician who can give you advice based on your skin type.

“There is no single skin care routine or product that can be used to give great results to everyone,” Sandel says. “Everyone's skin is different. From thin, dry skin to thick, oily skin and everything in between, they all need to be treated in specialized ways.”

If you have specific skin concerns and are trying to decide whether laser resurfacing is the best option, consult with a surgeon, aesthetician, or dermatologist.



HOWEVER, A FEW FACTORS TO CONSIDER:

Laser Skin Resurfacing

Pros: Dramatic Results: Reduces deep wrinkles, scars, sun damage, and hyperpigmentation far more effectively than over-the-counter products. Stimulates Collagen: Encourages long-term skin tightening and elasticity improvements. Precision: Targets specific problem areas with controlled depth and intensity

Cons: Cost: Can range from hundreds of dollars to thousands of dollars, depending on the type of laser and area treated. Downtime: Redness, peeling, and sensitivity may last a few days to a few weeks depending on treatment depth. Risk of Side Effects: Includes infection, burns, scarring, or changes in skin pigmentation—especially if not done properly

At-Home Skincare Routine

Pros: Affordable and Accessible: Products range widely in price and are easy to use at your convenience. Minimal Risk: When used correctly, side effects are usually mild (e.g. irritation, dryness). Daily Maintenance: Supports long-term skin health, hydration, and barrier repair. Customizable: Easily adjusted based on changing skin needs, concerns, or seasons

Cons: Slower, Subtle Results: Takes weeks to months to see results, and often won't dramatically change deep lines or scars. Limited Penetration: Most products only affect the outer layers of skin, with limited ability to stimulate collagen deeply. Product Overload or Misinformation: Mixing the wrong products can damage skin or reduce effectiveness (e.g. retinol with AHAs/BHAs). Requires Consistency: Missing steps or being inconsistent can stall progress

WHICH ONE SHOULD YOU CHOOSE?

If your goal is...

Dramatic anti-aging results: laser resurfacing

Budget-friendly maintenance: at-home routine

Treating acne scars or deep pigmentation: laser resurfacing

Daily hydration and prevention: at-home routine

Sore No More

7 TIPS TO AVOID OR REDUCE SORENESS AFTER A WORKOUT

By Dylan Roche

“NO PAIN, NO GAIN.”

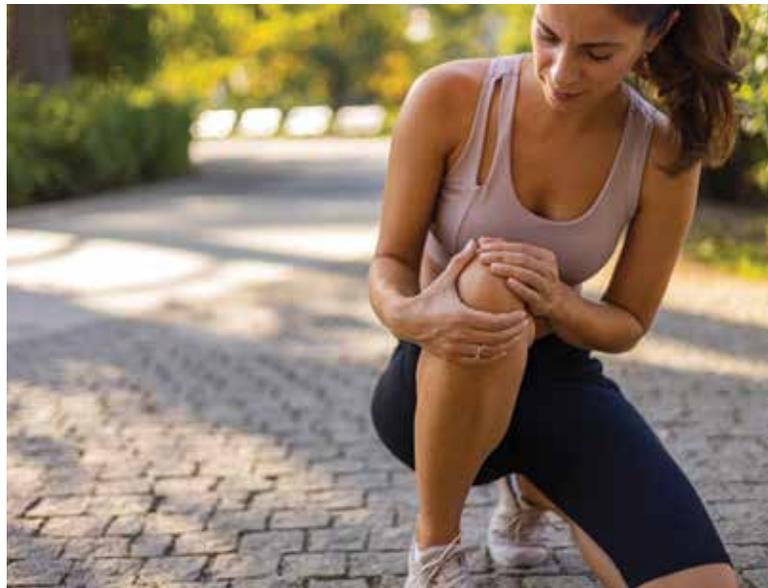
You’ve probably heard this expression before when it comes to fitness. If you want to see any kind of benefit, you’re going to need to hurt—right? The thing is, that’s not necessarily true. Yes, while it is true that any kind of physical activity is going to result in discomfort when you’re doing something new or pushing yourself harder, if you’re taking the right kind of care before, during, and after your workouts, you won’t be putting yourself out of commission for days at a time.

