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Deborah Ladd Associate Broker real estate career has spanned more than 40 years, during which time she worked as a broker. Her focus has always been on providing unparalleled knowledge of local neighborhoods and values as well as personal attention to all her clients.



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COASTAL, SUBURBAN, CITY AND MOUNTAIN LIVING

12 COVER STORY Davitt Design Build

SEASIDE SERENITY

Nestled in the heart of Jamestown, RI, where the charm of coastal living meets the historic allure of Beavertail and Battery Park, this newly constructed home exemplifies the pinnacle of sophisticated design and modern comfort.



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Living with Leaves



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Fall for Flavor on
the South Shore

NEW ENGLAND HOME SHOWS



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From the Editor

The Evolution of Wealth & Home Ownership



**"Real Estate
is the most
secure family
investment
over time."**

IN 1960, THE AVERAGE PRICE OF A HOME

in the United States was around \$10,000, the average family income was just over \$5,000. In 2024, the average price of a home just under \$425,000 with average family income of almost \$80,000. It becomes quickly apparent that a home in 1960 was twice a family's annual income, and today that same home is over five times more than a family's annual income. What has not changed much at all is the percentage of home ownership in the United States, as it has remained at around 60 percent for the last 75 years. The single strongest investment in the United States over the last 100 years has been real estate. A \$10,000 home bought in 1960, that was sold in 2024 for \$425,000, would yield 85 times your original investment tax free.



There is no doubt that real estate is the most secure family investment over time. And in many cases, those who are buying and selling numerous homes over a lifetime can realize significant wealth, because you can sell your home every two years and be exempt for any capital gains up to \$500,000 per sale, for a married couple. While the secret to true wealth is still a balance approach using, real estate, investments, and retirement funds, there are many today that focus primarily on growing wealth by owning property. In the last 7 years alone, home prices in the United States have doubled. This means the \$500,000 home you purchased in 2017 may be valued at over a million dollars today. It would take 30 years of investing \$1,500 a month to match that same gain, you realized in home ownership in just 7 years. In addition, living in these investments and improving and upgrading them along the way just keeps adding value. Most families will own 3-4 homes in their lifetime.

At New England Home Shows Magazine and our numerous Home Shows we are all about bringing the vision of building wealth and livability to our followers. Each issue and every show we will bring the very best in fresh ideas, new products, great designs and spectacular previews from the very best in the business of making home better!

Home is where the heart is and our best investment as well!

Timothy R. Branco

Timothy R. Branco
Editor

New England Home Shows Magazine

Follow Home Show Magazine year-round for great ideas
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NEW ENGLAND HOME SHOWS

coastal living



Newport, RI

Division St. Newly renovated home w/ 5 Beds, 3.5 Baths and 3,175 SqFt. of living space. Also a new construction 1,144 SqFt. Carriage House w/ 2 Beds, 1.5 Baths, Living Room & Kitchenette.

Hogan & Associates
Hillary Olinger
401.225.1704

suburban living



Rehoboth, MA

Autumn Heights. 5 exclusive semi-custom home designs with upgrade options. 35 lots available ranging from .5 - 1 acres. 3 Bed, 2+ Baths, 1,714-2,048 Sq.Ft.

Heritage Realty & Custom Homes
508.923.7525

city living



Providence, RI

New Construction. Bright 3 story Townhouse with full basement. Open floor plans. Backyard overlooks Moses Brown fields. 3 Beds, 3 Baths, 1,835 SqFt.

Coldwell Banker Realty
Deborah Gold,
401.640.0403

mountain living



Williston, VT

Perched high above Williston, this residence by architect Paul Robert Roussele combines luxury and tranquility. 3 Beds, 4 Baths, 3,400 SqFt.

Four Seasons Sotheby's
Alex Pintair, 802.777.5124



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We understand the challenges families and business owners face today. From managing debt to saving for college to retirement, these personal finance challenges can be overwhelming. Our commitment is to utilize all our resources to help you pursue your goals.

LET'S PLAN FOR NOW SO YOU CAN ENJOY LIFE LATER!

