

WHAT'S UP?

eastern shore

WHAT'S UP? MEDIA • ANNAPOLIS • EASTERN SHORE • CENTRAL MARYLAND • WEDDINGS • HOME GROWN LOCALLY OWNED

Sitting on *Your* Dock of the Bay

Chesapeake Real
Estate, A Lifestyle
Investment

**Mushroom
Magic**

Local Forage,
Farms, Food,
and Fun!

**Festive
Flavors
Found!**

Brand New
Restaurant
Revealed

WHAT'S UP? MEDIA AUGUST 2026

\$4.95



074851086476

YOUR PREMIER MID-SHORE AGENT FOR ALL YOUR REAL ESTATE NEEDS



OXFORD | \$639,900
4794SailorsLane.com



ROYAL OAK | \$6,495,000
24679DeepNeckRoad.com



OXFORD | \$5,295,000
5381MorgansPointDrive.com



EASTON | \$795,000
28713EmanuelStreet.com



ST. MICHAELS | \$1,049,000
109WestMarengoStreet.com



ST. MICHAELS | \$3,795,000
24678NewPostRoad.com



WITTMAN | \$2,995,000
8781TilghmanIslandRoad.com



CORDOVA | \$749,900
29264DogwoodViewRoad.com



TRAPPE | \$3,249,000
4346SouthsideLane.com



EASTON | \$2,495,000
26282DeepWaterHarborRoad.com



BOZMAN | \$1,995,000
7421QuakerNeckRoad.com



OXFORD | \$1,450,000
208FactoryStreet.com



ASSOCIATE BROKER
chuck@chuckmangold.com
410-924-8832 mobile



Benson & Mangold is the Mid-Shore's #1 Real Estate firm and has been serving the area for nearly 60 years.



CONFIDENCE CHANGES *everything.*

IMPLANTS • COSMETIC DENTISTRY • LASTING RESULTS

From missing teeth to smile makeovers, we combine advanced technology with an artistic eye to deliver natural, beautiful results that restore your health, confidence, and quality of life.



DENTAL IMPLANTS

Replace missing teeth with strong, natural-looking implants that last.



COSMETIC DENTISTRY

Enhance your smile with personalized treatments that look beautiful and feel completely natural.



Advanced care.
Personalized for you.

Results that last.

REAL PATIENTS. REAL RESULTS.



BEFORE



AFTER



BEFORE



AFTER

Djawdan Center
for Implant and Restorative Dentistry

Restoring Hope & Confidence

133 Defense Hwy, Suite 210
Annapolis, Maryland 21401

410.266.7645

www.smileannapolis.com

Schedule your complimentary
implant consultation by calling
410-266-7645 or online at
smileannapolis.com

Our Professional
Training & Dental
Credentials

Tufts
UNIVERSITY
School of
Dental Medicine

A
Academy
of General Dentistry

**AMERICAN
DENTAL
SOCIETY OF
ANESTHESIOLOGY**



**GRADUATE
KOIS CENTER**

ICOI
International Congress of Oral Implantologists

AAID
AMERICAN ACADEMY
OF IMPLANT DENTISTRY



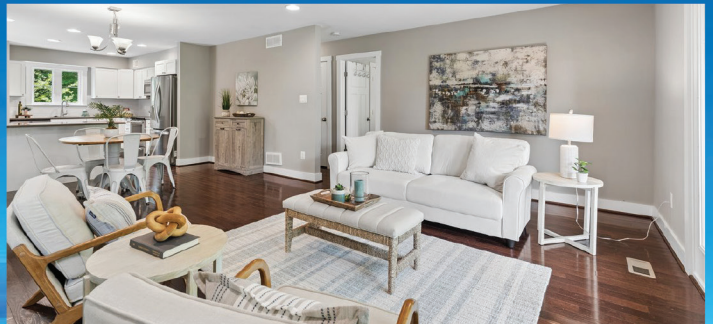
218 Camelot Dr | Chestertown | \$499,999
5BR | 3.5 BA | 2578 SQ FT | .24 AC
 Nice Colonial on corner lot w/fenced backyard



1000 Herons Nest Way #43 | Chester | \$600,000
2 BR | 2.5 BA | 1,832 SQ FT | 4th level w/balcony
 Large kitchen island, office, fireplace, 1 car garage



212 Jessica Lyn Ave | Stevensville | \$600,000
5 BR | 4.5 BA | 2,416 SQ FT | 2 car garage
 Nicely upgraded, oversized kitchen island, walkout deck



738 Dill Rd | Severna Park | \$550,000
2 BR | 1 BA | 1,008 SQ FT | Charming Cottage
 Water views of Cypress Creek, tranquil setting



109 Bayview | Grasonville | \$425,000
3 BR | 3.5 Baths | 2044 SQ FT
 Waterview Townhome with assigned boat slip



7013 Bridgepointe Dr | Chester | \$375,000
3 BR | 2.5 BA | 1,635 SQ FT | Pond & Fountain views
 Peaceful porch, well maintained, main level primary



DeeDee McCracken

of



**COLDWELL BANKER
 REALTY**



170 Jennifer Rd Suite 102
 Annapolis MD 21401
 Office 410-224-2200
www.ddmccrackenhometeam.com

REALTOR®, ASSOCIATE BROKER, LUXURY SPECIALIST
 GRI, CRS, SRES, PSA, SFR | DMCCRACKEN@CBMOVE.COM

#1 WATERFRONT SALES QUEEN ANNE'S COUNTY
EXPERT ON WATERFRONT & THE EASTERN SHORE

410-739-7571



Affiliated real estate agents are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



121 Kilby Point | Queenstown | \$3,040,000

4 BR | 5 full & 2 half BA | 4,903 SQ FT | 5.54 AC

A true coastal retreat | Over 2,000' of shoreline on Wye & Eastern Bay plus a Lighthouse!



351 Wye Rd | Queenstown | \$2,250,000

6 BR | 3 Full & 2 half BA | Sep. 2 BR Apt | 6340 SQ FT

Waterfront on the Wye River, 2 piers, boat ramp & beach. Gorgeous Views! Separate 2 BR apt.



7328 Kent Point Road
\$7,995,000



9170 Hunting Creek Lane
\$6,250,000



330 Serenity Lane
\$5,900,000



Sunset Wharf Now Available
Units starting at \$2,375,000



EXCLUSIVE

129 River Run
\$1,900,000



UNDER CONTRACT

132 Tanners Point Drive
\$1,749,000



Joe Bray

Senior Partner
Eastern Shore Specialist

M + 410-936-8904
joe.bray@sothebysrealty.com

West Annapolis Brokerage

103 Annapolis Street
Annapolis, MD 21401



©2026 Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty® is a licensed trademark to Sotheby's International Realty Affiliates LLC. Each Office Is Independently Owned And Operated. SIR1

Maryland's #1 Waterfront Team



Morgans Point Drive
\$5,350,000



200 Wye Road
\$4,700,000



UNDER CONTRACT

200 Mallard Cove Lane
\$3,470,000



UNDER CONTRACT

115 NW Creek Drive
\$1,395,000



UNDER CONTRACT

132 Kestrel Lane
\$945,000



N Hibernia Rd - Waterfront Lot
\$545,000



Thank You
Eastern Shore.

For the first time ever, the Brad Kappel Team was voted Best of Eastern Shore's #1 Waterfront Real Estate Team. From Kent Island to Talbot County and beyond, we are honored to be trusted as the go-to resource for Chesapeake Bay waterfront real estate.

Make **Your** Move with Maryland's #1 Real Estate Team

Brad Kappel

Principal, Brad Kappel Team

Executive Vice President
TTR Sotheby's International Realty

M + 410-279-9476

brad.kappel@sothebysrealty.com

bradkappel.com

West Annapolis Brokerage

103 Annapolis Street
Annapolis, MD 21401



bradkappel.com



Contents



AUGUST 2026

◀ **On the Cover:** Exceptional Chesapeake regional real estate is the theme. Design by August Schwartz .
What's Up? Eastern Shore online at whatsupmag.com.
♻️ Please recycle this magazine.

Arts & Culture

10 Events highlights special celebrations and activities
BY CALI SCHWERDTFEGER

16 Charity introduces Lucky & Blessed Fishing BY LISA A. LEWIS



Home & Garden

54 Interior: Creating the Essential Sunroom has a range of suggestions for developing your own sunny space BY LISA J. GOTTO

56 Garden: Adding Water Features offers practical advice and how-tos for incorporating major drip into your outdoor spaces BY JANICE F. BOOTH

58 Cottage Living in Tilghman profiles a waterfront cottage that recently sold for just over \$1 million BY LISA J. GOTTO

62 Beach House Breezes profiles a coastal contemporary in St. Michaels that recently sold for nearly \$2.5 million BY LISA J. GOTTO



Features

20 Lifestyle Investment discusses aligning Chesapeake Bay real estate with your long-term living goals BY WHAT'S UP? MEDIA

43 Best of Weddings 2026 reveals the winners you voted for in more than 30 wedding-specific categories!

46 The Secret Matrix Beneath Our Feet explores the complex-yet-accessible market for local mushroom cultivation
BY RITA CALVERT ▶



Publisher & President

Veronica Tovey

Editorial Director

James Houck

COO & Director of Advertising

Ashley Raymond

Contributing Editors

Lisa J. Gotto, Dylan Roche

Contributing Writers

Janice F. Booth, Rita Calvert, Lisa A. Lewis

Contributing Photographers

Bill Whaley

Art Director

August Schwartz

Graphic Designers

Matt D'Adamo, Lauren Ropel

Web Content Specialist

Arden Haley

Production Coordinator

Amanda Stepka

Social & Entertainment Media Associate

Cali Schwerdtfeger

Senior Account Executive

Kathy Sauve

Account Executives

Beth Kuhl, Nina Peake,

Michelle Roe

Sales Assistant

Ia Lousse Horton

Finance Manager

Deneen Mercer

Bookkeeper

Heather Teat

Executive Assistant

Regine May Gelera

WHATSUPMAG.COM



Proud Partner



Proud Partner

What's Up? Eastern Shore is published by
What's Up? Media 900 Bestgate Road, Ste.
202, Annapolis, MD 21401, 410-266-6287, Fax:
410-224-4308. No part of this magazine may be
reproduced in any form without express written
consent of the publisher. Publisher disclaims any
and all responsibility for omissions and errors. All
rights reserved. Total printed circulation is 20,123
copies with an estimated readership of 60,675.

©2026 What's Up? Media **Home Grown, Locally
Owned: This issue of What's Up? Eastern
Shore employs more than 25 local residents.**

ORAL SURGERY SPECIALISTS

SKILLED | BOARD CERTIFIED | PROGRESSIVE | ARTISTIC

Trained Minds...Caring Hands



**Drs. Chris Chambers, Neil Sullivan, Kurt Jones, Borek Hlousek,
Cliff Walzer, and Kenneth Kufta are all Board Certified Oral and
Maxillofacial Surgeons that specialize in:**

Dental Implant Surgery • Dental Implant Placement for Same Day Teeth
Wisdom Teeth Removal • Orthognathic Surgery (Corrective Jaw Surgery)
General Anesthesia • Oral Pathology

Annapolis
Pasadena



Kent Island
Waugh Chapel

Please call or visit our website at
www.annapolisOSS.com | 410-268-7790



Contents

COMING UP IN SEPTEMBER 2026

Visit Cool Schools, First Year of Daycare Guide,
Chesapeake Skipjack Races

Health & Beauty

BY DYLAN ROCHE

- 66** Mini Meditations
- 67** Controlling Your Cortisol
- 68** Strength Training for Seniors



Food & Dining

◀ 70 Seasonal, Authentic Italian Cuisine introduces Emily Chandler and her new restaurant, Accanto, in Easton BY LISA A. LEWIS

72 Readers' Dining Guide offers local restaurant listings for your consideration

In Every Issue

80 Where's Wilma? Find the *What's Up? Media* mascot and win



e-content



IT'S TIME TO VOTE!

Submissions for What's Up? Media's Our Beloved Pets Photo Contest end on July 31st. Starting August 1st, you can view all of our pet submissions in a gallery online where you can vote (one per day allowed). Voting will end on August 31st. Winners and chosen favorites (by you and our staff) will be showcased in the November 2026 issues of What's Up? Annapolis, What's Up? Eastern Shore, and What's Up? Central Maryland. And maybe even on one of the three covers!



WHATSUPMAG.COM/PETPHOTOCONTEST2026



SUPPORTING SPONSORS



Arts & Culture

10 EVENTS

16 CHARITY

HIGHLIGHTING
ENTERTAINMENT,
COMMUNITY,
AND EVENTS

Pirates and Wenches Weekend 2026

PG. 12





WATERMEN'S APPRECIATION DAY

Celebrate the rich heritage of the Chesapeake Bay during Watermen's Appreciation Day on Sunday, August 9, from 10 a.m. to 4 p.m. at the Chesapeake Bay Maritime Museum in St. Michaels. This annual festival honors the region's hardworking watermen with exciting workboat docking competitions, freshly steamed local crabs, live music, artisan vendors, family-friendly activities, and demonstrations celebrating the traditions of life on the Bay. Visitors can also explore the museum's exhibits and historic campus while enjoying one of the Eastern Shore's signature summer events. More info: cbmm.org

3rd Annual "What would Jimmy Buffett Do?"

Break out the tropical shirts and island spirit for the 3rd Annual *What Would Jimmy Buffett Do?* tribute concert on Saturday, August 22, from 4 to 9 p.m. at Cult Classic Brewing Company in Stevensville. The Chris Sacks Band joins members of Jimmy Buffett's legendary Coral Reefer Band for an evening celebrating the music and laid-back lifestyle of the beloved singer-songwriter. Along with live performances, guests can enjoy food and drinks, local vendors, raffles, and plenty of Parrothead fun in a festive, beach-inspired atmosphere. More info: cultclassicbrewing.com



Photo courtesy of the Maryland Renaissance Festival

MARYLAND RENAISSANCE FESTIVAL

Step back in time at the Maryland Renaissance Festival, held weekends from August 29 through October 25 in Crownsville. Running Saturdays and Sundays, plus Labor Day on September 7, from 10 a.m. to 7 p.m., this beloved annual tradition transports visitors to a lively 16th-century English village filled with jousting tournaments, royal entertainment, artisan demonstrations, and costumed performers. Browse more than 140 unique shops, savor hearty fare from dozens of food vendors, and enjoy nonstop entertainment across multiple stages, making it one of Maryland's most treasured fall events for all ages. More info: rennfest.com

Award-winning, Victorian Bed & Breakfast in historic downtown Easton, MD



Book your stay with us today!



- Six uniquely designed guest rooms
- Renowned chef-prepared gourmet breakfasts
- The Charm Bar: Creative cocktails and curated wines
- Expansive wrap-around porch and Victorian gardens
- Walkable to Easton's shops, galleries and restaurants
- Host to weddings, private dinners, teas and events

14 N Aurora Street • Easton, MD 21601
(410) 822-0605
hummingbirdinneaston.com



Benedictine
Learning for Living

CHROME CITY
FUNDRAISER

Saturday, September 19th 2026
9:00 AM - 1:00 PM

Motorcycles • Hot Rods • Classic • Custom • Vintage Cars

Benefits Children & Adults Living with Developmental Disabilities & Autism
Registration \$35 online/\$40 day of (meal not included)
Includes commemorative t-shirt!
Registration 9am - 12noon/First 50 cars will receive a dash plaque

Scan to Register: **Sponsorships Available!**
ENTERTAINMENT AND FOOD TRUCKS ON SITE.
Awards Ceremony.

 benschool.org/chrome-city-fundraiser/
14299 Benedictine Lane
410.634.2292
amy.pippin@benschool.org

or Sponsor



Benedictine is a nonprofit service provider supporting children and adults living with developmental disabilities and autism.

Your story matters.

MAKE MENTAL HEALTH A PRIORITY.



- Therapy
- Psychiatry
- Rape Crisis Center
- Center for Learning

Support for all ages. Walk-in appointments. No waitlist.

410.822.1018

ForAllSeasonsinc.org



QUEEN ANNE COUNTY JOUST 2026

Celebrate one of Maryland's oldest traditions at the Queen Anne County Joust on Saturday, August 22, at 1 p.m. at the Tuckahoe Equestrian Center in Queen Anne. Watch riders of all ages and skill levels compete in Maryland's official state sport as they race down the track in a test of precision, horsemanship, and tradition. This family-friendly event offers a unique opportunity to experience a cherished piece of the state's equestrian heritage, with a rain date scheduled for August 24. More info: marylandjousting.com

PIRATES AND WENCHES WEEKEND 2026

Set sail for a swashbuckling adventure during Pirates & Wenchies Weekend, taking over Rock Hall from Friday, August 7, through Sunday, August 9. This town-wide, family-friendly festival transforms the waterfront into a lively pirate haven with sea shanties, rum tastings, live entertainment, a bustling Main Street marketplace, children's activities, harbor festivities, beach events, and the popular Buccaneers Ball. Whether you arrive by land or by sea, this beloved annual celebration offers three days of pirate-themed fun for all ages. More info: rockhallpirates.com



Photo by Bernadette Bowman



Photo by Hooked OC

White Marlin Open 2026

Experience one of Ocean City's most iconic traditions during the 53rd Annual White Marlin Open, taking place August 3–8, 2026. Known as the world's largest and richest billfish tournament, this internationally recognized event draws hundreds of boats and thousands of anglers to compete for millions of dollars in prize money. New for 2026, participants will fish three out of six days, providing greater flexibility while spectators can enjoy the excitement of daily weigh-ins, waterfront festivities, and the electric atmosphere that has made the tournament a summer favorite for more than five decades. More info: whitemarlinopen.com



Photo by Jon Valentine

51st Annual Annapolis Ten Mile Run

Challenge yourself on one of the nation's premier road races at the 51st Annual Annapolis Ten Mile Run on Sunday, August 30, beginning at 7 a.m. from Navy-Marine Corps Memorial Stadium in Annapolis. Hosted by the Annapolis Striders, this nationally recognized race takes runners on a scenic course through the city's historic streets, across the Naval Academy Bridge, and into picturesque waterfront neighborhoods. Whether you're chasing a personal best or soaking in the race-day atmosphere, participants can look forward to a memorable finish complete with live music, refreshments, and a commemorative finisher's quarter-zip. More info: annapolisstriders.org

BUILDING & RENOVATING

On Maryland's Eastern Shore

The Eastern Shore's premier custom residential & commercial design/build companies. Architectural design, drafting, whole home remodeling & more!