WHY DO I GET SORE?

Soreness is a natural part of getting stronger. When you exert your body, you’re creating tiny microtears in the muscle tissue you use to perform the movement. Your body then has to repair that muscle, and the muscle grows back stronger than before. But during the repair process, your body feels that sense of soreness.

Sometimes, you’ll feel what’s known as *delayed onset muscle soreness*. This can strike 24 hours after an exercise and last for a few days. When it’s really bad, you might be left wondering, “Is this even worth it?” If working out leaves you sore for two or three days, you might be tempted to skip your next workout or ever start to reconsider exercising regularly.

That’s why it’s important to avoid doing too much too soon. Instead, be smart about your approach with these seven tips for avoiding or reducing soreness after a workout.



1. Keep your body moving regularly during waking hours. A little bit of light active recovery can increase blood flow to your muscles and keep your body limber while it heals. Take a leisurely stroll, do some stretching, or unwind with yoga.

2. Remember to warm up before and cool down after exercise. A warmup gets your muscles loosened and ready for a challenge so there’s less risk of injury; afterward, a cool-down gives your body a chance to divert blood flow away from your muscles slowly without leaving you lightheaded and fatigued.

3. Give yourself permission to make slow progress. When you do a workout that’s only slightly harder than your last workout instead of much harder, you give your body a chance to adapt. Push yourself to the point of fatigue but not overexertion.

4. If the soreness is bad in the days following an intense workout, take a pain reliever like ibuprofen. This won’t heal your muscles faster, but it can help you tolerate any discomfort, especially if you’re easing your way back into the next phase of your training plan.

5. Don’t neglect rest. Get adequate sleep and plan one to two proper rest days per week into your schedule so that your body has a chance to heal itself.

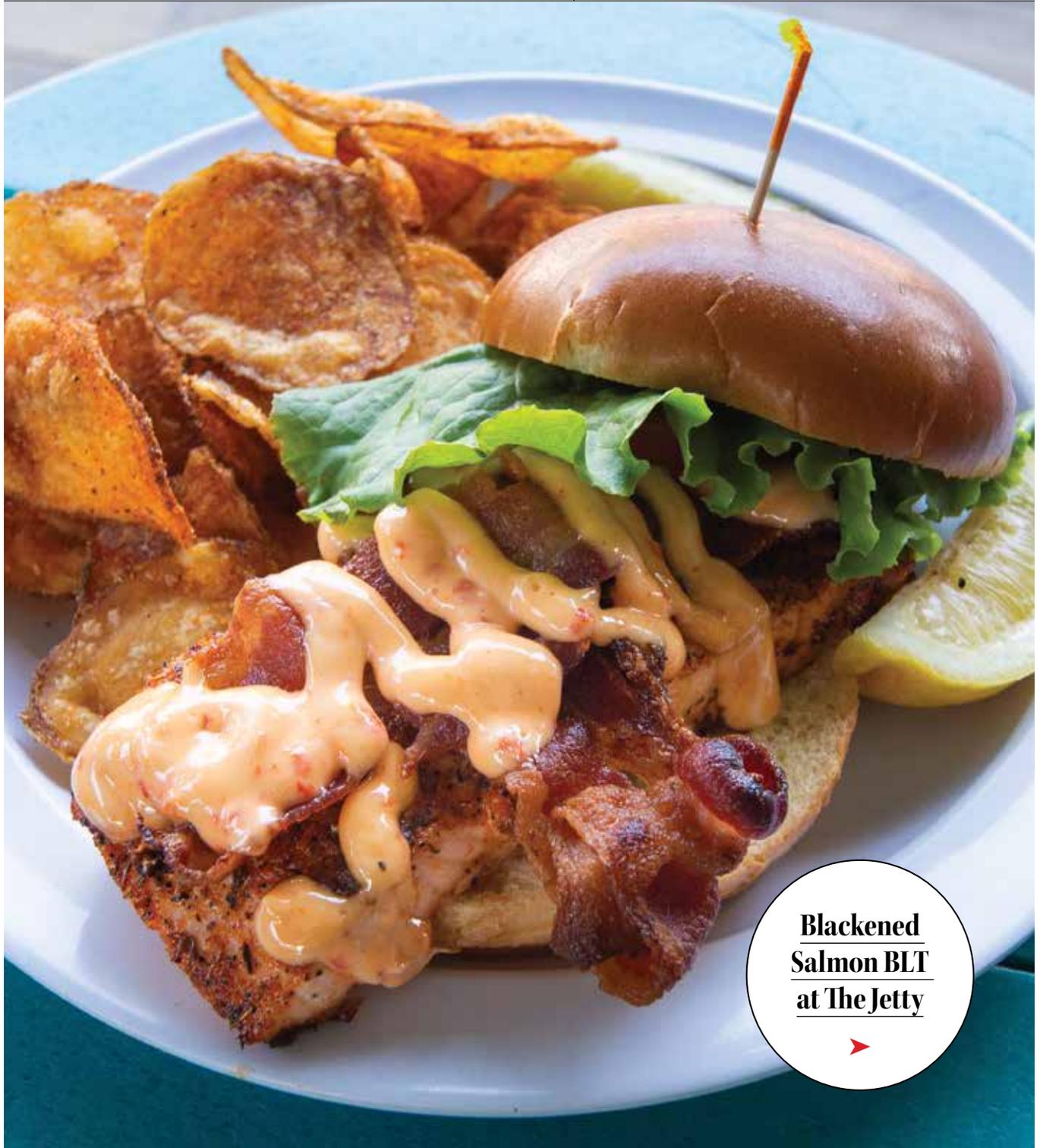
6. Eat for recovery. Consuming a snack or meal after a workout with a 3:1 or 4:1 ratio of calories from carbohydrates to calories from protein ensures your body has the energy and building blocks to repair muscle after it’s broken down.