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28 Castle Street East Greenwich, RI

Unique Waterview opportunity to own a new construction multi-generational home or primary residence with rental income. This property is set up for investment quality future condominium division if desired. The main residence boasts three bedrooms and three full baths (one on the first level). A third-floor bonus room has access to a rooftop deck with fabulous view of the waterfront and the historic Hill and Harbor District in East Greenwich. The second unit connects to the main unit with a staircase and hallway. This is a 1244 sq.ft. 1-2 bedroom, 2 bath walkout in-law unit that is all set up for future condominium or rental income. **\$1,990,000**



3 Camden, Narragansett, RI

Rare new construction in the heart of Bonnet Shores. Stunning and sweeping views from multiple levels and over 720 sq. ft. of decks that overlook the West Passage over to Beavertail. Just a few steps to the beach! Features almost 2000 sq. ft. of living space, four bedrooms, 3 full baths, 7.5-inch engineered hardwoods throughout, Chefs kitchen with luxury appliances and quartz counters, central air, ship lap accents, oversized 2 car garage. Some choices still available to buyers. Late 2024 occupancy. **\$1,899,900**





451 Green Bush Road, Warwick, RI

Saddlebrook Estates, Rare new construction in Cowesett, 4 bedrooms, 3 bath custom built home, nearly completed. Built on almost 1- acre lot easily accessible to East Greenwich. Beautiful finishes throughout, over 2500 sq. ft. of living space. **\$1,000,000**



1180 Middle Road, East Greenwich, RI

New Build in 2021 on site of 4-acre Historic farm on Middle Road. Builders home with extensive craftsmanship, 4 bedrooms 3 baths, expansive yard and professional landscaping. Opportunities for additional building and subdivision, existing foundations for barn or additional home. **\$999,900**



96 Friendship East Greenwich, RI

On The Hill in East Greenwich 3-4 bedroom, 2 bath, with possible first floor ensuite bedroom, updated kitchen with Italian soapstone counters, new high efficiency heat, two covered porches, nearly double sized hill lot for buyers looking to expand. Just steps from Downtown Main Street. **\$879,900**



43A Eagle Run Warwick, RI

Stunning Duplex Townhouse -top to bottom renovation, summer 2024. New windows, new slider, new high efficiency energy efficient heat and a/c, new engineered flooring, all new fixtures and electrical items, new kitchen featuring quartz counters and backsplash, high end Café series appliances, private back yard, deck and garden area. **\$439,900**



O Fifth Street Narragansett, RI

Rare Offering - .3 Acre lot beachside in Narragansett RI – Endless possibilities for spectacular home build. 180 degree un obstructed Ocean views of Narragansett Bay. **\$2,995,000**



SEASIDE SERENITY

Coastal Elegance Meets Small-Town Charm

BY DAVITT BUILD DESIGN





▲ Expansive living room with coffered ceilings and custom built-in shelves.

Nestled in the heart of Jamestown, RI, where the charm of coastal living meets the historic allure of Beavertail and Battery Park, this newly constructed home exemplifies the pinnacle of sophisticated design and modern comfort. This 4 bedroom, 4.5 bath custom home spans 4,000 square feet and offers a seamless blend of classic architectural beauty and luxury, creating a retreat that is both inviting and exceptional.

Situated just minutes from Mackerel Cove, this classic shingle façade, set on an expansive 3.49 acre lot, blends traditional coastal aesthetics with contemporary amenities, making it a true sanctuary. Inside you are greeted with an open concept floor plan highlighted by an expansive kitchen fully equipped with custom cabinetry, luxury appliances including a Zephyr beverage cooler, and a large 9'6" custom quartzite island. The kitchen effortlessly transitions into the dining area and the spacious living room, which boasts a coffered ceiling, custom built-in shelves, and a striking gas fireplace, designed for entertaining and intimate gatherings. The primary bedroom suite, thoughtfully positioned on the first floor, offers a private retreat with a spacious walk-in closet, double vanities, and luxurious soaking tub. The first floor is also home to essential features such as a mudroom, powder room, and a well-appointed laundry room. Upstairs, the home continues to impress with three additional bedrooms, each with its own full bath, a living room with a charming



▲ Fully equipped designer kitchen with custom cabinetry and 9'6" island.



balcony overlooking the private backyard, and a bonus room above the garage with ample space for family activities, hobbies, or guest accommodations.

The true highlight of this property is its outdoor living space. With a goal of ultimate privacy, relaxation and effortless entertaining, the home features a heated 16'x32' salt-water pool, complemented by an outdoor kitchen and shower that create a refreshing oasis, perfect for al-fresco dining and gathering. Designed with functionality and innovation in mind, the home gracefully merges timeless design elements with the latest in luxury amenities. Every detail has been thoughtfully considered, resulting in an architectural gem that combines luxury, comfort, and the overall beauty of Jamestown's coastal and historic surroundings.