**BEST OF
EASTERN SHORE
2024**

**BEST OF
EASTERN SHORE
2025**

**BEST OF
EASTERN SHORE
2026**



PAQUIN DESIGN BUILD

PaquinDesignBuild.com

Award winning waterfront home builder. Custom residential home design, build & renovations for over 22 years!



PDB COMMERCIAL

PDBcommercial.com

Commercial property design & construction. Community focused design build services.



EASTERN SHORE DRAFTING AND DESIGN

EasternShoreDraftingandDesign.com

Expert architectural drafting and design services. Serving residential & commercial clients.



PAQUIN INTERIORS

PaquinInteriors.com

Award winning kitchen & bath renovations + whole home remodeling.



(410) 643-7811 | LOCATED IN GRASONVILLE

NAVY FOOTBALL FAN FEST

Get ready for football season at Navy Football Fan Fest on Saturday, August 8, from 2 to 4 p.m. at Navy-Marine Corps Memorial Stadium in Annapolis. Fans of all ages can meet the Midshipmen, collect player autographs, step onto the stadium field for games and activities, and take home giveaways from Navy Athletics partners. This free event offers a fun opportunity to celebrate Navy Football and build excitement for the upcoming season. More info: navysports.com/football



Maryland State Fair

Join the fun this August and September at the Maryland State Fair, held at the Maryland State Fairgrounds in Timonium! The fair returns across three exciting weekends: August 27–30, September 3–7, and September 10–13. Gates open daily with thrilling carnival rides, classic fair food, live entertainment, agricultural exhibits, livestock competitions, horse racing, concerts, and family-friendly attractions. Whether you're continuing a longtime tradition or visiting for the first time, the Maryland State Fair is the perfect way to celebrate the season with fun for all ages. More info: marylandstatefair.com



Photo courtesy of Delmarva Shorebirds

DELMARVA SHOREBIRDS AUGUST HOME GAMES

Catch America's pastime on the Eastern Shore as the Delmarva Shorebirds welcome fans to Arthur W. Perdue Stadium in Salisbury for four exciting homestands throughout August. The month begins with a weekend series against the Hickory Crawdads on August 1–2, followed by a six-game matchup with the Salem Red Sox from August 11–16. The Shorebirds close out the month with a six-game series against the Fredericksburg Nationals from August 25–30. From postgame fireworks and giveaway nights to family-friendly promotions and classic ballpark traditions, there are plenty of opportunities to enjoy a summer evening at the stadium while cheering on Delmarva's hometown team. More info: theshorebirds.com



KENT ISLAND PEDIATRIC DENTISTRY

160 Sallitt Drive, Suite 106 • Stevensville, MD 21666
(410) 604-2211 • www.KIPediatricDentistry.com



**NOW
ACCEPTING
New
PATIENTS**

NEW LOCATION



PEDIATRIC
DENTISTRY
OF EASTON

613 Dutchmans Lane • Easton, MD 21601
(410) 822-7575

MARGARET C. MCGRATH, DMD, MPH
MEGAN LARAWAY, DDS
 BOARD CERTIFIED PEDIATRIC DENTISTS



LITTLE FEAT

YONDER MOUNTAIN STRING BAND

BÉLA FLECK **SAM BUSH**
MY BLUEGRASS HEART **MOUNTAIN GRASS UNIT**
TOPHOUSE • SHADOWGRASS
SCYTHIAN • SISTER SADIE • FIRESIDE COLLECTIVE
MIDNIGHT NORTH • JAMMY BUFFET
MELODY TRUCKS & THE FITZKEE BROTHERS BAND
GERALDINE
ARTISTS AT LARGE
ALLIE KRAL • ALVIN LEE • PATRICK RAINEY

SEPTEMBER 19 & 20, 2026
SANDY POINT STATE PARK • ANNAPOLIS, MARYLAND

UNLOCK
**10% OFF
TICKETS!**
LIMITED TIME ONLY



Lucky and Blessed Fishing

BUILDING AN INCLUSIVE COMMUNITY THROUGH FISHING AND OUTDOOR EXPERIENCES

By Lisa A. Lewis

An entrepreneur, problem solver, and humanitarian, Scott Steers leveraged his personal experience with fishing to harness the therapeutic power of the outdoors and change lives. While seeking a new activity to enjoy on the water, he discovered the joys of kayak fishing. As he immersed himself in his adventures, he realized that the experience wasn't about the actual fishing; it was about building a sense of community.



Lucky and Blessed Fishing founder Scott Steers, center, and staff angler Michael Hoffman, right, with a young angler.



Lucky and Blessed staff and board members enjoy the organization's annual fundraiser, Reelin' & Rockin' Rockfish Bash, held in November.

Since Steers knew that many people, especially disabled or neurodivergent individuals and those struggling with mental health challenges, lacked access to the outdoors, he decided to start a club that would offer fishing and outdoor education opportunities. His volunteer work with children, local homeless shelters, and church missions throughout the years had helped him gain a natural affinity for connecting with underserved populations. And in 2022, Lucky and Blessed Fishing (LABF) was officially born.

Steers, founder and president, LABF, chose the name of the organization to symbolize a common theme in fishing: feeling lucky to catch a fish and blessed to be on the water. More than a fishing club, the nonprofit organization offers access, inclusion, and connection in a welcoming environment where participants can enjoy the outdoors, build friendships, and create memories.

"We started as a fishing club for underserved populations," Steers says. "But we have evolved into an inclusive organization that provides a service that no one else does. We're not in the game of fishing; we're in the game of providing community and wellness. Offering a sense of belonging is why we exist."

MEANINGFUL ADVENTURES

LABF offers a variety of programs for all ages and abilities. The organization partners with The Arc, Bay Community Support Services (Bay-CSS), Opportunity Builders, Inc. (OBI), and many other organizations to provide day programs once a month for adults with disabilities. The 12-month programs offer fishing and outdoor education as well as winter environmental education experiences.

"We were excited to expand our services to include winter programming, which we started last year," Steers explains. "Winter can be a difficult time for many people—leading to isolation and sadness. By partnering with local parks, we ensure that participants can continue to enjoy the outdoors, learn about the environment, and build a sense of community."

LABF also offers monthly programs for children, summer fishing camps, and a youth mentorship program, which offers high school and college students the opportunity to build leadership skills, serve the community, and make a difference in participants' lives.

The organization's newest program addresses youth wellness. Many middle and high school students experience anxiety, sadness, and social isolation. Cast & Connect, an after-school program, offers fishing experiences to help students develop skills, engage with nature, build confidence, connect with their peers, and gain a sense of belonging.

Since its inception, LABF has engaged participants and volunteers through its meaningful programs, and it seems as if the organization is making an impact in the seven counties it serves. According to its 2025 Impact Report, LABF served 1,664 participants, engaged 208 volunteers, including 12 student volunteers, and held 85 events. In addition, the total number of volunteer hours was 624, including 108 student volunteer hours.

"We've been able to introduce participants to something that they never had access to before and create opportunities for them to enjoy new life experiences," Steers says. "They are so excited to learn, and they feel such joy. But our team also feels joy. Making a difference in the lives of the people we serve is an incredible experience, and we feel blessed."

In addition to working with its partners to provide inclusive, therapeutic programs, LABF is also grateful for the generous support of its sponsors, including BGE, Exelon, Chick-fil-A, and many others. On November 12, the organization will host its annual fundraiser, Reelin' & Rockin' Rockfish Bash. To learn more and purchase tickets, visit rockfishbash.com.

CONTINUED ►

I Know the Owner, Too ...*Because We All Are*



Londonderry on the Tred Avon: More than a home — it's a community you own.

At Londonderry on the Tred Avon, every resident is more than a neighbor — they're an owner in this lively 62+ waterfront cooperative community.

Here, joy comes easy. Whether it's dancing with friends, throwing your hands in the air like you just don't care, or joining in on resident-led activities, every day is filled with connection and laughter. From neighborhood gatherings to clubs, trips, and celebrations, there's always something to look forward to — and someone to enjoy it with.

With maintenance-free living and a community spirit that lifts everyone up, Londonderry gives you more time for what truly matters: fun, friendship, and memories that last a lifetime.

Call our Sales & Marketing Team today at 410-820-8732.



700 Port Street, Suite 148
Easton, MD 21601 • 410-820-8732
www.LondonderryTredAvon.com





CHANGING LIVES

When Michael Hoffman first engaged with LABF, he was a member of a Bay-CSS group that participated in a fishing event. The LABF team immediately noticed that Hoffman had a passion for fishing and enjoyed being around people. He had faced many challenges in his life, and having a disability made it difficult to find a job—until he discovered LABF.

“At the event, I caught a fish, so Scott told me to wait until my friends caught some,” Hoffman says. “And I was like, ‘Oh man, that’s no fun.’ So, I said that I was going to go sit down. But Scott came to find me and asked me to help my friends catch some fish.”

After seeing Hoffman enthusiastically help his friends catch a lot of bluegills, Steers asked him to become a volunteer. Hoffman completed the Inclusive Workforce Program, which offers volunteer opportunities as an LABF angler, mentorship and leadership training, and fishing adventures. And on May 27, 2025, he officially became LABF’s first staff angler.

“Michael’s passion for fishing and his knowledge of the sport have made him a valuable asset to our team,” says Stephanie Reay, director of operations, LABF. “Having him work for us has had such a positive impact—not only on our organization but also on his personal life. Since working with us, he has moved out on his own and is now living independently for the first time. It’s been so rewarding to see him come into himself.”

Hoffman, who was recognized by Anne Arundel County for his collaboration with the disabled community, really loves his work and tries never to miss a fishing event. Two other LABF volunteers are also being considered for staff angler positions.

“We change the world from a societal standpoint,” Steers says. “It’s important to step outside your own clique, get to know other people, and accept their differences. We all have our own abilities, and it’s important to celebrate them. By creating inclusive, shared experiences, LABF helps remove barriers, build connections, and empower individuals of all abilities to grow emotionally and socially.”

TO LEARN MORE ABOUT LABF, VISIT LABFISHING.ORG.

FREE GARMIN ELECTRONICS



Our annual '**Big Summer**' savings offer — Every in-stock Grady-White now includes an expertly paired Garmin electronics package

For a limited time — now through August 30th — every in-stock Grady-White is paired with a complete Garmin electronics package, built right into our everyday showroom price. No add-ons, no surprises. Each package is expertly matched to the model and scales with the size of the boat, so you get the right technology for the water you run.

Prefer to customize? We offer an equivalent dollar allowance by model, giving you the flexibility to configure the perfect setup for your needs. The result is a true all-in price — boat, motor, and electronics — ready to go.

Just add water.



TRI-STATE MARINE
Maryland, Virginia & D.C.'s #1 Grady-White Retailer





Chesapeake Bay communities and towns, like Annapolis, offer a variety of property styles and continue to attract real estate investors/buyers looking to purchase into a legacy lifestyle.

BEGIN WITH LIFE PLANNING, NOT PROPERTY SELECTION

Many real estate transactions begin with discussions about markets, neighborhoods, and property features. Yet among sophisticated buyers, the process increasingly starts with an alternative exercise: defining long-term life objectives. Real estate and financial professionals that are hip to this concept often encourage clients to think beyond the next five years and instead consider where they expect their lives to be 10, 20, or even 30 years from now.

Questions prospective buyers could ask sooner than later, may include:

How do we envision spending our time in retirement? Will future generations gather in a particular location or not? Are we planning for aging parents or adult children? How important is travel convenience? What roles do wellness and outdoor recreation play in our daily lives? Which communities best reflect our values and interests?

With these considerations in mind, real estate is viewed as an extension of life planning. A property may appreciate value over time, but if it fails to support a family's evolving needs, its practical value may be limited. Conversely, a residence that enhances daily living, strengthens family connections, and aligns with future goals could deliver benefits that extend far beyond financial performance.

Communities known for active lifestyles, natural beauty, and strong healthcare infrastructure are attracting buyers.

THE RISE OF WELLNESS-ORIENTED REAL ESTATE

One of the most significant trends influencing luxury real estate today is the growing emphasis on health and longevity. More and more buyers are recognizing that their environment plays a critical role in physical health, mental wellness, and overall quality of life. Luxury residences are increasingly incorporating features such as advanced air and water filtration systems, circadian lighting, fitness and recovery spaces, spa amenities, and biophilic design elements that connect occupants with nature.

Equally important is the surrounding environment. Access to walking trails, outdoor recreation, fresh food sources, healthcare facilities, and wellness-focused communities have become significant considerations for many buyers. And for some families, wellness-driven decision-making is influencing entire relocation strategies. Communities known for active lifestyles, natural beauty, and strong healthcare infrastructure are attracting buyers who view their homes as investments in longevity as much as investments in real estate. In the Chesapeake Bay region, this trend has led to the development of several major communities with modern features, club-like amenities, and those important connections to nature and commercial/business/medical infrastructure. Even travel to and from the greater Baltimore-Washington region is considered top tier with several air, rail, and shipping hubs within close proximity.

Baltimore/Washington International Thurgood Marshall Airport is a convenient, central travel hub in the Chesapeake Bay region. Courtesy photographs.





Chesapeake College in Wye Mills, Maryland, is a cultural hub for Eastern Shore residents, offering degrees in a variety of fields, career training, and performing arts. Courtesy photograph.

CULTURAL ECOSYSTEMS AND INTELLECTUAL CAPITAL

For families with children, education is vitally important in housing decisions. However, many affluent buyers now evaluate communities through a wider lens that extends beyond traditional school rankings. They are considering the broader intellectual and *cultural ecosystem* surrounding a property. Access to exceptional public and private schools remains important, but so does proximity to universities, research institutions, museums, performing arts organizations, and enrichment opportunities that support lifelong learning.

Communities rich in *intellectual capital* can offer advantages that benefit multiple generations. Children gain access to educational opportunities, while adults enjoy cultural programming, professional networks, and opportunities for continued personal growth. From Anne Arundel County and Prince George's counties on the Western Shore to those throughout the Eastern Shore, there are several active hubs that offer educational and personal enrichment opportunities (e.g. the community college network is especially fruitful!).

From a wealth-planning perspective, these factors can also contribute to long-term desirability and market resilience. Locations with strong educational infrastructure frequently attract highly educated workforces, sustained investment, and enduring demand. Cultural ecosystems represent both a lifestyle consideration and a strategic component of long-term value creation.

Communities rich in intellectual capital can offer advantages that benefit multiple generations.

GEOGRAPHIC DIVERSIFICATION AND CLIMATE RESILIENCE

Just as investors diversify financial portfolios, many affluent families are now applying similar principles to their real estate holdings. The combination of remote work flexibility, evolving lifestyle preferences, and environmental considerations has accelerated interest in geographic diversification strategies. Rather than concentrating residential assets in a single location, some families maintain properties in multiple regions, creating flexibility while reducing exposure to localized risks.

Climate resilience has become a particularly important consideration in this process. Buyers are paying closer attention than, perhaps, ever before to factors such as flood exposure, wildfire risk, water availability, air pollution, infrastructure resilience, and insurance costs. This does not necessarily mean avoiding coastal or destination markets. Instead, it reflects a more comprehensive approach to evaluating risk and opportunity over extended time horizons.

COMMUNITY, CULTURE, AND SOCIAL CAPITAL

While financial professionals often focus on economic capital, many individuals recognize the importance of social capital as well. We saw this play out during the Covid-19 pandemic when travel was restricted, and we hunkered down in our homes and communities for long periods. The quality of a community significantly influences overall life satisfaction, particularly as individuals transition through different stages of life.

A residence may offer extraordinary architecture and amenities, but long-term fulfillment often depends on the relationships, experiences, and opportunities available beyond the property's boundaries. Buyers frequently evaluate nearby opportunities such as:

- ◆ Arts and cultural institutions
- ◆ Philanthropic engagement
- ◆ Social and professional networks
- ◆ Recreational amenities
- ◆ Culinary experiences
- ◆ Community and civic life

For entrepreneurs, executives, and retirees alike, a strong sense of connection can become one of the most valuable aspects of a location. Communities that foster collaboration, intellectual engagement, and meaningful relationships often create benefits that are difficult to quantify yet are profoundly important to long-term well-being.