7. Get on a split-day routine where you focus on specific muscles or movements each day. One day can be for cardio, another day can be for strength training your upper body, another day for strength training your lower body, and so forth. This way, you can train different muscles while others are recovering.

Food & Dining

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91 READERS' DINING GUIDE



**Blackened
Salmon BLT
at The Jetty**



Tropical Haven on the Shore

By Tom Worgo

With everything the Jetty Restaurant & Dock Bar offers, it's a popular year-round destination, but especially active during the summer season. Customers can dock a boat, then eat a delicious breakfast, lunch, or dinner. Motorists can make a quick turn off Route 50 and into Kent Narrows.

And you can do a lot more than eat there. The restaurant offers live music with well-known area bands like the Reagan Years, Weird Science, and the Amish Outlaws. There are usually two bands performing on Saturdays and Sundays, along with trivia and karaoke during the weeknights.

"We are really laid back," Jetty General Manager Justin Kiernan says. "We want to have that resort feel, like going to Florida. We have a beach area, where you can put your toes in the sand. Customers say it's like a weekend getaway at the beach with a resort vibe."

The menu, which is highlighted by Jumbo Lump Crab Cakes, Hawaiian Grouper Tacos, California Dip, Shrimp and Avocado Ceviche, Crab Cake Benedict, and Crab Imperial Stuffed Flounder, is also a main draw.



THE JETTY RESTAURANT & DOCK BAR

201 Wells Cove Road, Grasonville • 410-827-4959 • jettydockbar.com

"We have the same person (Carolina Fuentes) who has made the crab cakes every day for us for over 20 years," Kiernan explains. "We think our crab cakes are the best on the Eastern Shore."

The media has also taken notice of the Jetty—and in a big way. The website, *Thrillest*, named it "the best small-town bar in Maryland" while *Tripadvisor* gave it a "Travler's Choice" award.

The Jetty also won 2025 Best of Eastern Shore by What's Up? Media readers for "Best Happy Hour" and "Best Local Music Venue." To learn more, we recently talked to Kiernan and owner Ron Kirstien.