◀▲ Primary bathroom featuring a free-standing soaking tub, walk-in shower and double vanity.

◀ 1st floor Laundry room with custom cabinetry and quartzite countertops.

▼ 2nd floor family room with balcony overlooking the private backyard & salt-water pool.

Project Manager: Kevin Flynn

Designer: Mary Rae



livingin

Mountain Homes & Condos

BY TIMOTHY BRANCO



Omni Hotel, New Hampshire

NEW ENGLAND MOUNTAIN LIVING

Homes & Condominiums that have it all in Every Season

For almost all of us, the largest lifelong investment we will ever make is in our homes. Depending where we fall on the scale of wealth a new home purchase could range in today's market from \$300,000 to well into the millions. Real estate also represents the largest wealth accumulation vehicle in our lifetime. A simple example of this in Boston would be a home purchased for \$50,000 in 1960, today would be worth over \$1 million, and depending on location, it could be worth more than \$2 million.

LIVING IN *mountain homes & condos*

THE APPALACHIAN MOUNTAIN

RANGE runs from South Carolina north to the Canadian Border. In The Northeast, The Green Mountains and White Mountain Ranges and the Taconic Ranges are in the Northeast. These mountain ranges are home to some of the most beautiful four-season mountain living in the United States. Living in the mountains is a great way to get away from the stress and busyness of city life. It is quite literally, a breath of fresh air. Mountain views are magnificent and can daily leave you in awe. Life in the mountains offers privacy and a way to get back to nature. If you love sports like hiking, fishing, mountain biking, snow skiing or snowboarding, and you find yourself going to the mountains often, then a mountain home just makes sense for you.

If you like cooler summers and snow in the winter, then the mountains are the perfect place to be. There are different types of mountain lifestyles, just as there are with lake lifestyles. You can have a lavish, modern mountain home to host family and friends or just a condominium or small mountain home to enjoy in all seasons. There are mountain communities that offer residents amenities, such as exercise and sport facilities, outdoor living areas, and neighborhood walking trails and parks. Though it might be surprising, there is something to be said about the mental and physical health benefits of living at higher elevations. Many will tell you that the fresh air, abundance of outdoor activities, and peace are some of their favorite parts of mountain living.

WHAT TO CONSIDER WHEN BUYING A MOUNTAIN HOME

There are dozens of factors to look at before purchasing a home. The top three are considered to determine the best mountain towns in which to buy a home include, weather, location, and accessibility. Of these

three the most important are location and accessibility, being somewhat close to shopping, healthcare and home services are important to most looking for that perfect second home or future retirement home. There are numerous living communities that have grown to be very popular with buyers over the last decade. While a home in the mountains is always great, a home in a mountain community means you have endless amenities on hand in every season and resort activities, restaurants, health clubs, spas and events in your living community.

A HOME FOR EVERY SEASON

With life often entwined with work, family, friends, and obligations, vacations and getaways tend to focus on various locations. A home in the mountain can be great in any season and for every activity. Mountain living offers full-four-season options as a place to escape in the summer, in the winter and during holidays with friends, family, and great memories. New England living is spectacular year-round, in every season there is a reason to enjoy it. Many great mountain homes across New England are easily

accessible within a 3–4-hour drive from northeast metro market regions. Let's face it the reality that, the easier your second home is to get to, the more often you will enjoy it!

Stowe, Vermont

Townhome on the 15th Fairway of the Stowe Golf Club, with big Worcester Range views has it all. Walking access to the Stowe Rec path, Alchemist Brewery and Mountain Road shops & restaurants, near Stowe Mountain Resort (Hop on the ski shuttle in the winter) and 2 miles to Stowe Village. Condo fees include use of all amenities; Club house with game room, in-ground indoor pool, hot tub, sauna, outdoor tennis/pickleball courts and outdoor inground



Stowe Village



LIVING IN *mountain homes & condos*

pool. Stowe, Vermont, is home to the state's highest peak, Mount Mansfield, which offers skiing at the popular Stowe Mountain Resort. Although Stowe has a population of just over 800, it has made a name for itself thanks to its picturesque views and abundance of craft breweries and distilleries. *\$560,000*