REAL ESTATE AS A LEGACY AND WEALTH TRANSFER TOOL

For many families, real estate frequently serves purposes that extend well beyond personal use. Properties often function as generational assets, supporting both family continuity and broader wealth-transfer objectives. A thoughtfully selected residence can become a gathering place for children, grandchildren, and future generations. Over time, these properties often evolve into repositories of family history and tradition, creating emotional value that rivals their financial worth.

At the same time, real estate may play an important role within estate planning strategies. Depending on family circumstances, ownership structures, trusts, and succession plans, properties can contribute to broader efforts aimed at preserving wealth and facilitating orderly transitions across generations. In this context, a residence becomes more than a property. It becomes a platform for creating continuity across generations.



Increasingly, homeowners are replacing old bulkheads along critical area waterfronts with living landscapes and shorelines to help mitigate the affects of sea level rise. Photographs by CLINTON+RIES Landscape Architects.



BEYOND RETURN ON INVESTMENT

Traditional investment analysis often focuses on measurable outcomes such as appreciation, cash flow, and tax efficiency. While these metrics remain important, they tell only part of the story. For affluent families, the true value of a property may also include factors that cannot be easily captured on a spreadsheet: health, convenience, personal fulfillment, family cohesion, educational opportunity, and peace of mind.

As wealth management becomes increasingly holistic, real estate is emerging as a critical component of broader lifestyle planning. The most successful acquisitions are often those that align financial resources with personal priorities and long-term aspirations.

Your most important question may no longer be, "What will this property be worth in 20 years?" Rather, it becomes, "How will this property shape and support the life we want to create during those 20 years?" For many families, that distinction is redefining the meaning of real estate investment.

DISCOVER SEVERN.

FALL ADMISSION EVENTS

Chesapeake Campus Open House for
Preschool—Grade 5 October 9 @ 9:00 am

Teel Campus Open House for
Grades 6—12 October 15 @ 7:00 pm

Middle School Parent Information Session
for Grades 6—8 September 22 @ 9:30 am



Learn more at
severnschool.com/open-house



Severn School

NANCY HAMMOND EDITIONS



RACE! BY NANCY HAMMOND

32" x 48" S/N LTD ED GICLEE PRINT
40" x 60" SIGNED ARTIST PROOF

OPEN DAILY • 416 6TH STREET, ANNAPOLIS MD • 410-295-6612 • NANCYHAMMONDEDITIONS.COM

REAL ESTATE PROFESSIONALS
SERVING YOU

RE





BRAD KAPPEL

PRINCIPAL, BRAD KAPPEL TEAM

EXECUTIVE VICE PRESIDENT,
TTR SOTHEBY'S INTERNATIONAL REALTY

Raised on the waters of the Chesapeake Bay, third-generation Annapolitan Brad Kappel brings an insider's command of Annapolis and the region's most sought-after waterfront communities. With more than 18 years of experience and over \$1.4 billion in individual sales, Brad has navigated every market cycle while setting multiple sales records, including the highest waterfront sale ever recorded in Anne Arundel County and the state of Maryland at \$17.5 million.

Brad's approach extends well beyond the transaction. His background in home construction and renovation gives clients a discerning understanding of value, condition, and long-term potential. Combined with the global reach of Sotheby's International Realty, he delivers disciplined preparation, strategic positioning, and world-class marketing designed to maximize every property's exposure.

As Principal of the Brad Kappel Team, Brad leads Maryland's #1 Real Estate Team, as recognized by RealTrends Verified. Closing more than \$347 million in sales during 2025 and surpassing \$2 billion in lifetime team sales, the team continues to set the benchmark for luxury and waterfront real estate across Annapolis, Anne Arundel County, Maryland's Eastern Shore, and the Chesapeake Bay region. Supported by in-house marketing, creative production, client services, and regional specialists, the Brad Kappel Team delivers a fully integrated, concierge-level experience for buyers and sellers at every price point.

Consistently ranked among Sotheby's International Realty's Top 100 Global Agents and Teams Worldwide for five consecutive years, Brad Kappel continues to set the standard for luxury, waterfront, and distinctive real estate throughout the Chesapeake Bay region.

Brad Kappel

410-279-9476 (c)

brad.kappel@sothebysrealty.com

BradKappel.com



Brad Kappel Team

TTR | Sotheby's
INTERNATIONAL REALTY

Brad Kappel Team | Flagship Office
103 Annapolis Street
Annapolis, MD 21401

RECORD-SETTING SALES ACROSS THE CHESAPEAKE BAY



The Friary
SOLD \$12,500,000



17 Revell Street
SOLD \$11,250,000



948 Melvin Road
SOLD \$10,250,000



5369 Morgans Point Drive
SOLD \$7,000,000



200 Bridgeview Lane
SOLD \$7,000,000



7680 Kent Point Road
SOLD \$5,900,000





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 eight years, 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 local waterfront sales agent in Queen Anne's County and an Associate Broker with twenty 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





ELIZABETH ARENTZ BOYER

COLDWELL BANKER REALTY

Elizabeth has built her real estate career on a passion for helping people navigate one of life's biggest milestones with confidence. Now in her fifth year in the industry, she combines her background in healthcare consulting and a degree in Neurobiology with sharp negotiation skills, strategic marketing, and a client-first approach that consistently delivers results.

Raised in a REALTOR family on Maryland's Eastern Shore, Elizabeth has a deep appreciation for the communities she serves and the lifestyle they offer. Her unique blend of analytical thinking, local expertise, and genuine care has earned her recognition as a Coldwell Banker International 30 Under 30 honoree and *What's Up? Media's* Best Residential REALTOR in 2025. Over the last two years alone, she has helped clients achieve more than \$20 million in real estate sales, a testament to her dedication and results-driven approach.

When she's not helping buyers and sellers with their real estate goals, Elizabeth enjoys spending time with her husband, Jake, their daughter, Penelope - welcomed earlier this year- and their two dogs, Jinx and Beretta. Whether assisting first-time buyers, luxury waterfront clients, or growing families, Elizabeth is passionate about providing an exceptional experience and helping her clients feel at home long before closing day.



COLDWELL BANKER
REALTY

3 Church Circle, Annapolis, MD 21401
O: 410.263.8686

Elizabeth Arentz Boyer

C: 443.988.3495
elizabeth.arentz@cbrealty.com
SellingMarylandSunsets.com



RECENT PROPERTIES SOLD BY ELIZABETH



110 Richard Ingle Way
Chester | \$829,900 | SOLD



328 Prospect Bay Drive W
Grasonville | \$775,000 | SOLD - *Represented Buyers*



402 Conor Drive
Stevensville | \$679,000 | SOLD



132 Cecil Rd
Stevensville | \$685,000 | UNDER CONTRACT



608 Cloverfields Drive
Stevensville | \$525,000 | SOLD



482 Maple Leaf Drive
Edgewater | \$435,000 | SOLD



BIANA ARENTZ

COLDWELL BANKER REALTY

Biana Arentz has been a trusted name in waterfront real estate for more than two decades, specializing in the distinctive homes and coastal lifestyle of Maryland's Eastern Shore and Annapolis. A three-time recipient of the BEST WATERFRONT REALTOR award from *What's Up? Magazine* and the *Shore Update*, she has built her reputation by expertly representing waterfront properties across every price point while delivering exceptional results for her clients.

Known for her unmatched local knowledge, strategic marketing, and genuine passion for the communities she serves, Biana understands that waterfront real estate is about more than a home - it's about a lifestyle. Whether guiding first-time waterfront buyers or marketing premier luxury estates, she is committed to helping clients navigate one of life's most significant investments with confidence.

Biana's success is rooted in gratitude for the community that has supported her throughout her career, from her early days at Hemingway's Restaurant to becoming one of the region's most respected real estate professionals. Today, she proudly works alongside her daughter, Elizabeth, continuing a family legacy of exceptional service. Together with her husband, fellow REALTOR Steve Arentz, their children Steven and Elizabeth, granddaughter Penelope, and family dog Harley, they are the inspiration behind everything she does.

Biana Arentz — Trusted Advisor. Maximum Exposure. Powerful Results.



3 Church Circle, Annapolis, MD 21401
O: 410.263.8686

Biana Arentz

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



PROPERTIES RECENTLY SOLD & FOR SALE BY BIANA



140 Spa Drive
Annapolis | \$4,600,000



137 Tanners Point Drive
Stevensville | \$2,495,000



148 Vernick Lane
Church Hill | \$3,100,000 | SOLD



228 Prospect Bay Drive W
Grasonville | \$1,125,000 | SOLD



LAURA CARNEY

SENIOR VICE PRESIDENT

TTR | SOTHEBY'S INTERNATIONAL REALTY

Laura Carney, Senior Vice President with TTR Sotheby's International Realty, is a leading expert in Eastern Shore real estate. A Talbot County native with deep ancestral ties to Maryland's Eastern Shore, Laura offers unmatched insight into the area's evolving market. With over 30 years of experience, including time in the competitive DC metropolitan market, her professionalism and ethical approach have earned her an exceptional reputation in Talbot County.

Laura combines her local expertise with TTR Sotheby's global reach, connecting clients worldwide to the Eastern Shore through advanced online platforms and a vast agent network. She is a graduate of the University of Maryland with a B.S. in Economics and has traveled extensively, including a Semester-at-Sea, a trans-Atlantic voyage, and the Newport-Bermuda race. Passionate about waterfront living, Laura often tours properties by boat, offering clients unique perspectives.

An active community member, Laura has served on the Talbot Humane Board of Directors and is a member of the Talbot Country Club, Miles River Yacht Club, and Talbot County Garden Club. She enjoys travel, photography, gardening, golf, and time with her family and pets, embodying the vibrant lifestyle she promotes.

TTR

Sotheby's
INTERNATIONAL REALTY

410-310-3307

laura.carney@sothebysrealty.com

lauracarney.com



FEATURED PROPERTIES FOR SALE



8612 Tilghman Island Road
Wittman
\$7,900,000



27772 Sharp Road
Easton
\$13,750,000



7090 Cooper Point Road
Bozman
\$6,800,000



26279 Deep Water Harbor Road
Easton
\$3,100,000



8075 Leehaven Road
Bozman
\$2,395,000



COURTNEY CHIPOURAS

VICE PRESIDENT

TTR SOTHEBY'S INTERNATIONAL REALTY

Maryland's Eastern Shore is not a single real estate market, but a collection of distinct waterfront communities, each with its own character, buyer profile, and market dynamics. Courtney Chipouras has built her career understanding those differences. Growing up in Rock Hall and representing buyers and sellers across Kent, Queen Anne's, Talbot, and surrounding counties has given her a nuanced perspective on what drives value in each community.

As Vice President with TTR Sotheby's International Realty, Courtney specializes in waterfront, water-access, and distinctive residential properties, from historic homes and working farms to luxury estates. With an MBA and nearly two decades of executive sales leadership before real estate, she brings a strategic, data-driven approach to pricing, negotiation, and marketing.

Known for her market insight, professionalism, and discretion, Courtney believes success comes from understanding not only the property, but the community, lifestyle, and local nuances that influence every real estate decision.



Courtney Chipouras

TTR | Sotheby's
INTERNATIONAL REALTY

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



FEATURED PROPERTIES RECENTLY SOLD AND FOR SALE



5135 Crosby Road
Rock Hall
SOLD
\$5,900,000



222 Piney Point Landing
Grasonville
SOLD
\$1,650,000
Buyers Agent



4938 Huntingfield Road
Rock Hall
SOLD
\$850,000



11122 Boyer Lane
Worton
SOLD
\$745,000



2800 Bennett Point Road
Queenstown
FOR SALE
\$5,400,000



232 Evelyn Street
Chester
FOR SALE
\$840,000



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 24 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

GetTheDaisy.com

3033 Kent Narrows Way S - Ste 4
Grasonville, MD 21658





THE CHESAPEAKE BAY PROPERTIES TEAM

AT BENSON & MANGOLD REAL ESTATE

The Chesapeake Bay Properties Team at Benson & Mangold Real Estate is based in Easton, Maryland, serving buyers and sellers throughout Maryland's Eastern Shore. Specializing in waterfront properties, farms, residential homes, and investment properties, our team brings more than 50 years of combined local real estate experience to every transaction. In the past year alone, our team represented over \$110,000,000 in sales across over 200 transactions in 2025, reflecting our experience serving clients throughout the region.

Over the years, our team has consistently been recognized among the Eastern Shore's leading real estate teams. As local professionals, we

understand that every property is unique and every market has its own character. Our knowledge of the region, market trends, and neighborhood values allows us to thoughtfully position each property and help clients make informed decisions throughout the buying and selling process.

Our established network, long-standing community relationships, and active buyer database help connect properties with qualified buyers across the region. Every listing is supported by strategic pricing, professional photography, targeted digital and print marketing, and a customized marketing plan designed to highlight each property's unique strengths.

When you work with the Chesapeake Bay Properties Team, you benefit from the collaboration and support of an experienced group of real estate professionals. By working together, we provide responsive communication, personalized guidance, and dedicated service from your initial consultation through closing and beyond.



CHESAPEAKE BAY PROPERTIES
OF BENSON & MANGOLD

31 Goldsborough St, Easton, MD 21601
(O) 410-822-6665
(C) 410-310-5179

www.chesapeakebayproperties.com



FEATURED PROPERTIES



602 Landing Road
Saint Michaels, MD 21663



377 Hemsley Drive
Queenstown, MD 21658



6906 Travelers Rest Circle
Easton, MD 21601



102 Golf Court
Stevensville, MD 21666



5698 Leeward Lane
Tilghman, MD 21671



CHANEY HOMES

SETTING THE EASTERN SHORE
STANDARD OF EXCELLENCE.

Some companies follow trends. Others create them. For decades, Chaney Homes has helped define professional home staging & full-service real estate on Maryland's Eastern Shore, becoming one of the region's most recognized names in luxury real estate, design, and marketing.

Founder Jennifer Chaney—Broker, Designer, and Owner—whose credentials include a master's degree in marketing from Loyola University Maryland, a bachelor's degree in finance from Salisbury University, licensure in both Maryland and Florida, more than 600 homes sold, and a quarter-billion dollars in career sales. Jennifer's design expertise has also earned her the distinction of being selected by HGTV on three separate occasions. That expertise is reflected in Chaney Homes' signature difference: complimentary professional staging with every listing. Every room. Every time. No markup. No monthly rental fees. No time limits. Backed by a \$1.5 million curated coastal furnishings collection capable of fully staging more than 30 vacant homes at once, every property is meticulously prepared to make an unforgettable first impression.

Presentation is paired with powerhouse marketing, generating an average of more than one million page views every quarter. Homes turn heads. Marketing creates momentum. Sellers achieve stronger results. At Chaney Homes, every listing receives the same commitment: exceptional presentation, unmatched exposure, and a level of service that has become the benchmark on Maryland's Eastern Shore. Because when excellence is your standard, extraordinary results naturally follow.



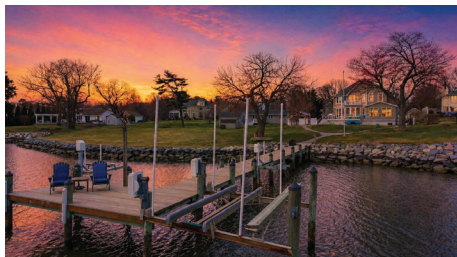
Hired 3-Times by HGTV
Complimentary Staging with EVERY listing
305-395-1147
jchaney@ChaneyHomes.com
www.ChaneyHomes.com



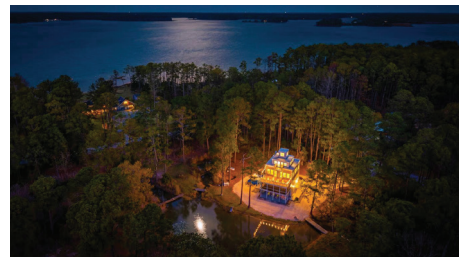
FEATURED PROPERTIES



252 Eareckson Lane | Stevensville
\$2M- PENDING



802 Broadcreek Drive | Stevensville
\$1.675M- PENDING



1307 Broadview Drive | Cambridge
\$1.1M



CORNELIA C. HECKENBACH

ASSOCIATE BROKER

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. 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



LONG & FOSTER
REAL ESTATE

Forbes

FEATURED PROPERTIES



Waterfront farm in St. Michaels area
Waterside guest house & pool house,
barns & many amenities
\$7,490,000



Waterfront - Drum Point
3 br move in ready with studio
NEW PRICE
\$2,149,000



9359 Martingham Circle
Prestigious St Michaels golf community
move in ready 4 BR home
\$795,000



Brian R. Petzold | REALTOR®
Benson and Mangold Real Estate
31 Goldsborough St. | Easton, MD 21601
cell 410-725-6852 | office 410-822-6665
www.bensonandmangold.com

BENSON & MANGOLD
REAL ESTATE



BRIAN R. PETZOLD

REALTOR®

BENSON AND MANGOLD REAL ESTATE

Brian Petzold grew up in Talbot County. His family lived abroad, and his travels have given him an appreciation of how idyllic and special this area truly is. Being a full-time agent since 2000, combined with his local knowledge and network of homeowners, he offers his clients and customers experience and dedication whether buying or selling a home. It is gratifying to share his appreciation and knowledge of the area, boating, home construction, and common problems related to home ownership.