Why has the Jetty become one of the must-visit Eastern Shore restaurants or bars? We built it into a 12-month destination. We are busy all year. We get people from Pennsylvania and New Jersey. The weekend warriors come down. It's great for the area, especially since we have got all these hotels around us. We have been here since 2002 and every year it just seems to get better and better. It has really taken off in the last 10 years. You can just kick back, relax, and get away from all the problems in the world. You chill out and let us do all the work for you. We have great food, great service, and great results. We have a healthy staff and great leadership. We have built great relationships as a place to just have fun. The customers really enjoy crabs, orange crushes, and great bands. Yet the biggest draw is being surrounded by the water and the sunshine. The location is such a big key.

Do other restaurants and bars offer as much entertainment and activities as your establishment? I don't think so. It allows customers to forget about the stress of the world. You come here for a couple of hours and forget about everything. You come in for

**"THE BEST
SMALL-TOWN
BAR IN
MARYLAND"**



food and drinks and enjoy free entertainment. We have a cover on the weekends, but not Monday through Thursday. Having bands on the weekend has always been our niche. We started a long time ago and we have been consistent.

Is one of the restaurant's most-valued features being able to dock boats? It's free to dock your boat while you dine. We are not going to charge you for docking your boat. People spend their hard-earned money on food and drinks. We have a dock hand to help you tie your boat up. We have a lot of free slips. It's packed on the weekends with like 20 boats tied up out there. It's a good problem to have. It's first-come, first-serve. There is no time frame. You can stay as long as you want. But you can't party on the boats.

Tell me about the bus that offers people free rides? It's all about a safe ride home? We have had the Jetty bus for 15 years. It's a free service. It is for the local area, including all the hotels. It's like a free shuttle. It's less people on the roads after partying a little bit. We get them to the Jetty and get them home safely. We do a lot



of pickups for weddings. We have a ton of weddings here—after parties. It's people coming from the [Chesapeake Bay] Beach Club. The Beach Club is on Kent Island and they have a huge wedding facility. They may have three or four weddings a night. We will pick people up with the Jetty bus after weddings, we also pick up people at their residence along its 10-mile radius.

How would you describe your menu? Fun, exciting, and tropical. I think we have something on there for everybody. Burgers, steaks, and seafood. We have a lot of gluten-free items. Our weekend healthy breakfasts are huge. People think our breakfast is awesome. It's great value. You can sit outside on the water and eat.

What would you say is your top selling item? Crab cakes. We use a special blend, a special homemade sauce, and jumbo lump crab meat with very little filler. It reflects the local area, and we sell a ton of them. We get rave reviews on them. They taste awesome.

What else do customers crave? The Hawaiian grouper tacos. We make a fresh, homemade mango sauce to go along with a chipotle cream sauce to finish it. It's a light dish and very delicious. It has a nice Caribbean feel to it. It makes you feel like you're on a beach at a resort somewhere.



Readers' Dining Guide



Welcome to your regional dining. We include many restaurants for many tastes and experiences. Don't see your favorite on the list? Email editor@whatsupmag.com and let us know! And for the full guide, visit whatsupmag.com.

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Queen Anne's County

18Twenty
 500 Kent Manor Drive, Stevensville; 410-643-5757; kentslandresort.com/dining \$\$ ●●●●●

Amalfi Coast Italian & Wine Bar
 401 Love Point Road, Stevensville; 443-249-3426; amalficoastki.com \$\$ ●●●●

Bark Barbecue Café
 371 Log Canoe Circle, Stevensville; 443-618-3676; barkbarbecue.com \$ ●

Bay Shore Steam Pot
 111 E. Water Street, Centreville; 410-758-3933; bayshoresteamopot.com \$\$ ● Seafood

Big Bats Café
 216 St Claire Place, Stevensville; 410-604-1120; bigbats.com \$\$ ●●

The Big Owl Tiki Bar and Grill
 3015 Kent Narrow Way S, Grasonville; 410-829-9546; thebigowl.com \$\$ ●●●●● Seasonal

Bridges Restaurant
 321 Wells Cove Road, Grasonville; 410-827-0282; bridgesrestaurant.net \$\$\$ ●●●●●