Woodstock, Vermont / Quechee Lakes

Escape to the heart of Vermont's stunning Quechee Lakes Resort in this beautifully updated 3-bedroom condo, offered fully furnished. Fully renovated interior boast three spacious bedrooms provide ample room for family and friends. Unwind by the fireplace in the inviting living area. Embrace the Quechee Lakes Lifestyle: Exceptional amenities, 2 championship golf courses with breathtaking mountain views, pristine hiking and biking trails, pool, tennis courts, as well as pickleball and paddle courts. Winter sports and skiing at resort. Exclusive access to fine dining, state-of-the-art exercise

facilities. The heart of this village is The Green, a central square bordered by historic churches and restored late Georgian, Greek Revival and Federal Style houses. *\$445,000.*

Thornton, New Hampshire / The Owl's Nest Waterscapes

The Owl's Nest master plan organizes the homes around communal outdoor spaces all connected by multi-use trails. At Waterscapes each home is nestled perfectly throughout the resort, giving you spectacular views of the White Mountains. The resort is one of New England's finest, offers golf, watersports, extensive racquet sports, health facilities, spa, restaurants and extensive activities. The Owl's Nest gives you full access to all the White Mountain's major attractions and tourist areas while living in a quiet private resort community. These new mountain homes offer open floor plans, light-filled homes, designed with luxury features, and modern conveniences for perfect four-season mountain living.

www.waterscapesnh.com Townhomes from \$600,00 / Homes from \$900,000

North Conway, New Hampshire

North Conway is most popular destination for second homes and vacation homes in the heart of Mt. Washington Valley, in the White Mountain National Forest. One of the prettiest mountain towns in New England, the picture-perfect village of North Conway is just epic. With beautiful view of the White Mountains Presidential range and a plethora of four-season activities as well as shopping, dining and more it's no wonder it has been in the "Top 10 Best small Towns in America" for decades. There is over 10 different alpine skiing and winter sports facilities here.

Mountain homes here are pricy to say the least, starting at about \$650,000 and condominiums from \$350,000. Attitash Grand Summit Hotel / Resort allows 13-week fractional ownership of luxury hotel suites in a beautiful resort hotel / resort complex, adjacent to Bear Peak at Attitash Mountain



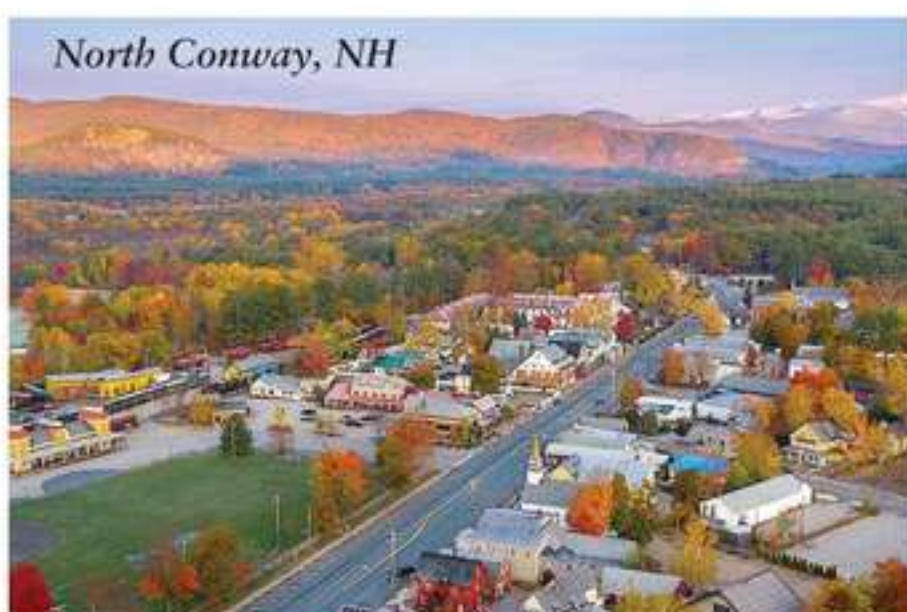
Quechee Lakes Condo



Owl's Nest Condo



Bethel Inn, Maine



North Conway, NH



Grand Summit Hotel at Attitash



Sunday River Condo

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year-round amenities,
for around \$150,000.*