Brian is a graduate of Providence College in Rhode Island. Go Friars! Over the years he has been involved in many different organizations and volunteer groups within the community such as Director of the Mental Health Association in Talbot County and is a current member of the Mid Shore Board of REALTORS® Professional Standards Committee. He enjoys exploring the more than 600 miles of tidal coastline in the county (the most of any county in the US) and the multitude of local ice cream shops with his family- wife Katharine, daughters Ruby and Elena, and son Arthur.

Based out of our 31 Goldsborough Street office, Brian can be reached at (410) 725-6852 or by email at bpetzold@bensonandmangold.com.



MEREDITH
FINE PROPERTIES
405 S Talbot Street
Saint Michaels, MD 21663
410-745-8060 St. Michael's Office
410-822-6272 Main Office
410-310-5581 Cell
tracyhiggswagner@gmail.com
tracyhiggswagner.net



TRACY H. WAGNER

REALTOR - MEREDITH FINE PROPERTIES

Growing up on the Sassafras River in Kent County, Maryland, Tracy developed a lifelong love for the Chesapeake Bay and the land that surrounds it. From an early age, she learned to navigate both power and sailboats, developing an intimate understanding of the waterways that make the Eastern Shore so special. Raised in a family deeply rooted in agriculture, Tracy experienced the best the Eastern Shore has to offer — farming and life on the Bay. Before launching her real estate career, she owned and operated a successful trucking company for 20 years, gaining an extensive knowledge of the region's roadways and communities. In addition to her business expertise, Tracy has designed, built, and renovated numerous properties for herself and her clients. This hands-on experience gives her a unique perspective on the process of buying and selling homes, allowing her to guide her clients with confidence, insight, and care.

PROPERTIES FOR SALE AND RECENTLY SOLD



22101 Grafton Manour Ln
Wittman, MD 21676
86+/- Acres
\$7,800,000
MDTA2014432



8051 Leehaven Rd
Easton, MD 21601
\$5,045,000
MDTA2013820



Unionville Rd - Land
Easton, MD 21601
\$1,250,000
MDTA2008824



202 N Talbot St
St Michaels, MD 21663
SOLD
\$1,295,000
MDTA2011864



Q: Why are some homes selling quickly while others seem to sit on the market?

A: It usually comes down to preparation, pricing, and presentation. Today's buyers are well-informed and emotional decision-makers—they know

value and respond to homes that feel move-in ready and lifestyle-driven. Homes that are priced correctly, staged thoughtfully, and marketed with strong visuals and local insight consistently outperform the competition. In this market, it's not just about listing a home—it's about launching it the right way & choosing the right agent.

Tricia Wilson

Wilson Realty & Staging



Q: Why is pricing strategy so critical when selling a waterfront home on the Eastern Shore?

A: Waterfront homes operate in a distinct market with fewer buyers and far more scrutiny.

Pricing must be intentional and defensible. When pricing misses the mark, whether by stretching to test demand or misreading timing, momentum stalls quickly. Homes priced correctly from the start generate urgency, preserve negotiating power, and consistently achieve stronger results.

Joe Bray

TTR | Sotheby's International Realty



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 is to 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: You've been hired three times by HGTV. What was that experience like, and how has it influenced your business?

A: Being selected to work with HGTV three separate times was an incredible honor and a defining moment in my career. It reinforced what I've always

believed—that thoughtful design has the power to transform not only a home, but the way buyers experience it. Those experiences sharpened my eye for detail, scale, flow, and presentation, and it continues to influence every home I prepare for market. While television is exciting, the greatest reward is bringing that same level of design expertise directly to my clients.

Jennifer Chaney

Chaney Homes



Q: Why should I choose a local REALTOR when buying or selling a home?

A: Local knowledge is one of the biggest advantages in real estate. For sellers, it means marketing not just the home, but the lifestyle that comes with it. For buyers, it means having someone

who can answer the questions no listing can - where to find the best restaurants, parks, coffee shops, and community events. Having lived and worked on Maryland's Eastern Shore nearly my whole life, I help clients understand what makes each community unique. A home is more than a property. It's where life happens, and local expertise helps you find the right fit or attract the right buyer.

Elizabeth Arentz Boyer

Coldwell Banker Realty



Q: What is the biggest mistake waterfront home sellers are making in today's luxury market?

A: The biggest mistake is pricing based on yesterday's market instead of today's waterfront buyer. These buyers are exceptionally informed, comparing location, shoreline, water

depth, flood risk, and overall lifestyle value - not just square footage. Your home's debut is its most important marketing opportunity, making a strong first impression essential. Strategic pricing, elevated presentation, and targeted marketing generate early interest and qualified buyers. When a waterfront property is overpriced, it can quickly lose momentum, often resulting in longer market times and price reductions. The right launch strategy protects both value and negotiating power.

Biana Arentz

Coldwell Banker Realty



Q: Has the luxury real estate market shifted, or does it still favor sellers?

A: The luxury market has entered a more balanced phase, and that's a healthy shift. Well-positioned homes continue

to perform when pricing, timing, and presentation are handled thoughtfully. Today's buyers are informed and intentional, which rewards sellers who approach the market with clarity and a strong strategy from the start. When those elements align, luxury properties continue to trade at a high level.

Brad Kappel

TTR | Sotheby's International Realty



Q: Should you stage your home when you sell?

A: Staging a home helps buyers emotionally connect with the property by showcasing its best features and maximizing its appeal. A well-staged home appears larger, brighter, cleaner, and more inviting, allowing buyers to envision themselves living there.

Professional staging highlights functionality, minimizes distractions, and creates attractive spaces that photograph well for online marketing, where most buyers begin their search. Staged homes often receive more showings, generate stronger offers, spend less time on the market, and may sell for a higher price than un-staged homes. Investing in staging can provide an excellent return by helping your home stand out in a competitive real estate market.

DeeDee McCracken

of Coldwell Banker Realty

O: 410-224-2200 | C: 410-739-7571

Affiliated real estate agents are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.



Q: What role do you think AI will play in the real estate industry?

A: AI has become a valuable tool in our business. I use it to refine marketing copy, identify the age, make, model, and specifications of home systems from a photo, brainstorm

demographic advertising strategies, and examine pro forma data for commercial deals. Everything it produces still needs to be verified, but there's no question it streamlines many of the technical, time-consuming tasks we encounter. I don't see AI replacing experience or local knowledge. I see it as another tool that helps us work more efficiently, giving us more time to focus on our clients and the decisions that matter most.

Chuck Mangold Jr.

Benson & Mangold Real Estate



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: How do I know when it's the right time to list my home?

A: While seasonality can play a role, the best time to list comes down to market conditions, not the calendar. We evaluate current inventory levels, buyer

demand, competing listings, and how your property compares in today's market. With inventory still limited across much of Maryland's Eastern Shore, listing when competition is low can put your property in front of more qualified buyers, generate stronger interest, and help you achieve the best possible outcome.

Brian Gearhart

Realtor® | Team Lead

Chesapeake Bay Properties Team of Benson and Mangold



Q: If you had one Saturday to introduce someone to the Eastern Shore, where would you go?

A: I'd start the morning at the Chestertown Farmers' Market, then take a walk along the Chester River through Wilmer

Park before heading to Rock Hall for lunch overlooking the harbor. From there, we'd hop on a charter boat, stop along Kent Narrows for a drink, and continue to St. Michaels for dinner. It's a great way to experience the Eastern Shore's small towns, scenic waterways, and relaxed pace—all in one Saturday.

Courtney Chipouras

TTR | Sotheby's International Realty



JASON'S

COMPUTER SERVICES

YOUR EASTERN SHORE COMPUTER REPAIR, SALES SPECIALIST & MANAGED SERVICES



REMOTE SERVICE



NEW COMPUTERS



COMPUTER SERVICE



WE REPAIR



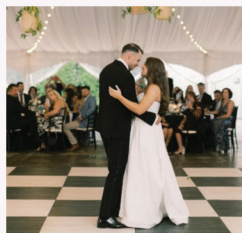
Maintenance
On-Line Backup
Data Recovery
Broken Laptop Screen
Virus Removal
Computer Upgrades



jcscomp.net
Call Today!
410.820.9467



9231 CENTREVILLE ROAD
EASTON, MD



partyplus

Tents + Events

TENTS, TABLES, CHAIRS,
LINENS, CHINA,
GLASSWARE, FLATWARE,
CUSTOM BARS,
SPECIALTY LIGHTING,
CUSTOM DRAPERY,
DANCE FLOORS,
STAGES & MORE!

YOUR DREAM WEDDING
STARTS HERE:

410-768-1933

HELLO@TENTING.COM

TENTING.COM/WEDDINGS/

6759 BAYMEADOW DR.

GLEN BURNIE, MD 21060

@PARTYPLUSTENTSANDEVENTS

@PARTYPLUSEVENTS



Framptom

Funeral Home By The Coale's, P.A.

We offer everything you'd expect from a funeral home and more!

It's only natural to want a funeral home that offers excellent service paired with excellent pricing. We are that funeral home. Call or visit us online for more information.

Full Service Funeral Home and Crematory



Feddersburg, MD
410-754-8888

Easton, MD
30 North Harrison St.
410-763-8888

Greenwood, DE
302-349-8888



The NARROWS

Restaurant



THE FINER SIDE OF DOCKSIDE DINING

Over 40 years of refined waterside dining on the Kent Narrows!



OUTDOOR & INDOOR WATERFRONT DINING



SUNSET VIEWS, LEGENDARY CRAB CAKES & A WINE LIST TO MATCH.

OPEN 11AM DAILY (SUNDAY BRUNCH 10AM)

HAPPY HOUR | SUNDAY TO THURSDAY, 3-6PM • PRIVATE BANQUET ROOM

410-827-8113 • thenarrowsrestaruant.com
3023 Kent Narrows Way S • Grasonville, MD 21638



WHAT'S UP? MEDIA

NEWSKEEPSAKE

SHOW OFF YOUR WIN!



**CELEBRATE YOUR AWARD
THE RIGHT WAY, WITH A
HIGH-QUALITY PLAQUE!**

Ships to you ready to hang, no framing necessary (desktop stands also available). The brilliant printing will make your image pop off the wall, and the custom mounting is completely eco-friendly. Choose from four different edge colors to complete your award keepsake and start displaying your accomplishments today! Articles, covers, and additional custom plaques available upon request.

WHATSUPMAG.COM/PLAQUES

A graphic with a dark blue background filled with small, light blue stars. At the top, a red banner with white text reads "WHAT'S UP? MEDIA'S". Below this, the words "BEST OF" are in large, white, 3D block letters with red outlines. Underneath "BEST OF" is the year "2026" in the same large, white, 3D block letters with red outlines. At the bottom, another red banner with white text reads "WEDDINGS".

WHAT'S UP? MEDIA'S BEST OF 2026 WEDDINGS

WE SALUTE THIS YEAR'S CLASS OF WINNERS!

Welcome to the Chesapeake Bay region's premier business accolades. Why so special? Because these are *the* local companies that *you*—more than 45,000 of you—voted for as the very best in their respective categories of business. This year, ballots went live for public voting during January and February. In March, our executive team tallied the results, vetted the entries, and confirmed this year's Best of Weddings winners! There are approximately 63 awards overall. You may see several winners for particular categories, which is reflective of the expansive bay region and markets. Overall, it's a remarkable class of winning businesses! What's Up? Media congratulates all winners and thanks you for choosing the best customer experiences of the region.

ENJOY REVIEWING THIS YEAR'S LIST AND, HOPEFULLY, MANY OF YOUR PERSONAL FAVORITES HAVE WON!

**Bridal Dermal
Aesthetics**

Haute Rodz
2001 Tidewater
Colony Drive, An-
napolis, MD 21401
• 410-403-9305 •
hauterodz.com

**Bridal Hair
Cut & Styling**
Beyond The Updo
Serving Maryland,
D.C., Virginia,
and more • be-
yondtheupdo.com

**Bridal Hair
Cut & Styling**
Blush Hair Salon
2431 Solomons
Island Road, An-
napolis, MD 21401
• 410-571-5147 •
blushsalonmd.com

**Bridal Hair
Cut & Styling**
**True Colors
Beauty Co.**
153 Mayo Road,
Suite 201, Edge-
water, MD 21037
• 443-262-6880 •
truecolorsbeautyco.
com

Cakes
Big Mack's Treats
Serving Anne Arun-
del County and
beyond • bigmacks
treats.com

Cakes
**Blue Crab
Cupcakes**
1580 Whitehall
Road, Annapolis,
MD 21409 • 443-
221-7246 • blue
crabcupcakes.com

Caterer
**Hambleton
House Events
and Catering**
518 Dover Road,
Easton, MD 21601
• 302-219-0106 •
hambletonhouse
events.com

Caterer
**Ken's Creative
Kitchen**
980 Awald Road,
Ste. 201, Annapo-
lis, MD 21403 • 410-268-3222 •
kenscreative
kitchen.com

Caterer
Main & Market
914 Bay Ridge
Road, Annapolis,
MD 21403 • 410-
626-0388 • main
andmarket.com

Ceremony Venue
**Annapolis
Maritime Museum**
723 Second Street,
Annapolis, MD
21403 • 410-295-
0104 • amaritime.
org

Ceremony Venue
**Honey's
Harvest Farm**
5801 Brooks Woods
Road, Lothian, MD
20711 • 410-610-
9693 • honeys
harvest.com

Ceremony Venue
Magnolia Manor
768 Port Street,
Easton, MD 21601
• 410-443-1444 •
magnoliamanormd.
com

Decor
**Kate Slayton
Lettering**
Based in Arnold,
MD • hello@
kateslaytonletter-
ing.com • kate
slaytonlettering.
com

Decor
**Wonderwall
Event Co.**
Serving Anne Arun-
del County and
beyond • wonder
wallevntco.com

**DJ/Entertainment
Service**
**B Real
Entertainment**
294 North Drive,
Severna Park, MD
21146 • 717-577-
4319 • brealpro.com

**DJ/Entertainment
Service**
**Entertainment
Excellence**
Serving Maryland,
D.C., Virginia,
and more • 410-474-7030 •
entertainment
excellencedmv.com

**DJ/Entertainment
Service**
**IDJ Entertainment,
Hector Ramirez**
Serving Maryland
and beyond • 443-
359-7929 • idj-
entertainment.com

**Dress Shop
(Wedding,
Bridesmaids, etc.)**
**Amanda Ritchey
Bridal Loft**
2615 Housely Road,
Annapolis, MD
21401 • 443-528-
1119 • amanda
ritchey.com

**Dress Shop
(Wedding,
Bridesmaids, etc.)**
One Bridal
914 Bay Ridge
Road, Ste. 180, An-
napolis, MD 21403
• 410-279-7892 •
onebridalboutique.
com

**Dress Shop
(Wedding,
Bridesmaids, etc.)**
**Punk & Boone
Bridal**
572E Governor
Ritchie Highway,
Severna Park, MD
21146 • 410-226-
6351 • punkand
boonebridal.com

Florist
Flower Follies
Based in Deale, MD
• 410-212-9689 •
flowerfollies.com

Florist
**Heirloom
Blooms Design**
Serving Maryland,
D.C., Virginia, and
more • 410-231-
6139 • heirloom
bloomsdesign.com

Florist
**Peaceful Petals
Flower Shop**
554 Baltimore
Annapolis Bou-
levard, Severna
Park, MD 21146 •
443-628-9831 •
peacefulpetals
flowertruck.com

Hair Stylist
Beyond The Updo
Serving Maryland,
D.C., Virginia, and
more • beyond
theupdo.com

Hair Stylist
Blush Hair Salon
2431 Solomons
Island Road, An-
napolis, MD 21401
• 410-571-5147 •
blushsalonmd.com

Hair Stylist
**True Colors
Beauty Co.**
153 Mayo Road,
Suite 201, Edge-
water, MD 21037
• 443-262-6880 •
truecolorsbeautyco.
com

Jeweler
**Little Treasury
Jewelers**
2506 New Market
Lane, Gambrills,
MD 21054 • 410-
721-7100 • little
treasury.com

Jeweler
Smyth Jewelers
1915 Towne Centre
Boulevard, An-
napolis, MD 21401
• 443-321-0300 •
smythjewelers.com

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

Makeup Artist
Beyond The Updo
Serving Maryland,
D.C., Virginia, and
more • beyond
theupdo.com

Makeup Artist
Blush Hair Salon
2431 Solomons
Island Road, An-
napolis, MD 21401
• 410-571-5147 •
blushsalonmd.com

Makeup Artist
**True Colors
Beauty Co.**
153 Mayo Road,
Suite 201, Edge-
water, MD 21037
• 443-262-6880 •
truecolorsbeautyco.
com

Photographer
**Karlie Whitt
Photography**
Serving Maryland,
Virginia, and be-
yond • karliewhitt
photography.com

Photographer
Stag & Arrow
Serving Maryland
and beyond • stag
andarrowphoto.
com

Photographer
Wendy Hickok
Photography

Serving Maryland,
D.C., and beyond • 410-858-0457 •
hickokphotography.
com

Rehearsal Dinner
Venue

Blackwall Barn
& Lodge

329 Gambrills
Road, Gambrills,
MD 21054 • 410-
317-2276 • barn
andlodge.com

Rehearsal Dinner
Venue

The Narrows
Restaurant

3023 Kent
Narrows Way S.,
Grasonville, MD
21638 • 410-827-
8113 • thenarrows
restaurant.com

Rehearsal Dinner
Venue

William Paca
House & Garden
186 Prince George
Street, Annapo-
olis, MD 21401 •
410-990-4543 •
annapolis.org

Rental Company
Party Plus
Tents + Events

6759 Bay Meadow
Drive, Glen Burnie,
MD 21060 • 410-
768-1933 • tenting.
com

Rental Company
Pretty Little
Wedding Co.