Café Sado
 205 Tackle Circle, Chester; 410-604-1688; cafesado.com \$\$ ●●

Cult Classic Brewing
 1169 Shopping Center Road, Stevensville; 410-980-8097; cultclassicbrewing.com \$\$ ● Events, Beer

Doc's Riverside Grille
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Dock House Restaurant
 110 Piney Narrows Road, Chester; 443-446-4477; dockhouserestaurant.com \$\$\$ ●●●●

Fisherman's Crab Deck
 3032 Kent Narrows Way S, Grasonville; 410-827-6666; crab-deck.com \$\$ ●●●● Seasonal

Fisherman's Inn
 3116 Main Street, Grasonville; 410-827-8807; fishermansinn.com \$\$\$ ●●●●●

Frix's Fire Grill
 1533 Postal Road, Chester; 410-604-2525; frixfiregrill.com \$ ●●

Harris Crab House and Seafood Restaurant
 433 Kent Narrow Way N, Grasonville; 410-827-9500; harriscrabhouse.com \$\$ ●●●●

The Jetty Dock Bar and Restaurant
 201 Wells Cove Road, Grasonville; 410-827-4959; jettydockbar.com \$\$\$ ●●●●●

Libbey's Coastal Kitchen and Bar
 357 Pier One Road, Stevensville; 410-604-0999; libbey-scoastalkitchen.com \$\$ ●●●●●

Love Point Deli
 109 Main Street, Stevensville; 410-604-2447; lovepointdeli.com \$ ●

Kent Point Marina, Bait House and Seafood
107 Short Road, Stevensville; 410-753-2330; kent-point-marina.square.site \$ \$ ● Seafood

The Kentmorr Beach Bar and Grill
910 Kentmorr Road, Stevensville; 410-643-2263; thekentmorr.com \$ \$ ● ● ● Seasonal

Knoxie's Table
180 Pier One Road, Stevensville; 443-249-5777; baybeachclub.com \$ \$ ● ● ●

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The Market Gourmet Cafe
180 Pier One Road, Stevensville; 410-604-5900; bay-beachclub.com \$, Locally Sourced

Mr. B's Seafood Market
114 State Street, Stevensville; 410-643-5536; mrsseafood.com \$ \$ ● Seafood

The Narrows Restaurant
3023 Kent Narrows Way, Grasonville; 410-827-8113; thenarrowsrestaurant.com \$\$\$ ● ● ● ●

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Rams Head Shore House
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Red Eye's Dock Bar
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1008 Rolph's Wharf Road, Chestertown; 410-778-6347; rolphswharfmarina.com \$ \$ ● ● ● ● Light Fare

Señor Chile
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Stevensville Crab Shack
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Yo Java Bowl Café
800B Abruzzi Drive, Chester; 410-604-0000; yojavabowl.com \$ ●

Talbot County

Anthony's Italian Restaurant
26342 Oxford Road, Oxford; 410-226-1118; anthonyoxford.com \$ \$, ● ●

Ava's Pizzeria & Wine Bar
409 Talbot Street, St. Michaels; 410-745-3081; avaspizzeria.com \$ ● ● ●

Bas Rouge
19 Federal Street, Easton; 410-822-1637; basrougeeaston.com \$ \$ \$ ● ●

Bistro St. Michaels
403 South Talbot Street, St Michaels; 410-745-9111; bistrostmichaels.com \$ \$ \$ ● ●

Blu Miles Seafood and Grill
305 Mulberry Street, St Michaels; 410-745-8079; theblumiles-restaurant.com \$ \$ ● ● ● ●

The Blue Crab
102 S Fremont St, St Michaels; 410-745-4155; the-blue-crab-shop.square.site \$ ● ● Daily Breakfast

Bombay Tadka
508 Idlewild Ave, Easton; 410-746-2135; bombaytadkamd.com \$ \$ ● ●

Café 401
401 S Talbot Street, St Michaels; 410-745-3323; thecafe401.com \$ \$ ● ●

Capsize
314 Tilghman Street, Oxford; 410-226-5900; capsizexmd.com \$ \$ ● ● ● ● Seasonal