Sunday River Newry, Maine

Bethel, Maine, is a classic New England village, with a walkable downtown and delightful lodging and dining options, all within minutes of some of the state's best outdoor recreation. A Massive Boyne Resort hailed as a year-round destination. Mountainside 1 bedroom, 1 bath Sunday River Condo! Ski from the mountains to your front door as this home is located right at the base of the mountain! Spectacular Robert Trent Jones Jr. golf course and learning facility. Great skiing, hunting, fishing, water sports, fitness center. Enjoy all the amenities from the indoor pool to the large common spaces for gatherings with family and friends. It comes with your own ground level locker for your skis and other recreational equipment. Let this be your year-round home, private get-a-way, or rent it for additional income. \$374,900

Sugarloaf Carrabassett Valley, Maine

Maines largest four-season resort with amazing winter sports, summer activities, Robert Trent Jones Jr designed spectacular golf course. A world class mountain biking resort in the Northeast and home to the Xterra Trail Run World Series. Boyne Resorts has made Sugarloaf one of the finest year- round destinations for outdoor fun. Numerous Winter, Spring, Fall and summer special events and some of New England's best foliage destinations. Full sports and fitness center, pools, adventure center, anti- gravity complex and so much more. The resort offers great dinning choices, shopping, terrain parks & trails. Great opportunities at Dutchman Woods and the New West Mountain development offers new homes and condos. Resort condominiums from \$275,000. Mountain Homes from \$600,000



Sugarloaf Mountain Home

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JPS Construction and Design
Photos: RI Commercial Imaging



Customizing on the Coast

Discover the epitome of coastal living with this stunning new-construction home by JPS Construction and Design, located in picturesque Portsmouth, Rhode Island. The exterior of the home presents beautiful masonry and lush landscaping that leads from the front yard to the back yard. On the balconies and decks, the JPS team installed cable railings which provide great unobstructed views of the water across the street. For the interior, the JPS team crafted various built-ins throughout this home, with one of the stand-outs being the custom mudroom on the first floor. One of the unique highlights of this home is an innovative elevator system that runs from the bottom floor to the top floor. This elevator system enhances convenience across all three levels, showcasing the dedication to detail that defines this dream home. With over three stories of rooms, the JPS team gave it their all to deliver on every single little detail on every single floor to make sure the homeowners got the dream home they deserved.





best RENOS

Renovation: HUS Companies

Realtor: Kate Wilson, Hogan Associates

Photos: Rich Epstein

Middletown Modern Renewal

This modern renovation is a true testament to the developer's expertise in transforming spaces and blending meticulous craftsmanship with thoughtful design. The renovation nearly doubled the living space, adding a 1,300 sqft second level that seamlessly integrates with the original structure. Inside, the ground floor was reimagined with an open concept that merges the living room, dining area, and a chef's kitchen. The kitchen is the heart of the home, featuring a striking 10-ft quartz island, new appliances, and a sunlit breakfast nook. Every detail, from the custom built-ins to the white oak hardwood floors, reflects the precision and care invested. The first floor primary suite is a retreat in itself, showcasing double closets with custom built-ins and a spa-like ensuite bathroom, complete with a frameless shower door, double vanity, and a freestanding soaking tub. No element of this home was left untouched, with modern systems and finishes carefully updated throughout. This home is the pinnacle of refined living, nestled in a quiet neighborhood, where every corner has been masterfully transformed.



ATTEND. INVEST. ENJOY.

The 2025 New England Home Shows

For close to 80 years, the New England Home Shows have offered a one-stop-shop for homeowners and home industry professionals to connect face-to-face under one roof. These professional, high-quality events mutually benefit consumers and businesses alike.

Each year at our four events, homeowners like you spend money on the show floor to protect and improve your largest investment. Whether it's purposeful upgrades, necessary improvements, or building from scratch, at the New England Home Shows you'll find licensed professionals ready to tackle every project for your home - no matter what the size.

Yes, it's easy to go online and search for service providers, but you can not meet and speak directly to the people who will be coming to your house. More importantly, you can't look them in the eye and determine if you can trust them.

As homeowners, it is important to have choices, and personally get to know who you're working with. We're sure you know people who have been scammed, or who didn't receive what they were promised. And, no matter who you are, you've probably hired the wrong person at some point. It's costly, not to mention a horrible feeling, when you know you've made a mistake. Cultivating peace of mind by knowing who you are hiring is an important part of the home improvement process. All of our exhibitors are registered with the State and need to be licensed to be a part of our events.