215D Log Canoe
Circle, Stevens-
ville, MD 21666 •
443-988-3095 •
prettylittlewedding
co.com

Rental Company
Woven Dreams
by Emily

216 Log Canoe
Circle, Ste. C, Ste-
vensville, MD 21666
• 410-533-3556 •
wovendreamsby
emily.com

Specialty Desserts
Always Ice Cream
Locations in Annapo-
lis, Severna Park,
Edgewater, Crofton,
and more • always
icecreamcompany.
com

Specialty Desserts
Big Mack's Treats
Serving Anne Arun-
del County and
beyond • bigmacks
treats.com

Specialty Desserts
Blue Crab
Cupcakes
1580 Whitehall
Road, Annapolis,
MD 21409 • 443-
221-7246 • blue
crabcupcakes.com

Stationery
Kate Slayton
Lettering
Based in Arnold,
MD • hello@
kateslayton
lettering.com •
kateslayton
lettering.com

Stationery
Turnage + Watts
Based in Maryland
and Washington,
D.C. • turnage
andwatts.com

Transportation
Bayside
Limousines
680 Crain Highway,
Upper Marlboro,
MD 20774 •
410-451-0000 •
baysidelimo.com

Transportation
Chesapeake
Charter
424 Broadneck
Road, Annapo-
lis, MD 21409 •
410-757-3000 •
chesapeake
charter.net

Transportation
Thoroughbred
Serving Greater
Baltimore region
• 410-831-0609 •
ridethoroughbred.
com

Wedding
Coordinator
Island Creek
Events / Katharine
Henning
Serving Maryland
and beyond • 410-
231-3272 • island
creekevents.com

Wedding
Coordinator
Ren & Co. Wedding
& Event Planning /
Alexis David
Serving Maryland,
Pennsylvania, and
beyond • lex@
renandco.org •
renandco.org

Wedding Planner
Island Creek
Events / Katharine
Henning
Serving Maryland
and beyond • 410-
231-3272 • island
creekevents.com

Wedding Planner
Ren & Co. Wedding
& Event Planning /
Alexis David
Serving Maryland,
Pennsylvania, and
beyond • lex@
renandco.org •
renandco.org

Wedding Planner
Top Shelf Wedding
Planners
Serving Maryland,
D.C., Virginia, and
more • Karen@
topshelfwp.com •
topshelfwedding
planners.com

Wedding/
Reception
Venue Indoor
Brittland Estates
205 Cannon Street,
Ste. 1, Chester-
town, MD 21620
• 443-282-0860
• brittlandestates.
com

Wedding/
Reception
Venue Indoor
Kent Island Resort
500 Kent Manor
Drive, Stevensville,
MD 21666 • 410-
643-5757 • kent
islandresort.com

Wedding/
Reception
Venue Indoor
Tidewater Inn
101 East Dover
Street, Easton, MD
21601 • 410-822-
1300 • tidewaterinn.
com

Wedding/
Reception
Venue Outdoor
Brampton 1860
25227 Chestertown
Road, Chester-
town, MD 21620
• 410-778-1860 •
bramptoninn.com

Wedding/
Reception
Venue Outdoor
Herrington
on the Bay
7151 Lake Shore
Drive, North Beach,
MD 20714 • 410-741-
5101 • herrington
onthebay.com

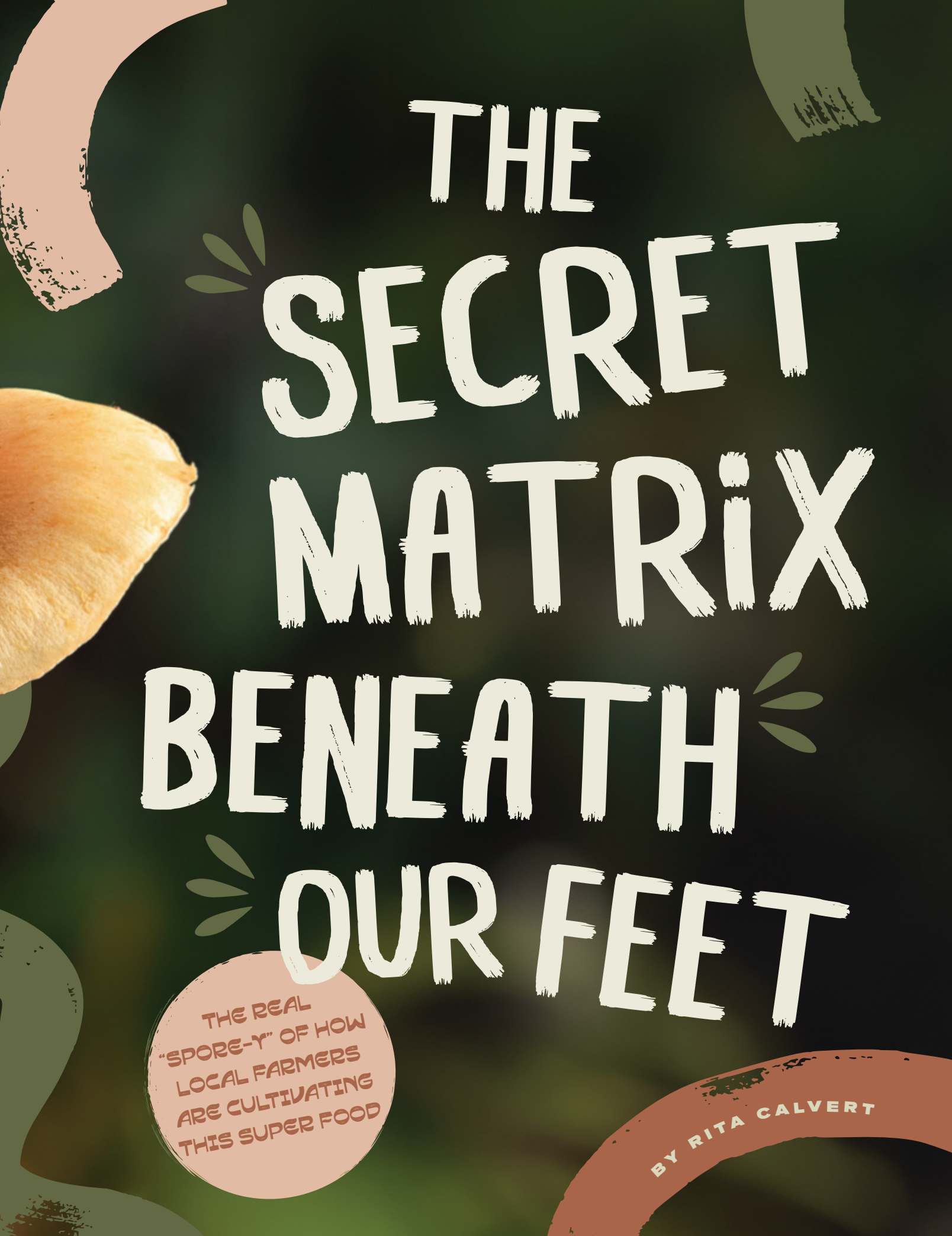
Wedding/
Reception
Venue Outdoor
Historic London
Town & Gardens
839 Londontown
Road, Edgewater,
MD 21037 • 410-
222-1919 • historic
londontown.org

Wedding/
Reception
Venue Outdoor
Waterfront
Chesapeake Bay
Beach Club
500 Marina Club
Road, Stevens-
ville, MD 21666
• 410-604-1933 •
baybeachclub.com

Wedding/
Reception
Venue Outdoor
Waterfront
Chesapeake Bay
Maritime Museum
213 N. Talbot Street,
St. Michaels, MD
21663 • 410-745-
2916 • cbmm.org

Wedding/
Reception
Venue Outdoor
Waterfront
Herrington
on the Bay
7151 Lake Shore
Drive, North Beach,
MD 20714 • 410-741-
5101 • herrington
onthebay.com





THE SECRET MATRIX BENEATH OUR FEET

THE REAL
"SPORE-Y" OF HOW
LOCAL FARMERS
ARE CULTIVATING
THIS SUPER FOOD

BY RITA CALVERT

While walking in the woods you'll see trees and possibly a wild mushroom or two, but you won't see the vast underground network of mycelium (root-like network of fungus) that truly sustains the ecosystem. This web of tiny, microscopic threads links plants together, acting as a crucial, invisible system that transports nutrients and water where they are needed most. Rather than a collection of separate individuals, the forest is actually a connected, communicating community—an underground matrix.

Mycelium allows plants to send chemical signals, warning underground neighbors of stressors like drought or pests. More than 80 percent of all plant species form partnerships with underground mycelium. By supplying nutrients and water, fungi support the growth of the forest. The mushrooms seen on the surface are simply the reproductive “fruit” of this extensive underground organism.



Oyster mushrooms commonly grow in Mid-Atlantic forests.



Shiitake mushrooms grow within an indoor farm.



Freshly harvested Lion's Mane mushrooms.

Fungi serve as vital recyclers and cleanup crew for nature, with their underground mycelium network breaking down organic waste—such as dead trees and leaves—and converting it into nutrients that fertilize the soil. This super-nutritious soil allows new plants to grow. Without this process, ecosystems would cease to function, and landscapes would be overwhelmed by debris.

These unseen fungal networks are essential for maintaining healthy, stable forests and promoting the retention of carbon and water. They are unsung heroes that keep the soil healthy and the forests fertile, all while helping the ground hold onto water and carbon. For example, in a forest during a drought, underground fungal networks connect the roots of nearby trees and plants, allowing water, carbon, and nutrients to move to a struggling tree.

Locally Connected

While walking through local farmers' markets on the Shore, you'll likely see The Bay Mushrooms, which may stop you in your tracks. The array of specialty fungi—shiitake, lion's mane, king oyster, maitake, reishi, and chestnut—has been cultivated by Jose Prieto-Figueroa and his wife Bianca for 10 years on Maryland's Eastern Shore. Cultivation takes the natural process and recreates it intentionally. In climate-controlled rooms and repurposed barns, local mushroom farmers mimic forest conditions by managing humidity, temperature, and substrate to coax fungi into fruiting, then harvesting for eating. Jose states that temperature control is more challenging during the hot Maryland summers than during winter months.

With a natural love for plants, Jose earned bachelor's and master's degrees in Crop Protection/Plant Pathology—the science that fuels his growing style today. The benefits of small-scale, sustainable, indoor growing include cleaner food, cleaner environment, and better flavor. At the farmers' market, you may find mushrooms that were just harvested the previous day at their peak freshness. And a huge advantage to this indoor cultivation is mushroom availability year round.



Top and Left Photos: The Bay Mushrooms of the Eastern Shore cultivates a variety of species for eager patrons to purchase at local farmers' markets.



The Prieto-Figueroas produce 250–400 pounds of mushrooms weekly, which often sell fast. And with a friendly smile, the couple will pause to share preparation and recipes...they demystify the fungi. Jose's real impact, however, may be cultural: at markets, he teaches customers how to sauté oyster mushrooms until crisp, how lion's mane mimics crab or scallops, and why freshness matters. Jose also collaborates with the University of Maryland Eastern Shore to teach workshops on mushroom cultivation at his farm.

Mycelium is the vegetative, root-like network of fungus, composed of a vast, branching web of thread-like cells called hyphae.

In agricultural, **intercropping** is a sustainable practice of growing two or more crops simultaneously.

Beyond the forest, **fungi are crucial for human sustenance and health**, providing food and antibiotics. Modern applications are expanding, with scientists employing mycelium to create sustainable, leather-like materials, packaging, and building components. Furthermore, fungi are being used to clean up polluted land and water (known as mycoremediation), transforming what was once considered merely “mold” into a key element for a sustainable future.

Mycoremediation is a type of bioremediation in which pollutants from contaminated soil and water are broken down, absorbed or degraded by fungi, particularly by their root-like mycelium and enzymes. This environmentally-friendly technique breaks down pollutants like oil, plastics, heavy metals, and pesticides. It is derived from the words *myco* (fungus) and *remedy* (restoring balance).



How to Store Mushrooms for Lasting Freshness

Fresh mushrooms are delicate, but with the right storage, they can stay delicious for up to a week—or even longer. Here's how to keep them at their best:

SKIP THE PLASTIC

Mushrooms need to breathe. Storing them in airtight plastic traps moisture and makes them slimy faster. Best option: A paper bag or a breathable produce bag.

KEEP THEM DRY

Moisture is the enemy! Don't wash mushrooms before storing them. Only clean them just before you cook.

REFRIGERATE PROPERLY

Place the bag in the main fridge compartment, which is less humid than the vegetable drawer.

REMOVE PACKAGING IF NEEDED

If you buy mushrooms in a sealed or tightly wrapped container, transfer them to a paper bag at home.

WANT THEM TO LAST EVEN LONGER?

Cook and freeze them—sautéed mushrooms freeze beautifully. Dehydrate varieties like shiitake or oyster for shelf-stable storage. Simple rule: Cool, dry, breathable = happy mushrooms.



Many varieties of mushrooms can be dried and ground into powders, used as supplements or mixed as a coffee substitute.



Oyster mushrooms growing on a controlled medium.

Similarly, The Mushroom Learning Center (The Garden International) established in Clinton, Maryland, in 2021 has specialized in cultivating gourmet mushrooms with a core focus on educating the public about the value of fungi. They are dedicated to sharing the *why* and *how* behind fungi, from their nutritional power to their ecological impact. Through their curricular and “Grow Your Own” kits, they engage children in the science of cultivation and offer foraging walks, classes, and a behind-the-scenes look at the growing process from mycelium to harvest.

Established in 2022 by Iain and Kaetlyn Davis, Manchester Mushroom Farm (operating under Davis Highlands Orchard and Farm LLC) in Manchester/Phoenix, Maryland, is a first-generation, farmer-owned business specializing in cultivating year round specialty and medicinal mushrooms. Originally focused on a small poultry operation, the family pivoted to mushroom cultivation after recognizing strong local demand. Iain says they sold as many eggs as their hens could produce, but there wasn't much profit. His mother began experimenting with growing blue oyster and shiitake mushrooms, which sold out immediately at farmers' markets. Today, Manchester grows 500 pounds per week and sells to 20–30 restaurants, as well as farmers' markets. “Chefs love mushrooms!” Iain proudly declares.

Virginia is for Mushroom Lovers

In Keswick, Virginia, Sharondale Mushroom Farm blends agriculture with education. What began as a college fascination with fungal pathology led Mark Jones to transform his family land into a mycology-centered polyculture. Today, Sharondale serves as a hub for specialty mushroom production and ecological education. Through workshops and intercropping, Jones demonstrates how fungi can serve as “earth healers,” providing food, medicine, and enhanced soil health for modern growers.

Won Shan Mushroom Farm in Catlett, Virginia, carries a multigenerational legacy of expertise from South Korea to the United States with roots stretching back to 1958. While their heritage began decades ago, the family officially established the Virginia farm in 1986. Today, this family-owned operation offers fresh specialty mushrooms exclusively at the farm, alongside a curated line of dried products. Their signature offerings include lion’s mane powders and tea blends, Umami Mushroom Sea Salt, and Korean Barbecue seasoning—blending traditional Korean techniques with modern Virginia farming.

The Tidewater Mushroom Company founded by Jason Hess is an urban mushroom farm in Norfolk, Virginia, that grows and markets specialized mushrooms and items made from them in a controlled indoor/urban environment. In addition to fungi like lion’s mane, oyster, king trumpet, chestnut, and others, they also sell mushroom grow kits and mushroom-derived products.

For years, mushrooms occupied a narrow corner of local food. But across the Chesapeake Bay region, that’s changing. A surprising array of specialty mushroom growers are redefining how fungi fit into regional cuisine—moving them from garnish to centerpiece.



An indoor mushroom farm’s environment closely mimics ideal growing conditions.



Lion’s Mane Crab Cakes

In the Chesapeake Bay region, a Lion’s Mane “Crab” Cake has become very popular as the texture is said to resemble that of crab. This Baltimore-style recipe transforms eight ounces of shredded, pan-seared mushrooms into a flaky, plant-based, or vegetarian “crab” cake. The key is to sweat and thoroughly dry the mushrooms to mimic crab texture, then mix with Old Bay, mayonnaise, breadcrumbs, and Dijon mustard, before pan-frying to a golden brown.