DINING REVIEW

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4016 Main Street, Trappe; 410-476-6164; coffeetrappe.com \$\$, ● Daily Breakfast

Corah's Corner
105 N Talbot Street, St Michaels; 410-745-8008; corahs.com \$\$ ●●●

Crab Claw Restaurant
304 Burns Street, St Michaels; 410-745-2900; thecrabclaw.com \$\$ ●●●●

Doc's Downtown Grille
14 N Washington Street, Easton; 410-822-7700; docs-downtowngrille.com \$\$ ●●●

Doc's Sunset Grille
104 W Pier St, Oxford; 410-226-5550; docssunsetgrille.com \$\$\$ ●●●●

Eat Sprout
335 N. Aurora Street, Easton; eatsprout.com \$ ●

Eat Sprout
114 S. Talbot Street, St. Michaels; eatsprout.com \$ ●

The Fool's Lantern and Taproom
310 South Talbot Street, St Michaels; 410-888-7379; thefoolslantern.com \$\$ ●●

Foxy's Harbor Grille
125 Mulberry Street, St Michaels; 410-745-4340; foxysharbor-grille.com \$\$ ●●●● Seasonal

The Galley
305 South Talbot Street, St Michaels; 410-200-8572; the-galleysaintmichaels.com \$\$ ●●●

Gina's Café
601 Talbot Street, St Michaels; 410-745-6400; ginascafemd.com \$\$ ●●

Hot Off the Coals BBQ
8356 Ocean Gateway, Easton; 410-820-8500; hotoffthecoals.com \$ ●●

Hunter's Tavern
101 East Dover Street, Easton; Tidewaterinn.com; 410-822-4034 \$\$ ●● Daily Breakfast

Limoncello Italian Restaurant & Wine Bar
200 South Talbot Street, St Michaels; 410-745-3111; limoncellostmichaels.com \$\$ ●●

Lowe's Wharf
21651 Lowes Wharf Road, Sherwood; 410-745-6684; loweswharf.com/restaurant \$\$ ●●●● Seasonal

Momma Maria's Mediterranean Bistro and Bar
4021 Main Street, Trappe; 410-476-6266; mommariasbistro.com \$\$, ● Daily Breakfast

Osteria Alfredo
210 Marlboro Street, Easton; 410-822-9088; osteriaalfredo.com \$\$, ●●

Out of the Fire
111 South Washington Street, Easton; 410-205-2519; outofthefire.com \$\$ ●●

Pho Van Restaurant
219 Marlboro Avenue, Ste. 44, Easton; 410-443-0206; phovaneaston.com \$\$ ●●

Piazza Italian Market
218 North Washington Street Suite 23, Easton; 410-820-8281; \$\$ ● Beer and Wine

Ruse
209 N Talbot Street, St Michaels at the Wildset Hotel; 410-745-8011; ruserestaurant.com \$\$\$ ●●

San MIGUELS
100 S Talbot Street, St Michaels; 410-745-8955; sanmiguel-md.com \$\$ ●●

Scossa Restaurant and Lounge
8 North Washington Street, Easton; 410-822-2202; scossarestaurant.com \$\$ ●●●

Sugar Buns Cafe
29137 Newnam Road, Easton; 410-820-4220; sugar-buns.com \$ ●

Sunflowers and Greens
11 Federal Street, Easton; 410-822-7972; sunflower-sandgreens.com \$\$ ●

T at the General Store
25942 Royal Oak Road, Easton; 410-745-8402; tatthegeneralstore.com \$\$ ●●

Talbot St. Tavern
209 S Talbot St, St Michaels; 410-745-8005; Talbotsttavern.com \$\$, Full Bar, Live Music ●●

Theo's Steak, Sides, and Spirits
407 South Talbot Street, St Michaels; 410-745-2106; theosteakhouse.com \$\$ ●●●

Tickler's Crab Shack and Restaurant
21551 Chesapeake Houe Drive, Tilghman in the Wylder Hotel; 410-886-2121; wylderhotels.com \$\$ ●●●