If you currently have a project in mind, or are looking for ideas and inspiration for your next one, our events offer you the opportunity to accomplish both. We always say, "Make a day of it!" Our venues are located near restaurants, hotels and other activ-

ities, so bring the family along. For decades, we have created an environment that has helped hundreds of thousands of homeowners like you to complete that home improvement and outdoor living project that is much needed or you have always dreamed of!



SAVE THE DATE

HOME SHOW MARLBORO

Royal Plaza Trade Center, Marlboro, MA
February 28-March 2, 2025

HOME SHOW FOXBORO

Field House at Gillette Stadium,
Foxboro, MA
March 21-23, 2025

HOME SHOW LINCOLN

Bally's Twin River Casino, Lincoln, RI
March 28-30, 2025

HOME SHOW TOPSFIELD

Topsfield Fairgrounds, Topsfield, MA
April 26-27, 2025

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THE SECRET TO HEALTHIER LIVING

Why Every Home Needs a Water Filtration System

Though New England isn't officially labeled a "Blue Zone," residents can still adopt numerous strategies to boost their well-being. Embracing outdoor activities, nurturing social connections, and growing your own food are key steps toward a healthier lifestyle. Equally vital is ensuring that the water you use for drinking and cooking is as pure as it can be.

Many people mistakenly assume that if water looks clean, it must be safe. However, clear water can still contain hidden contaminants that pose health risks. Papalia Home Services offers advanced water filtration systems designed to ensure your water is truly pure. Our goal is to enhance and maintain your water quality, crucial for a healthier home and lifestyle.

Unveiling Water Testing: The First Step to Purity

Water testing is an essential step that many homeowners overlook, believing their water is fine based on its appearance. However, clear water doesn't guarantee safety. Professional water

testing delves into various factors, including pH levels, hardness, and the presence of chloramines, harmful chemicals and bacteria. In home our technicians use the innovative Water-Link® Spin Touch® DW photometer which provides comprehensive testing in no time at all. This thorough analysis is critical for understanding the specific needs of your water and choosing the right filtration solution.

The Safety Spectrum of Water

For those using municipal water, primary concerns include additives like chlorine and fluoride, which have their own health risks. Additionally, delays in contamination notifications can pose acute dangers. Well water users face different challenges, primarily the unpredictable nature of groundwater contamination, which may not be regularly monitored.

Filtration at Every Level

Different filtration systems address various needs:

Whole Home Carbon Filtration Systems: Systems like the Atlas Filtri DP Big Whole House are designed to purify all water entering your home. They reduce sediment, taste, color, odor, and lime scale buildup, providing cleaner, better-tasting water from every faucet. For advanced filtration, the DP Triple 20" filter system includes a double carbon block PFAS filter, certified by NSF for PFAS removal.

Under Sink Carbon Filtration Systems: Installed beneath the kitchen sink, these systems focus on purifying water at one specific point of use, typically the kitchen tap. They use carbon filter cartridges to remove impurities and improve the taste of your drinking and cooking water.

Reverse Osmosis Filtration Systems: These systems use a semi-permeable membrane to remove a wide range of contaminants, including dissolved solids and chemicals. They are ideal for households with highly contaminated water sources or those seeking the highest level of water purity.

The Price of Purity

Investing in a water filtration system can eliminate the need for bottled water and reduce the risk of plumbing and appliance

damage. While considering the cost is important, there are many options that balance effectiveness and affordability. The benefits, including improved water quality and reduced environmental impact, outweigh the initial investment.

Considering Broader Impacts and Benefits

High-quality water affects more than just your health. It impacts the taste of your coffee, the efficiency of your washing machine, and the longevity of your appliances. Effective filtration also reduces health risks associated with contaminants like PFAS and cuts down on plastic waste by eliminating the need for bottled water, aligning with sustainability goals.

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homeimprovement

Leaf Debris

BY TIMOTHY BRANCO



LIVING WITH LEAVES

Fall Season's Annual Chore

HOME IMPROVEMENT

leaf debris

EVERY FALL, the trees begin to change colors and turn beautiful shades of reds, oranges, yellows, and browns. This color change makes for beautiful scenery for a weekend drive. While many enjoy the masterpiece that Mother Nature has created, many homeowners dread the annual ritual of the cleanup. While they may seem harmless, leaving leaves on your roof and in gutters can lead to several problems. When leaves pile up on your roof, they can trap moisture, which can lead to mold growth. Additionally, mold can weaken your roof's structure, leading to costly future repairs. As leaves drift to the edges of your roof, they can accumulate in the gutters. No matter how large or small a home is, clean gutters are a must, as they are the only method of directing water away from your home to prevent serious damage to your property. Climbing on ladders or roofs can be dangerous for most and should be left to the professionals.