Makes 4–6 crab cakes

8 ounces lion’s mane mushrooms, pulled into small, crab-like pieces
1/2 Cup Panko breadcrumbs (plus extra for dredging)
1/4 Cup mayonnaise
1 large egg
1 1/2 teaspoons Old Bay seasoning
1 Tablespoon Dijon mustard
1 teaspoon Worcestershire sauce
1 Tablespoon fresh parsley, chopped
1/4 Cup finely diced onion
Optional: 1/4 teaspoon celery salt, dash of hot sauce
For cooking: Butter or olive oil

INSTRUCTIONS

Prepare the Mushrooms: Sauté for the best texture. Place shredded mushrooms in a dry skillet over medium heat. Cook for 5–10 minutes, stirring occasionally, to release moisture until they are tender and reduced. Let the mushrooms cool, then squeeze out as much excess moisture as possible using your hands or a tea towel. **Mix the Binder:** In a large bowl, whisk together the mayonnaise, egg, Dijon mustard, Worcestershire sauce, Old Bay, parsley, and diced onion. Gently fold the cooled, squeezed mushrooms and panko breadcrumbs into the wet mixture. Shape into 4 to 6 tight, compact patties, about 3/4 inch thick. Refrigerate the patties for at least 30 minutes to ensure they hold together. **Cook the Crab Cakes:** Heat 2–3 Tbsp of oil or butter in a non-stick skillet over medium heat. Carefully place the cakes in the pan and cook for 3–4 minutes per side until golden brown and crispy. **Optional:** For extra thick cakes, sear on both sides, then bake at 350°F for 7–10 minutes. Serve hot with lemon wedges, parsley, and tartar sauce.



Rosewood Farms
Wedding Venue
Cecil County, MD

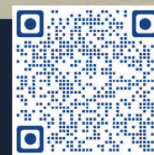
CONSTRUCTION CONCIERGE

— BY CONESTOGA —

UNLIMITED SERVICES...LIMITED TO A FEW

Professional Design and Construction Management Services

410.512.6800 | conciergebyconestoga.com



THE DIFFERENCE IS IN THE DETAILS



COASTAL
POOLS

DESIGN • BUILD • REMODEL • MAINTAIN

**CUSTOM POOLS, OUTDOOR LIVING, RENOVATIONS, AND SERVICE.
ALL CRAFTED WITH UNMATCHED ATTENTION TO DETAIL.**

COASTALPOOLBUILDERS.NET | (410) 873-8464 | 500 SADDLER RD, GRASONVILLE, MD 21638

Home & Garden

56 ADDING A WATER FEATURE TO YOUR PATIO OR GARDEN

58 COTTAGE LIVING IN TILGHMAN

62 BEACH HOUSE BREEZES

Creating the Essential Sunroom

PG. 54



Creating the Essential Sunroom

By Lisa J. Gotto

While you may be cursing out those dog days of summer right now, let's project ahead a few months and recall what those shorter, colder days of autumn and winter mean to our inherent sun-loving sensibilities.

It's that uncomfortable feeling and sense of dread that just may be the tipping point to turning that screened-in porch into your future light-bathed oasis.

So, if you happen to be on the fence about the porch, here are a few guidelines that may help convince you that the time to invest in a sunroom is now.

Access Your Space

While converting a screened-in porch into a sunroom can look like a deceptively simple upgrade, getting it right in terms of balancing structure, comfort, and long-term usability is vital. Keep in mind the intention of a well done sunroom is to create a true extension of your home rather than a seasonal afterthought. Proceed by looking at the bones of your space. Because a screened porch wasn't originally designed to be fully enclosed, its framing, foundation, and roof will all require a close look. The primary question is whether the existing structure can support insulated windows and added weight. If not, reinforcing the framing or upgrading footings may be necessary before anything else moves forward.



Image courtesy of degnandesignbuildremodel.com

DEFINE THE LOOK

Windows are the lifeblood of this space and will define the overall look of your sunroom, so choose them well. Consideration number one is to decide whether you want a three-season room or a true four-season space. For year-round use, invest in double- or triple-pane insulated glass with low-E (emissive) coatings. These help regulate temperature and prevent the room from becoming an oven in summer or a freezer in winter. If your porch faces strong sun (common with waterfront properties), solar-control glass or built-in shades will make a noticeable difference.



Image courtesy of lightandlayer.com

MAKE IT WARM

The most well-conceived sunroom conversion projects benefit from optimal insulation. Your walls, floors, and especially your ceiling will all require proper insulation if you want the room to feel as if it were an original part of the house. Floors especially require attention as most porches are built with minimal insulation underneath, which can make the space uncomfortable during colder months.

Take Control

If it is not practical to extend your HVAC system into your new space, it is wise to look into an alternative like a ductless mini-split system which offers efficient heating and cooling without major disruption. The addition of a ceiling fan will also help keep air moving and reduce your reliance on mechanical systems.



KEEP IT LIGHT

While you will of course have an abundance of natural light in this room, be mindful to plan in the necessary outlets in your space so you can achieve an optimal mix of natural and layered ambient lighting. Try a mix of recessed lights, sconces, or even a statement fixture if your ceiling height allows. This aspect of your plan will help elevate your porch to its new status as an additional living space.



Image courtesy of neighborly.com

MANAGE MOISTURE

Humidity can be high here near the Chesapeake Bay. Your best defenses are proper sealing, vapor barriers, and ventilation to help prevent condensation issues and protect your investment over time.



Image courtesy of hometownrestyling.com

THINK FROM THE GROUND UP

The vibe of your sunroom will also be set by the quality of the flooring you choose. That said, you will need to carefully consider the material chosen, as this space will be subject to our fluctuating environment. For long-term durability and humidity resistance, consider an engineered hardwood, luxury vinyl plank, or tile. All of these materials can handle temperature fluctuations and humidity without warping—and fortunately, there are many options that mimic hardwood and other desirable surfaces to achieve the look you want.

Make a Check List

However necessary, the least popular part of any home upgrade is logistics. With change comes responsibility; so, don't forget to check with your municipality about local building codes and permits before you begin any work. And remember, that enclosing a porch can change the classification of the space and may affect taxes, setbacks, and energy requirements. This thoughtful approach will not only provide you with some extra square footage; it will reward you with a light-filled living space surely to become the most popular room in your home.



Image courtesy of garden.com



8 Suggestions for Adding a Water Feature to Your Patio or Garden

By Janice F. Booth

August is the time of year when ocean beaches and swimming pools call us away to places where waves lap the sand, and laughter and splashing abound. But what if you can't get away? What if you crave the trickle of water and splashing droplets?

Well, kind Reader, let me offer a few suggestions that could help you provide some liquid loveliness at home—whether that's an intimate patio or a spacious garden.

I'll begin with 4 *tips* that may help you decide whether a water feature project is something you're interested in pursuing.

Tip #1: You'll need to think about the location of your water feature.

You certainly want to be able to enjoy the sound and sight of the trickling or splashing water from your **favorite seating area**. Will you need to make major **changes in your garden's layout**? How about sun and shade? Do you need to consider **neighbors**—what they see, how they'll react? Where will you get **electricity and water**? If you're considering a pond or waterfall keep in mind that **wild creatures** will be eager to stop by for a sip. (So true in the heat of summer.) Will you be disturbed if a few songbirds swing through, or a fox or raccoon stops for a sip?

Tip #2: What sort of water feature will you actually enjoy—from large to small:

- ◆ a **pond**: You'll need a depth of 3 feet if you want to introduce a few koi or goldfish; 2 feet deep will do if you're planning on lily pads and thirsty songbirds.
- ◆ a **waterfall**: There are clever designs for pond waterfalls, and more compact waterfalls with tiny catchments, such as pottery bowls, even recirculating pumps for interesting optical illusions.
- ◆ a **waterwall**: Speaking of optical illusions, a privacy screen can become a shimmering wall of softly falling water. You'll probably need a professional to install this lovely option.
- ◆ a **water container**: These are great for small patios and balconies. You can choose a container that reflects a particular style or theme—a country tin bucket or a graceful oriental bowl. No need to bother with a pump, just plan to refill the container regularly. (Keep in mind you may find your songbirds stopping off for a bath or a drink.)

Tip #3: Once you've settled on the size, you'll need to decide on one of three ways to approach the installation. Your budget and time constraints can be important factors.

- ◆ **small do-it-yourself project** (probably the water container)
- ◆ **large do-it-yourself project** (the waterfall might be done by watching some YouTube videos. There are pond kits, but if you plan to do that yourself, prepare for some backbreaking work.)
- ◆ **professional design and installation project**. Anything requiring plumbing and electrical should really be done by professionals. While the initial cost may seem high, the durability and safety of your water feature will make the expense worthwhile. Here are a few suggestions to help you prepare for your conference with the landscape or hardscape professional: Be clear on your budget. Try to collect some images of the design(s) you're considering. Inquire about any permits and regulations for your area. Ask him/her to discuss the quality and longevity of the materials they'll use to complete your water feature.

Tip #4: I would be remiss if I didn't warn you about maintaining your water feature. Of course, the degree of maintenance depends on the complexity of your water feature.

- ◆ You'll have to **refill your water** feature; the water will evaporate or be lapped up by thirsty visitors.
- ◆ Be sure the **water you add to the feature is clean**, preferably without excessive mineral content.
- ◆ Plan to inspect and probably **clean the pump** regularly. If you notice the water flow diminishing, that's a good indicator that debris is blocking the pump intake.
- ◆ You'll have to **winterize the pump**, which may mean simply removing it from the pond. However, if you have a sophisticated waterwall or waterfall, you may want your professional installer to return to winterize and then recommission the pump in the spring.



OKAY, NOW THAT I'VE GIVEN YOU THE "GROWN-UP" INFORMATION, LET'S HAVE SOME FUN CONSIDERING 4 CLEVER AND UNIQUE WATER FEATURES YOU COULD INSTALL:

Tip #5: Table-top Zen Garden

Full-size Zen contemplation gardens use boulders, gravel, bamboo, and water to create a place for contemplation. With some careful planning, you could cover the top of your patio table with a miniature Zen garden. Rocks replace boulders, aquarium gravel replacing pea rock, and a shallow container to hold water.

Tip #6: Rain-Chain

Perhaps you've seen one hanging from the corner eave of a quiet house. The design is to direct the rainwater to slip down the chain, through small cups, and on down to the earth, creating a pleasing sight and sound.

Tip #7: Bubbling Rock

You can try creating one of these yourself, but I'd recommend you buy one. A boulder or large rock is hollowed out to hold the pump, and a hole is drilled from the pump to the surface of the boulder. The boulder sits in a shallow container of water, and the pump recirculates the water up through the hole so it bubbles out the top of the boulder and cascades down the sides.

Tip #8: Tiered Planter

This one could be a do-it-yourself project using terra cotta flowerpots of increasing size. Thread the pots and a small hose from largest to smallest onto a sturdy rod through the holes. A tiny pump goes in the top and smallest flowerpot. Fill the base pot with water and let the pump suck the water up to the top and over the edges, down to the base. (My directions may be confusing, but you can find a how-to video on YouTube.)

Even if you decide to postpone a water-feature project, it's fun to consider what you might add next season. Your garden or patio is a canvas, awaiting your unique touches.

Cottage Living in Tilghman

By Lisa J. Gotto

Scenic sunsets and serenity are the order of the day when you live in Tilghman with its glorious views of the Bay. This expanded cottage property offers more than 3,200 square feet of living space and an exquisite location bound to be a family gathering destination for years to come.

Outside, this home located on nearly half an acre and exudes curb appeal with its charming gray shake exterior and craftsman-style windows. A convenient portico and a handsome front door of warm wood provide entry to a bright and sunny foyer. Sandy-colored, large-format ceramic tiles provide a clean and classic presentation while sightlines ahead to the primary living area hint at the expanded water views to come.

Primary Structure
Built: 1950

Sold For:
\$1,050,000

Original List Price:
\$1,375,000

Bedrooms:
3

Baths: 3

Living Space:
3,232 Sq. Ft.

Lot Size:
.46 acres





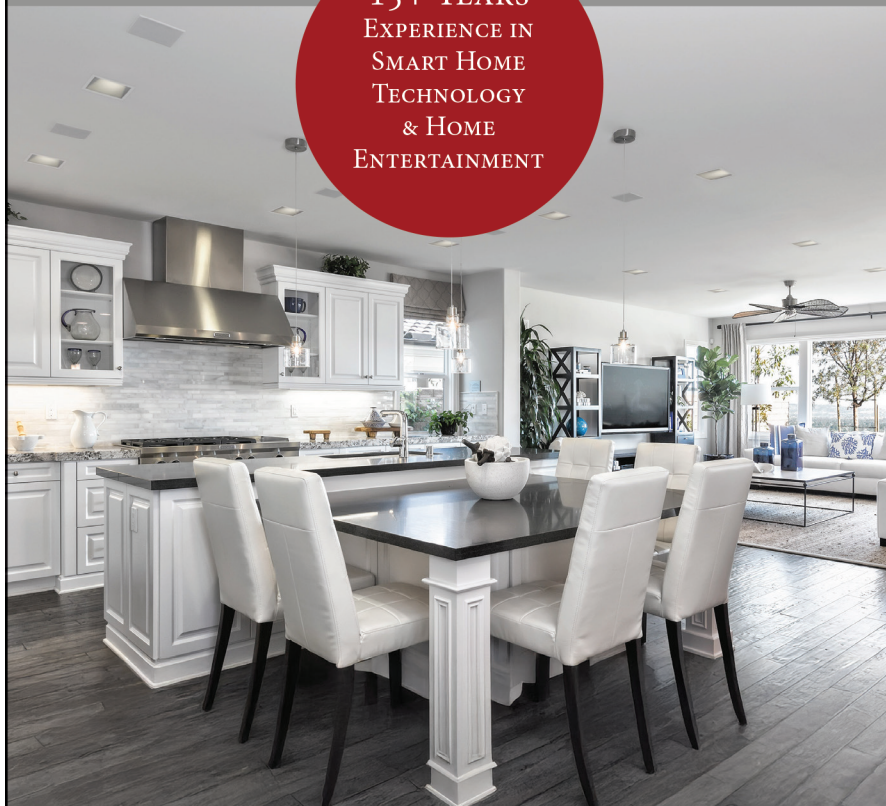
Just past the entry, the home transitions to an open plan dining, living, and kitchen great room. The dining space is bathed in light from its trio of windows and easily flows into a spacious living room with a vaulted ceiling and an attractive modern wood stove. Views here to the water are stellar through a series of large vertical windows, and a glass door provides access to a pretty flagstone patio, expansive backyard, and waterfront.

An open-plan farmhouse style kitchen includes all-white custom cabinetry, stainless steel appliances, and a gleaming stone countertop with peninsula and gas cooktop. There's breakfast seating at the counter or in the adjacent great room. This room also features some charming open shelving, a handy pantry, and wonderful views to the waterfront.

CONTINUED ►

For Your Listening Pleasure...

15+ YEARS
EXPERIENCE IN
SMART HOME
TECHNOLOGY
& HOME
ENTERTAINMENT



While you want the best sound for music and movies, you may not want all of your equipment to be a major part of your home's decor. We provide concealed in-wall, in-ceiling, and outdoor speakers that provide a high level of quality, in a concealed design-appropriate way.

Maddox Audio Video Design is a full-service home automation company that caters to the needs of discerning clientele. If you can imagine it, we can do it! Let us help you create a smarter home today.

MADDOX

Audio | Video | Design

James
AUDIO/VIDEO

Control
SYSTEMS

JOSH

LUTRON

Schedule A Consultation!

MaddoxAV.com



SCAN ME

The primary bedroom is conveniently located to the left of the entry. This large and bright room offers sliding door access to the outdoors and a lovely full bath with a large, glass panel shower.

This home offers two additional bedrooms with sliding door access to the outdoors and two additional full baths.

The new homeowners will also enjoy parking in their detached garage and welcoming some extra guests or expanded family to the above garage guest house, which offers a charming kitchen, living room, and sleeping area. The ultimate in convenience for summer retreats where the views are big and adventures can start from your own private pier.



Listing Agent: Dawn Lednum, Chesapeake Bay Real Estate Plus, 108 N. Talbot St., St. Michaels, m. 410-829-3603, o. 410-745-6702, dawnlednum@gmail.com, cbreplus.com **Buyers' Agent:** Brian Gearhart, Benson & Mangold Real Estate, 31 Goldsborough St., Easton, m. 410-310-5179, o. 410-822-6665, brian@chesapeakebayproperties.com, bensonandmangold.com



Maryland's trusted pool & landscape experts for over 25 years

- Landscape Design/Build
- Patios Installation
- Pools - New & Renovation

SCHEDULE YOUR ESTIMATE TODAY

Financing available • Wadelandscapes.com • (410) 349-9507



HIGGINS & SPENCER

Family owned since 1942 Higgins & Spencer offers a wide range of home products & services. We specialize in fine furniture, decor, flooring, appliances, custom window treatments, reupholstery, textiles, wallpapers & more.

Let our team of dedicated interior designers, seamstresses, window, flooring & appliance specialists help you cover all of your home design needs.

Visit our showroom to explore all we have to offer.

902 Talbot Street
Saint Michaels Maryland
410 745 5192 Mon-Fri 8am - 5pm
higginsandspencer.com





Beach House Breezes

By Lisa J. Gotto

Making friends with your neighboring ospreys may not be a necessity but you just might want to do it anyway if you're living in this picturesque 2,800-square-foot coastal contemporary home in St. Michaels.

Surrounded by nature and featuring 250 feet of sandy shoreline, this home isn't just a residence; it's your perfect version of living on the waterfront with multiple vantage points and front row views of the Miles River.