Tiger Lily
206 N Washington Street, Easton; 410-690-4602; tigerlily-easton.com \$\$ ●●

Tilghman Dining at The Tilghman Island Inn
21384 Coopertown Road, Tilghman Island; 410-886-1170; tilghmandining.com \$\$\$ ●●●● Seasonal

Two if by Sea
5776 Tilghman Island Road, Tilghman; 410-886-2447; twoifbysearestaurant.net \$ ●●

Kent County

Blue Bird Tavern
512 Washington Avenue, Chestertown; 410-778-2885; Facebook \$ ●●

Blue Heron Oyster House and Inn
20658 Wilkins Avenue, Rock Hall; 410-639-4374; blueheronoysterhouseandinn.com \$\$ ●●●

Café Sado
870 High St, Chestertown; 410-778-6688; cafesado.com \$\$ ●●

Chester River Seafood
4954 Ashley Road, Rock Hall; 410-639-7018; chesterri-ver-seafood.com \$\$ ● Seafood

Deep Blue at Kitty Knight
14028 Augustine Herman Highway, Georgetown; 410-648-5200; deepblue-restaurant.com \$\$ ●●●●●

Dockside Café on Rock Hall Harbor
21906 Chesapeake Avenue, Rock Hall; 410-639-2478; the-lackduckinn.com \$, Seasonal

Fish Whistle
100 George Street, Georgetown; 410-275-1603; fish-handwhistle.com \$\$ ●●●●●

Flying Decoy Bar + Grill
21270 Rock Hall Ave, Rock Hall; 410-639-2000; flyingdecoy24.com \$\$ ●

Ford's Seafood Inc
21459 Rock Hall Ave, Rock Hall; 410-639-2032; fordssseafoodrockhall.com \$ ●

Happy Chicken Bakery
215 Scheeler Road, Chestertown; 443-988-3955; happy-chickenbakery.com \$ ●

Harbor Shack
20895 Bayside Avenue, Rock Hall; 410-639-9996; harborshack.net \$\$ ●●●●●

Java Rock
21309 E Sharp Street, Rock Hall; 410-639-9909; Facebook \$ ● Coffee and Breakfast

The Jefas Mexican Grill
100 West Cross Street, Galena; 410-648-7182; the-jefas-mexican-grill.business.site \$ ●●

The Kitchen at the Imperial
208 High Street, Chestertown; 410-778-5000; imperialchestertown.com \$\$\$ ●●

Luisa's Cucina Italiana
849 Washington Avenue, Chestertown; 410-778-5360; luisarestaurant.com \$\$ ●●

Modern Stone Age Kitchen
236 Cannon Street, Chestertown; 410-996-4776; modernstoneagekitchen.com \$\$ ●

Muskat Alley Café
5877 Coleman Road, Rock Hall; 410-708-0057; carriage-housemd.com \$ ● Breakfast

Osprey Point
20786 Rock Hall Ave, Rock Hall; 410-639-2194; ospreypoint.com \$\$\$ ●●●●

The Retriever Bar and Oysters
337 ½ High Street, Chestertown; theretrieverbar.com \$\$ ●●

The Shanty Bar
21085 Tolchester Beach Road, Chestertown; 410-778-1400; tolchestermarina.com \$ ●●●●●

Watershed Alley
337 High Street, Chestertown; 443-282-9797; thewatershedalley.com \$\$\$ ●●

Dorchester County

Ava's Pizzeria & Wine Bar

543 Poplar Street, Cambridge; 443-205-4350; avaspizzeria.com \$ ●●

Bay Country Bakery

2951 Ocean Gateway, Cambridge; 410-228-9111; baycountrybakery.com \$ ● Daily Breakfast

Blackwater Bakery

429 Race Street, Cambridge; 443-225-5948; Blackwater-bakery.com \$ ●●

Blue Point Provision Company

100 Heron Boulevard, Cambridge; 410-901-1234; hyattregencychesapeakebay.com \$\$\$ ●●●

Blue Ruin

400 Race Street, Cambridge; 410-995-7559; blueruinbar.com \$\$\$ ●●

Bombay Social

413 Muir Street, Cambridge; 443-515-0853; bombaysocialmd.com \$\$\$ ●

Carol's Kitchen

1504 Glasgow St, Cambridge; 443-225-5889; Facebook \$●

Emily's Produce

2214 Church Creek Road, Cambridge; 443-521-0789; emilysproduce.com \$\$\$ ● Market and Lunch, Beer, Wine and Mead

Lil' Bitta Bull

520 Race Street, Cambridge; 443-205-2219; Facebook \$●●

The Neck District Grill

1042 Hudson Road, Cambridge; 410-228-3052; Facebook \$●●

Ocean Odyssey and Crab House

316 Sunburst Highway, Cambridge; 410-228-8633; toddseafood.com \$\$\$ ●●● Seasonal

Old Salty's

2560 Hoopers Island Road, Fishing Creek; 410-397-3752; oldsaltys.com \$\$\$ ● Locally Sourced

Paul's Deli On the Creek

106 Market Square, Cambridge; 443-477-6630; Facebook \$●●

Paul's Pub

1200 Goodwill Ave, Cambridge; 410-901-1212; choptankbowl-ing.com \$●●

Portside Seafood Restaurant

201 Trenton Street, Cambridge; 410-228-9007; portsidemaryland.com \$\$\$ ●●●

RAR Brewing

508 Poplar Street, Cambridge; 443-225-5664; rarbrewing.com \$\$\$ ● Beer

River View at the Point

1A Sunburst Highway, Cambridge; 410-228-0870; riverviewatthepointrestaurant.com \$\$\$ ●●● Daily Breakfast

Suicide Bridge Restaurant

6304 Suicide Bridge Road, Hurlock; 410-943-4689; suicide-bridge-restaurant.com \$\$\$ ●●●●

Vintage 414

414 Race Street, Cambridge; 410-228-4042; vintage414.com \$\$● Light Fare

Caroline County

Bullock's Deli, Grill, and Ice Cream

422 N 6th Street, Denton; 410-479-0270; bullocksdeli.com \$●

Caroline's

406 Market Street, Denton; 410-490-4495; carolinesin-denton.com \$\$\$ ●● Seasonal

Craft Bakery and Café

12 S 3rd Street, Denton; 410-934-7519; Facebook \$●

Denton Diner

42 Denton Plaza, Denton; 443-448-7258; dentondiner.com \$\$\$ ● Daily Breakfast

Earth Tones Café

5 N 3rd Street, Denton; 443-448-4355; earthtonescafe.com \$\$\$ ● Beer and Wine

Market Street Public House

200 Market Street, Denton; 410-479-4720; marketstreet.pub \$\$\$ ●●●

Ridgely Pizza and Pasta

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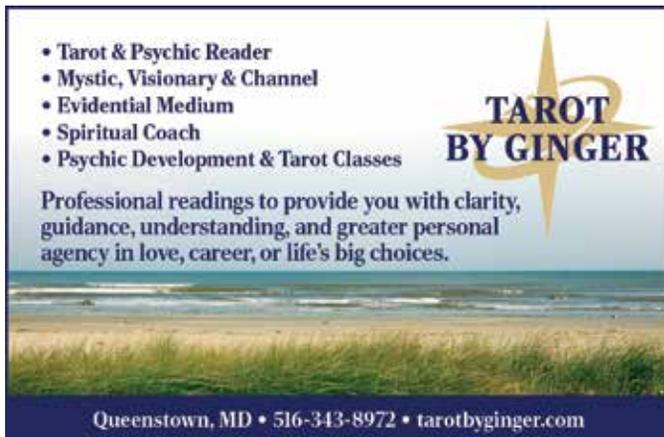


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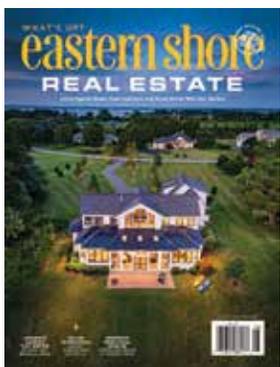
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