Primary Structure
Built: 1978

Sold For:
\$2,425,000

Original List Price:
\$2,425,000

Bedrooms:
3

Baths: 2
Full, 1 Half

Living Space:
2,875 Sq. Ft.

Lot Size:
2.32 acres





Located on 2.32 acres, this three (possibly four) bedroom home is light and bright throughout with crisp architectural lines and tall ceilings. A breezy aspect is conveyed immediately upon entry as the foyer opens to the full scope of the home's spacious living room with a soaring, two-story ceiling, a gorgeous central fireplace, and an incredible waterfront view that spans the length of a water-facing wall with a series of fully-retractable glass doors. Light colored hardwood floors flow throughout the space.

To the right of the living room, the space flows into a large, separate, water-facing dining area with a comparable set of glass doors. The natural light here flows through a large, pass-through to the all-white contemporary kitchen. This is a cheery space with a rustic, sand-colored ceramic tiled floor and complementary-colored stone countertops. A center island with cooktop and breakfast seating makes the room super-functional, as does the sink with a view to the water and the stainless-steel appliance package. An adjacent flex space houses laundry facilities and offers additional stone-topped counter space and a convenient sink perfect for crab feast prep.

CONTINUED ►

TOM DRAPER

BRANCH MANAGER | EASTON OFFICE



FIRST HOME
MORTGAGE



A lifelong Eastern Shore resident, Tom Draper leads the Easton, MD branch with a passion for helping clients achieve their homeownership goals. Whether you're buying, refinancing, or investing, Tom delivers personalized mortgage solutions designed to save you time and money.

111 North West St. | Suite C | Easton, MD 21601

O: 410-820-5200 C: 443-786-9887

firsthome.com/loan-officers/tom-draper

NMLS ID
1558861



Restoring the Bay... one wetland at a time

Shoreline survey, design, permitting and creation



**Environmental
Concern**

Pioneers in shoreline restoration since 1972.

Improving water quality and restoring
Chesapeake Bay habitats for over 50 years.

Protect your shoreline. Restore our Bay.

Contact us to discuss your shoreline restoration project.

410.745.9620 | wetland.org | pcahall@wetland.org
8133 Elliott Road, Suite 240 Easton, MD 21601



Listing 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 **Buyers' Agent:** Brian Gearhart, Benson & Mangold Real Estate, 31 Goldsborough St., Easton, m. 410-310-5179, o. 410-822-6665, brian@cheasapeakebayproperties.com, benso-nandmangold.com

An adjacent water-facing room makes a great family room, while a sunny screened-in porch is located just outside the dining area.

The main level of the home offers a convenient primary suite that is light and bright. More water-facing glass doors make access to the outdoors a breeze. The suite also offers a large walk-in closet and an all-white tile *en suite* bath.

Upstairs, the home features an airy loft with waterfront views that could work as the fourth bedroom or a second family room or den. There are two additional full baths on this floor and two bedrooms, great for the guests that will be enjoying all this home's other amenities. These include a 50-foot, in-ground pool and relaxing pool deck, a jacuzzi, a stand-alone sauna, and of course those enviable views of the property's private pier that offers 8-10 feet of MLW.

So, whether the new owners take in the canoe races along the Miles River, sail out to the Chesapeake, or head into downtown St. Michaels, their options are as limitless as their views.



Health & Beauty

66 MINI MEDITATION

67 CONTROLLING YOUR CORTISOL

**Strength
Training
for Seniors**

PG. 68





Got Time for a “Mini Meditation”?

By Dylan Roche

Meditation sounds great for your mental health...until you're trying to carve out a 30-minute session to calm yourself down. But who says meditation has to be a formal, guided practice? And who says it has to take a lot of time?

Taking a few minutes or even a few seconds to clear your mind in an informal way can still carry the benefits of meditation, according to *Psychology Today*. These increasingly popular “mini meditations” could offer you:

- ◆ Better heart health ◆ Stronger immunity
- ◆ Lower blood pressure ◆ Better mental clarity

A mini meditation might not even look like meditation. You can do it at your desk, in your car, or on the street corner without anyone even noticing what you're doing. They seem simple, but when you make a deliberate point of doing them several times throughout the day, they will reset your mind enough to get you through stressful periods.

HERE ARE FIVE TO TRY:

1. Take deep breaths. You've probably heard this one since childhood: Just take deep breaths. The point is that it works. When you focus on your breathing, you're taking your mind off what it is that's causing you stress. More importantly, you're taking in more oxygen, which is good for your brain power and energy levels—in other words, you'll actually feel better and be better prepared to solve the problem. The American Heart Association recommends making the most of deep breathing with the 4-7-8 method: You breathe in for four counts, hold it for seven counts, and breathe out slowly for eight counts.

2. Focus on your five senses. Like taking deep breaths, this is one you've probably heard before. By focusing on each one of your senses in succession, you take your mind off what it is that's bothering you for just long enough to have a mental reset. Think about what you can see in the moment. Then think about what you hear. Then what you can taste, smell, and feel. Don't worry about anything else—even the other four senses—while you focus on each one. Once your mind is clear, you can return to your task at hand with a fresh perspective.

3. Put your emotions into words. There's a reason that talking it out makes us feel better. By trying to articulate what we feel, it shifts our brains from actually experiencing the emotions to thinking about something else, even if that something is just a way to explain the emotions. Our brains go from being emotional to thinking. It helps to get specific about what you're feeling. If you're sad, consider whether it's isolation, vulnerability, or betrayal you're feeling. If you're angry, specify whether it's frustration, irritation, or jealousy. Being specific forces you to focus more of your brain on thought.

4. Be deliberately self-compassionate. If you're struggling, you might want affirmation from those around you—it's a natural feeling. But sometimes your best supporter can be yourself. When you make a conscious choice to build yourself up, it will improve your confidence and your mood. The problem is that most of us don't let ourselves do this. Give yourself three honest compliments or offer yourself a pep talk with three encouraging reminders. Even if you don't believe everything you're saying (because sometimes we still doubt ourselves), it will boost your mood to focus on positivity.

5. Recite something that calms you. Taking deep breaths or focusing on your five senses are intended to clear your mind, but when you need a new source of distraction, try recitation. It doesn't have to be anything impressive—whatever you have committed to memory works, especially if it's calming for you. It could be a poem, a prayer, a nursery rhyme, or a monologue from a favorite movie.

10 Facts to Know About Controlling Your Cortisol

By Dylan Roche



Cortisol has become something of a boogeyman in recent wellness conversations. Some of what you hear about this hormone has merit, but some of it might be a lot of scary hype. Sure, high cortisol levels are bad for us—but in regulated amounts, it does serve a purpose, and there are ways to keep it in check.

HERE'S WHAT YOU SHOULD KNOW:

1. Cortisol is a survival mechanism. When our brain senses a threat, it signals our adrenal glands to produce cortisol, which keeps us ready to respond to that threat: Our heart rate increases, our blood sugar spikes, and all our systems are ready for action.

2. It's not always bad. Cortisol serves many beneficial purposes by helping us wake up, stay alert, and recover from illness. It's only when chronic stress leads our bodies to believe we're always under threat that cortisol becomes a problem.

3. Cortisol can cause weight gain. Because of the way cortisol affects our blood sugar, it can stimulate cravings for high-calorie food, even when there's no physiological need.

4. Cortisol can also make us sick. Your body relies on cortisol to boost your immune system. But when your cortisol levels are consistently high, your body gets used to it, and your immune system isn't able to ward off or recover from sickness as efficiently.

5. Cortisol exhausts us. Because cortisol regulates our sleep-wake cycle and keeps us alert during times of stress, high levels can disrupt our ability to rest, leading to fatigue the next day. Add to that how being constantly on alert tires us out, and it's a combination that will wear us out quickly.

6. Relaxation techniques can help keep cortisol in check. The tried-and-true approaches to de-stressing are your best way of managing your cortisol. Deep breathing will prompt your body's parasympathetic nervous system, which is your natural reset button after a perceived threat has passed.

7. Exercise is good for lowering cortisol. Because cortisol puts you in fight-or-flight mode, a challenging workout session gives you an outlet for all that energy. Plus, it will prompt your body to produce endorphins to put you in a good mood.

8. Take it outside. You can make your workout even healthier by doing it outdoors. The National Academy of Sports Medicine recommends exercising outdoors for extra cortisol control because being out in nature relaxes us. It doesn't have to be intense—a simple walk through the park could suffice.

9. Get plenty of magnesium and omega-3 fatty acids. These nutrients help our bodies regulate cortisol. Sources of magnesium include bananas, avocado, and spinach, while reliable sources of omega-3s includes fatty fish, like salmon, as well as flaxseeds and chia seeds. Some research has also shown that fermented or probiotic-rich foods, including kombucha and sauerkraut, can lower cortisol.

10. Strive to stay positive. Don't underestimate the power of consciously choosing to be in a good mood. Let yourself laugh, and seek out emotional support from people who care about you. These positive practices release endorphins and stop the stress from overwhelming you.



Strength Training for Seniors

By Dylan Roche

Strength training. It sounds like something bodybuilders do. They lift impressively heavy weights in effort to get as big and muscular as possible. It's not something for old folks...or is it?

The reality is that strength training is important for *everyone*, regardless of whether they're trying to bulk up or not. Strength training is how our bodies maintain strength—it's even in the name. That's true for everyone, but it's especially true for seniors, who start to lose muscle mass (and therefore mobility) as they age.

If you're over 60, or you're caring for someone over 60, you might be intimidated by this thought. Don't worry: Strength training doesn't have to mean you're lifting barbells at the gym, unless you want to.

CONSIDER THESE BENEFITS OF STRENGTH TRAINING AS YOU AGE:

- ◆ You preserve the muscles that keep you mobile. According to the AARP, muscle mass starts declining as young as your 30s, when you begin losing about 8 percent of your muscle mass per decade, but it really accelerates in your 60s. In fact, Johns Hopkins Medical Center says strength training is a must for anyone who wants to avoid muscle atrophy after age 50.
- ◆ You take that muscle for granted when you're young or even in middle age. Daily tasks like carrying in the groceries, moving furniture, or doing yard work require strength. Consistent weight-bearing exercise ensures you're able to continue doing these functions even as you age, which keeps you independent.
- ◆ Strength training doesn't just build strong muscles. It strengthens your bones as well. Keeping your bones strong will stave off osteoporosis and make it less likely that you fracture something if you fall.
- ◆ Aerobic exercise (aka cardio) gets all the hype for heart health, but studies show strength training also lowers your blood pressure and reduces risk of cardiac disease, especially for seniors.
- ◆ Muscles give your body support, which means you're less likely to feel some of the aches and pains that come with aging, such as arthritis, back pain, joint problems, weak knees, or poor balance.

BEFORE YOU SIGN UP FOR A GYM MEMBERSHIP...

- ◆ The gym is great if that's where you want to be. But you can do enough at home to maintain strength. The Physical Activity Guidelines for Americans recommends twice-weekly moderate or high-intensity activities that work all major muscle groups. That could be as simple as bodyweight exercises like squats, pushups, or lunges.
- ◆ If a senior has already lost strength and needs to build it back up, it's okay to do modified versions of exercises. Pushups can be done on the knees or up against a wall. Squats can be done by sitting or standing up from a chair.
- ◆ Remember that core strength is important—your core protects your spine and maintains your balance. Pilates and yoga are both excellent options for building core strength.

Food & Dining

70 SEASONAL, AUTHENTIC ITALIAN CUISINE

72 READERS' DINING GUIDE



**Panzanella
Salad at Accanto
in Easton**



Seasonal, Authentic Italian Cuisine

By Lisa A. Lewis

Located in Talbot Town Shopping Center in Easton, Accanto features the cuisine of Italy in a warm, welcoming environment. The restaurant, which celebrated its grand opening in February 2026, was inspired by Piazza Italian Market, its sister establishment. Conveniently located next door, Piazza, a curated pantry, grocery store, and deli, opened in 2008.

“Opening a restaurant for dinner was a natural progression for our business,” says Emily Chandler, owner of both establishments. “Piazza serves breakfast and lunch, so I thought we should also serve dinner. Since our customers love our carry-out foods, our wine dinners, and our catered events, a full-service setting made sense.” To learn more, we spoke to Chandler.



ACCANTO 218 N. Washington Street, Ste. 21, Easton
410-690-8339 • accanto-easton.com

How does Accanto complement Piazza? Accanto picks up where Piazza leaves off. Piazza closes at 6 p.m., and Accanto opens at 5 p.m. Piazza sells Italian provisions, while Accanto offers dishes that incorporate these groceries. For example, I love the fact that we’re using the same bottles of Agrumato lemon olive oil from Piazza on our grilled artichokes. This dish is so simple: artichokes and lemon olive oil. But it’s become a runaway hit because the oil is so good!

Tell us about your background in the restaurant industry before owning these establishments. Prior to opening Piazza, I lived in Rome, and that set my career path in motion. Like so many others, I fell hard for the Italian food culture and lifestyle, and I’ve made it my goal to keep that as my North Star and try to share that experience with people on the Eastern Shore.

Why did you name your new restaurant Accanto? When we began work on the restaurant, our customers kept asking, ‘What’s happening next door?’ So, we just took the casual name of ‘next to’ and translated it: Accanto!

What are some of your top-selling dishes? Oh my gosh! So many of our dishes are customer favorites! Our Crab Tonnarelli features pasta made fresh in-house and paired with local crab meat from the Choptank River. It’s emblematic of everything we’re trying to do. It’s fresh and simple, but it’s more than the sum of its parts.

You also can’t go wrong with our pizzas. We’ve worked on our dough recipe for almost 20 years, and it’s right where we want it to be—tender and light, thanks to a long fermentation with very little yeast. Half of the flour is whole wheat, so it’s also healthy.

Tell us about your selection of beverages, including Italian wines. We have a full bar with a curated selection of brands and a top-notch wine list. We make a mean Negroni, but we're in Easton, so we also serve bourbon! Our wine list is all Italian, but our servers and general manager make ordering something you'll like easy. We love 'talking wine' and helping people find the right bottle.

Tell us about your variety of pizzas. We serve Neapolitan-style pizza, which we cook at 900 degrees in our wood-burning oven. Our dough recipe was developed for many years as a passion project, and then we started selling pizzas to-go during the summer at Piazza. It was a seasonal item because our old pizza oven was outdoors. Now our pizzas have a permanent home at Accanto!

We also make American favorites like cheese pizza and pepperoni as well as Italian-leaning menu items, such as Margherita made with buffalo milk mozzarella and Rapini e Salsiccia with house-made sausage and braised broccoli rabe.

Where do you source your ingredients? The majority of our produce, including radicchio, lettuce, beets, Swiss chard, tomatoes, basil, mushrooms, and zucchini, is grown locally. Our anchovies are from Cetara, Italy, which is south of Naples. The cheese we grate over every pasta is Valserena Parmigiano Reggiano, which is made by a fifth-generation farm in Italy that uses heritage breed cow's milk from their own herd. We are dedicated to supporting the producers and sharing their amazing food with our customers. Many items you see on the menu at Accanto are also sourced by me for Piazza.



FAREWELL TO ARMS COCKTAIL

Ingredients

1.75 oz Lyon white rum
.5 oz Lyon blackberry rum
.5 oz Alkemil Rosolio di Bergamotto
.75 oz fresh Meyer lemon
or bergamot orange juice
.75 oz Meyer lemon cardamom
simple syrup

Directions

Shake until well chilled, double strain into a frozen coupe glass, garnish with lime.

Describe the ambience and dining experience at Accanto. Our dining room is open and airy with earth-tone gold walls, light-stained wood floors, and honey-colored tables. The farmhouse table in the center was my family's table when I was growing up, and the vase on top holds dried hydrangeas from my parent's house. Our long marble-topped bar faces the pizza oven, so you can have dinner or a drink while watching the 'pizza action.'

Some customers come in to grab a beer and share a pizza after a day on the boat; others order many courses to celebrate a birthday or anniversary. We're also getting more phone-in/take-out orders. Some of these orders are from customers who took their pet to the dog park and want a bite to eat but can't stay or who are picking up their kids from practice and just need to scoot. We're here for all occasions!



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.

Advertisers Listed in Red

Avg. Entrée Price

\$ 0-14

\$\$ 15-30

\$\$\$ 31 and over

- Reservations
- Full bar
- Family Friendly
- Water View
- Outdoor Seating
- Live Music
- Grab and Go

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; amalfi-coastki.com \$\$ ● ● ● ● ●

Bark Barbecue Café

371 Log Canoe Circle, Stevensville; 443-618-3676; bark-barbecue.com \$ ●

Bay Shore Steam Pot

111 E. Water Street, Centerville; 410-758-3933; bayshoresteampot.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 \$\$ ●

Doc's Riverside Grille

511 Chesterfield Ave, Centerville; 410-758-1707; docsriversidegrille.com \$\$ ● ● ● ● ●

Dock House Restaurant

110 Piney Narrows Road, Chester; 443-446-4477; dockhouserestaurant.com \$\$\$ ● ● ● ● ●

El Jefe Mexican Kitchen & Tequila Bar

1235 Shopping Center Road, Stevensville; 410-604-1234; eljefemexican-kitchentequilabar.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 Ivy Café

12 & 14 West Dover Street; Easton, MD 21601; 410-822-9751; theivycafeeaston.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 \$\$ ●●●

Mamma Mia Italian Bistro and Sports Bar

219 E Water Street, Centreville; 410-758-2222; mammamia-centreville.com \$\$ ●●

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; mrbsseafood.com \$\$ ● Seafood

The Narrows Restaurant

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

Phat Daddy's BBQ

205 Spring Avenue, Chestertown; 443-282-0028; phatdaddybbq.com \$ ●

Pour House Pub

205 Tackle Circle, Chester; 443-249-3242; pourhouseki.com \$ ●●

Rams Head Shore House

800 Main Street, Stevensville; 410-643-2466; rams-headshorehouse.com \$\$ ●●●

Red Eye's Dock Bar

428 Kent Narrow Way N, Grasonville; 410-304-2072; redehyesdb.com \$\$ ●●●●● Seasonal

Rolph's Wharf: The Sandbar

1008 Rolph's Wharf Road, Chestertown; 410-778-6347; rolphswharfmarina.com \$\$ ●●●●● Light Fare

Señor Chile

2142 Didonato Drive; Chester, MD 21619; 410-204-9444; senorschile.com

Stevensville**Crab Shack**

116 Pier One Road, Stevensville; 410-604-2722; stevensvillecrabshack.com \$\$, ● Seafood

Yo Java Bowl Café

800B Abruzzi Drive, Chester; 410-604-0000; yojavabowl.com \$ ●

Talbot County**Accanto**

218 N. Washington Street, Ste. 21, Easton; 410-690-8339; accanto-easton.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 \$\$\$ ●●

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

Carpenter Street Saloon

113 S Talbot Street, St Michaels; 410-745-511; carpenterstreet-saloon.com \$ ●●

The Coffee Trappe

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; hotoffthe-coals.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

Lu's at the Marina

305 Mulberry St., St. Michaels; 410-745-8029; lusatthemarina.com \$\$ ●●●●

Momma Maria's Mediterranean Bistro and Bar

4021 Main Street, Trappe; 410-476-6266; mommamariasbistro.com \$\$, ●●●●● Daily Breakfast

Olive Branch

100 S. Talbot Street, St. Michaels; 410-745-8021; ourgreek-market.com \$\$ ●●●●●

Our Greek Market

29523 Canvasback Drive, Ste. 101, Easton; 410-690-3611; ourgreekmarket.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-sm-d.com \$\$ ●●

Scossa Restaurant and Lounge

8 North Washington Street, Easton; 410-822-2202; scossarestaurant.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; tatthe-generalstore.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; theossteakhouse.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
\$\$ ●

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; theblackeduckinn.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; fordsseafoodrockhall.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; luisasrestaurant.com
\$\$ ●●

Modern Stone Age Kitchen

236 Cannon Street, Chestertown; 410-996-4776; modernstoneage.com
\$●●●●

Muskrat 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**

305 High Street, Cambridge; 443-205-4350; avaspizzeria.com
\$ ●●

Bay Country Bakery

2951 Ocean Gateway, Cambridge; 410-228-9111; bay-countrybakery.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

5263 Bucktown Road, 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
\$ ●

New York Style Deli & Pizza

106 Market Square, Cambridge; 443-477-6630; order-nystyledeli.com
\$ ●

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 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

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; carolinesindenton.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

204 6th Street; Ridgely; 410-634-9600; ridgelypizza.com
\$ ●

Shore Gourmet

512 Franklin Street, Denton; 410-479-2452; carolineculinaryarts.org
\$ ●

2026 FISH FOR A CURE

SATURDAY, NOVEMBER 7, 2026



ONE CAUSE. BIG IMPACT.

Four ways to show up. One stronger community.

REGISTER

Fish. Fundraise. Compete for a cause.

SPONSOR

Support a signature community event benefiting local cancer care.

CELEBRATE

Awards, music, food, and one unforgettable Shore Party.

DONATE

Help fund care and support for patients and families.

LEARN MORE & GET INVOLVED

fishforcure.org

Shop Local. Buy Local.

RESERVE YOUR SPACE TODAY

Contact Ashley Raymond at 410-266-6287 x1115
or araymond@whatsupmag.com



1876 Shore United Bank 2026



HERE FOR SHORE

SHOREUNITEDBANK.COM | 877-758-1600 | MD. DE. VA. | MEMBER FDIC

BEST OF ANNAPOLIS 2026
BEST OF CENTRAL MARYLAND 2026
BEST OF EASTERN SHORE 2026

THANK YOU

For Voting Us **BEST** Food Truck & Korean BBQ




Authentic Korean BBQ. Signature dishes like bulgogi, spicy pork bulgogi, and galbi showcase the rich, savory depth that defines traditional Korean cuisine.

Available for Catering and Events

T&D Fusion (443) 239-1635 Easton, MD




BEST OF EASTERN SHORE 2026



ACCEPTING New Clients!

Life can feel overwhelming at times – but you don't have to do it alone.
You deserve support. You deserve to thrive.

I ACCEPT INSURANCE & PRIVATE PAY CLIENTS

www.baybridgecounseling.org
410-231-3225 | Chester, MD
kim@baybridgecounseling.org



Kim Perillo, LGPC
Licensed Graduate Professional Counselor



VOTED BEST ETHNIC FUSION CUISINE **BEST OF EASTERN SHORE 2026**

THE TIKI DREAM THE EAST COAST NEEDED

A tiki-influenced fusion restaurant & bar with everything from tacos to tequila and live music. Come see us!

206 N Washington St
Easton, MD 21601
(410) 690-4602
tigerlilyeaston.com



THANK YOU

for voting us Best of the Eastern Shore for the 8th year in a row!





Experience the difference with our expert interior and exterior painting services, transforming your space with flawless finishes and beauty.

SERVICES OFFERED:
Interior/Exterior, Residential & Commercial Painting, Staining & Sealing, Decks, Carpentry & Drywall

443-867-0461
Be sure to visit us online at www.godwinspaintingservices.com

BEST OF EASTERN SHORE 2026

Thank You



FOR VOTING US BEST TITLE COMPANY



Winner of Best Title
Company in 2021 & 2024

**EASTERN SHORE
TITLE COMPANY**

114 N. West Street | Easton, MD 21601
410-820-4426 | easternshoretitle.com

Settle with Certainty.



Where Timeless Beauty Meets "I Do"



Nestled on 35 private acres near Chestertown, Brampton 1860 offers a romantic outdoor wedding setting and elegant accommodations—from a historic manor to secluded cottages. Natural beauty, gracious hospitality, and effortless celebrations define an unforgettable experience.



BRAMPTON 1860
25227 CHESTERTOWN ROAD | CHESTERTOWN, MD 21620
410-778-1860 | BRAMPTONINN.COM

Member of Select Registry



**K. HOVNANIAN'S
FOUR SEASONS**
At Kent Island
An Active Lifestyle Community

FINAL PHASE NOW OPEN

Your dream condo or single-family home awaits in this resort-style paradise by the Chester River, voted the Best Retirement Community on the Eastern Shore.

KHOV.COM/KENTISLAND

See khov.com for full details. Artist renderings and photographs; illustrative purposes only. Permission was granted by What's Up? Media. K. Hovnanian's Four Seasons communities are intended to provide housing primarily for residents 55 years of age or older. Additional restrictions, including limitations on the ages of additional permanent and temporary residents of a home, may apply. All K. Hovnanian's Four Seasons communities shall be operated as age-restricted communities in compliance with all applicable local, state and federal laws. Limited exceptions for residents 50 years of age or older may apply. Subject to final contract terms, see Sales Consultant for details. See a Sales Consultant for full details. Equal Housing Opportunity.



SCAN HERE

**THE
IVY**
CAFE. CATERING.

Let us host your dream
Micro Wedding!

Gather your closest family and friends for a beautifully personal wedding experience. Our cozy venue offers the perfect setting for celebrations big on love and low on stress.



Weddings of 10-50 people



12 & 14 W. Dover Street • Easton • theivycafeeaston.com





At Bay Country Bakery & Café, every morning starts with the smell of fresh-baked goodness. From our famous donuts and wide variety of pastries to scratch-made breads and breakfast sandwiches piled high, there's something for every craving.




Cody Jones Photography

Pair your favorite bite with a hot cup of locally roasted coffee or one of our handcrafted espresso drinks. Whether you're grabbing a quick bite or lingering over a slow morning, we've got your comfort food covered, made fresh daily with love and tradition. Stop by and taste why we've been a Cambridge favorite for years.

2951 Ocean Gateway Cambridge, MD 21613
410-228-9111 | Mon-Sat 6am-1pm
www.thebaycountrybakery.com



Thank You

for voting us Best Roofing Contractor






29000 Information Lane
Suite 503 • Easton, MD
410-200-3147
bayareaexteriorsmd.com

Contact us today and let's talk about your project!

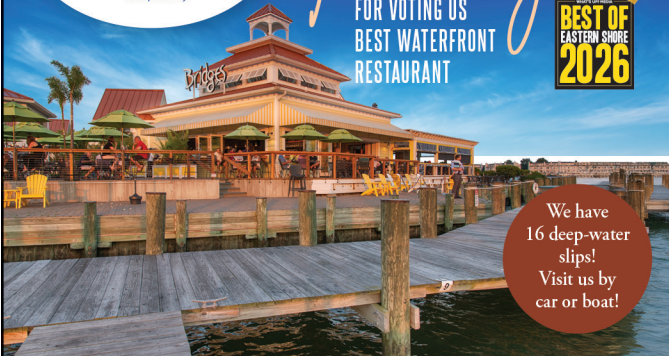




Thank you

FOR VOTING US
BEST WATERFRONT
RESTAURANT





We have 16 deep-water slips! Visit us by car or boat!







321 Wells Cove Rd | Grasonville, MD 21638
410.827.0282 | bridgesrestaurant.net



We service all major brands of heat pumps, air conditioners, furnaces, boilers, and we offer plumbing service and installation. Your comfort is our business!





Thank you for voting us the Best!

Call us for all of your HVAC and plumbing needs. Your comfort is our business!

410-943-1250 • tidewaterhvac.com
info@tidewaterhvac.com • 29532 Canvasback Dr, Easton, MD



ACCANTO

SIMPLE & SEASONAL IN
THE ITALIAN PHILOSOPHY.

ACCANTO-EASTON.COM

OPEN
TUES – SAT
WALK INS ARE
WELCOME

FROM THE OWNER OF 

WHAT'S UNDER YOUR ROOF?

Not all insulations are created equal!



Spray in place polyurethane foam insulations

How can spray foam insulation benefit you?

- ✓ Energy efficient homes
- ✓ Mold & mildew prevention
- ✓ Quieter home
- ✓ Prevents dust & pollen
- ✓ Improved indoor air quality

Free Estimates **410-924-4819**

www.foamworksllc.com
Ronald Christopher
Ron@foamworksllc.com

MHIC# 126344



Thank you, ♥

EASTERN SHORE!

WE'RE HONORED TO BE VOTED
BEST OF THE EASTERN SHORE 2026!



Beautiful hair. ♥ Real connections.
THAT'S THE LEVITY EXPERIENCE.



- ✦ CUTS & COLOR
- ♥ BLONDING
- ★ EXTENSIONS
- 💧 TREATMENTS

and more! ♥

Book your appointment today! ♥

443-249-3220

LEVITYHAIRSTUDIO.COM
@LEVITYHAIRSTUDIO

LOCAL TEAM ♥ LUXURY EXPERIENCE ♥ EASTERN SHORE PROUD

RAINY DAY OUTSIDE? WE'VE GOT YOU COVERED!

CABIN FEVER PLAY CENTRE

"Where Kids Cut Loose"

Party Packages

Private Party Room • 2 Hours of Play
Pizza & Drinks included and much more!

→ **Mention this ad and receive bonus arcade credits!** ←

SCAN TO BOOK YOUR EPIC PARTY!



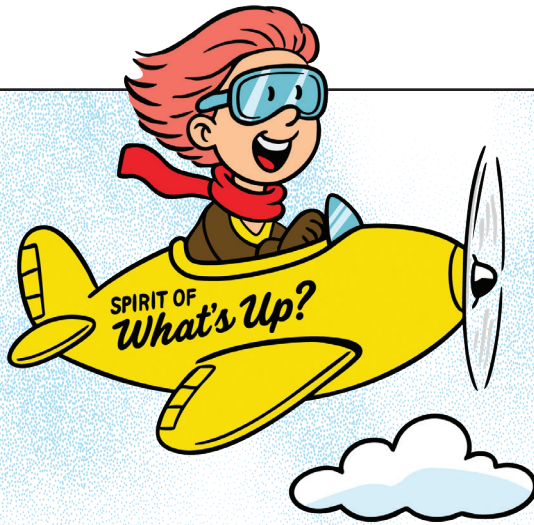


THE ONLY PLAY PLACE & ARCADE IN THE MID-SHORE AREA

410-228-2122 442 Race St., Cambridge MD

cabinfeverplaycentre.com
info@cabinfeverplaycentre.com



Where's Wilma? ➤

FIND WILMA AND WIN!

Summer's a breeze and it sure has blown by quickly, especially for our flying mascot Wilma, who has visited towns near and afar throughout the Chesapeake Bay region in search of fine dining, super shopping, and select services. Where will she land next? Here's how the contest works: Wilma appears next to three different ads in this magazine. When you spot her, write the names of the ads and their page numbers on the entry form online or mail in the form below and you'll be eligible to win. Only one entry per family. Good luck and don't forget to submit your restaurant review online at whatsupmag.com/promotions for another opportunity to win a prize.

Congratulations to Linda J. of Royal Oak, who won a \$50 gift certificate to a local business.

Please Print Legibly

I FOUND _____ Advertiser _____
 WILMA _____ Advertiser _____
 ON PG. _____ Advertiser _____

Name _____

Phone _____

Address _____

E-mail address _____

Circle your age bracket: <25 25-34 35-44 45-54 55+

Would you like to sign up for our daily e-newsletters, which brings you each weekend's best events and dining deals, as well as online-exclusive articles!

Yes, please!

No, thanks

Entries must be received by August 31, 2026. Winner will receive a gift certificate to a local establishment and their name will appear in an upcoming issue of What's Up? Annapolis. **Mail entries to:** Where's Wilma? Eastern Shore, 900 Bestgate Road, Ste. 202, Annapolis, MD 21401 or fill out the form at whatsupmag.com/promotions.

IFC = Inside Front Cover
 IBC = Inside Back Cover
 BC = Back Cover
 LREP = Leading Real Estate Professionals

Anne Arundel Medical Center - Fish For A Cure	75
Bay Area Exteriors.....	78
Bay Bridge Counseling.....	76
Bay Country Bakery.....	78
Baygrass Festival Group, LLC.....	15
Benedictine Programs and Services	11
Benson and Mangold Real Estate, Brian Petzold	LREP
Benson and Mangold Real Estate, Chuck Mangold Jr	IFC, LREP
Brad Kappel Team, TTR Sotheby's International Realty	4, LREP
Brampton 1860.....	77
Bridges Restaurant On Kent Narrows	78
Cabin Fever Play Centre.....	79
Chaney Homes, Jennifer Chaney.....	LREP
Chesapeake Bay Properties of Benson and Mangold	LREP
Church Hill Theatre	79
Coastal Pools.....	52
Construction Concierge by Conestoga	52
Dee Dee McCracken, Coldwell Banker	2, LREP
Djawdan Center for Implant and Restorative Dentistry	1
Drs. Walzer, Sullivan & Hlousek, P.A.....	7
Eastern Shore Title Company.....	77
Environmental Concern Inc.	63
First Home Mortgage, Tom Draper	63
For All Seasons, Inc.....	11
Framptom Funeral Home	42
Godwin's Painting Services	76
Higgins and Spencer Inc.	61
Jason's Computer Services.....	41
K. Hovnanian Companies, LLC	77
Kent Island Pediatric Dentistry	15
Levity Hair Studio	79
Londonderry On The Tred Avon	17
Long and Foster Real Estate, Cornelia Heckenbach.....	LREP
Lundberg Builders and 314 Design Studio	BC
Maddox AV	59
Meredith Fine Properties St. Michael's	LREP
Nancy Hammond Editions.....	24
Olmo Brothers Construction & Landscaping	IBC
Paquin Design and Build/Paquin Interiors	13
Party Plus Tents and Events	42
Piazza Italian Market	79
Selling Maryland Sunsets LLC, Biana Arentz.....	LREP
Seyern School	24
Shore United Bank	76
T & D Fusion	76
The Hummingbird Inn.....	11
The Ivy Cafe.....	77
The Narrows Restaurant.....	42
Tidewater Heating and Cooling	78
Tiger Lily	76
Tri-State Marine.....	19
TTR Sotheby's International Realty, Courtney Chipouras	LREP
TTR Sotheby's, Laura Carney	LREP
Wade Pools & Landscape Design, LLC.....	61
Wilson Realty and Staging, Tricia Wilson	LREP



CONSTRUCTION & LANDSCAPING

Annapolis | 410-226-8700

info@olmobros.com

www.olmobros.com

Pool Construction & Renovation | Outdoor Entertainment
Hardscaping | Landscaping | Pool Maintenance

***Creating beautiful outdoor
spaces since 1987.***

STYLED FOR EVERY *Arrival*



314 Design Studio

KITCHEN AND BATH SPECIALISTS

314 MAIN STREET • STEVENSVILLE • 410-643-4040 • 314DESIGNSTUDIO.COM