For new homes and existing homes, the

most common-sense approach is gutter guards of some type that provide annual protection for roofing and gutter systems. They simply prevent organic matter and tree droppings from clogging gutters, interrupting waterflow, and ultimately creating damage to roofs and building foundation integrity. It's a mystery to me why all new construction homes in wooded areas are not required to have gutter guards during gutter installation. While all gutter guards need to be cleaned eventually, the simple solution here is hose or power wash attachments to flush them with high pressure spray. Gutter guards stop leaves, debris and more from clogging your gutters while allowing water to flow through the gutters and off your roof. Not only do gutter guards help with rain runoff, but they prevent birds and animals from burrowing in your gutters or building nests. They also help keep rainwater from leaking into your home's foundation, which can lead to structural issues, mold, flooding and more.



TYPES OF GUTTER GUARDS

There are many types of Gutter Guards available from numerous supply and installation sources in almost all regions and they also are available at most big box home improvement retailers. There are six types of gutter guards on the market: micro-mesh, mesh, screen, reverse curve/surface tension, brush, and foam. The gutter guard you select for your home should depend on your visibility, installation, cost preferences, and the amount of rainfall and debris your gutters experience.

A-M Gutter Guards Heavy (Industrial) Gauge .018 100% Aluminum - Lifetime warranty by A-M Gutter Guard covers no rust, rot or product self-deterioration.

Leaf Filter - With no holes, gaps, or large openings, Leaf Filter keeps out all types of debris including pine needles, shingle grit, seed pods. Installs directly on your existing gutters.

Micro-Mesh - Made with a heavy .027 gauge painted aluminum. Micro-Mesh fits right on top of the gutter and is double banded with no sharp edges to damage your roof.

Atlas - White All-Aluminum Gutter Guard designed to drop in and secure. Engineered with .19 gauge punched aluminum, offering strength and durability.

Screen - Screen gutter guards are perforated metal or plastic sheets that lay on top of the gutter. The material's holes block medium to large debris while still letting water flow through.



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LOS CABOS

LUXURY GOLF TRAVEL

There are only a handful of international golf destinations in the world that the PGA Tour has chosen to host events at each year. In 2023 the Tour came to Los Cabos to host the World Wide Technology Championship for five years. Los Cabos' commitment to excellence, hospitality, amazing resorts, and 18 great new golf courses (12 recognized as the "Best in Mexico" by Golf Digest) may just be the newest hotbed of world luxury golf travel.

To say that Los Cabos has arrived on the international golf scene is very much understated, Los Cabos has become a global destination for luxury golf vacations. It is very rare for a golf tourism destination to climb to the ranks as one of the very best in the world, Los Cabos is the exception. Los Cabos has been the top golf travel destination for some time now in Latin America, over the last 10 years this world-class luxury golf destination has taken a world stage in international golf travel. The ultimate accolade on golf's world stage was in 2023 when the PGA Tour chose Los Cabos as the new home for the next five years of The World Technology Championship at Tiger Woods' first golf design, El Cardonal, at Diamante Cabo.

The destination has become one of the most popular luxury golf destinations in North America and throughout the world. Where the Pacific Ocean meets the Sea of Cortés, bliss exists in the

form of fresh mangoes and slow sunsets, unparalleled luxury golf resorts set in a subtropical paradise with 350 days of sunshine a year. If your idea of golf heaven is a diverse array of spectacular courses woven into a dazzling seaside landscape, Los Cabos is the destination for you. Mexico's premier tourism destination, Los Cabos, is home to some of the world's most luxurious hotels and resorts, outstanding spas, award-winning restaurants as well as top-ranked golf courses, amazing tours, activities, and adventures. The growing popularity of Los Cabos has gone viral in the golf and luxury travel industry.





Award-Winning Culinary Delights Abound in Los Cabos

Los Cabos is well known for its incredible food and nightlife, and the restaurant scene leads Latin America for its diversity, creativity, and epic chefs, who are constantly creating new imaginative delicacies. This incredible spot at the end of the Baja California Peninsula has become a favorite destination not only for its beautiful beaches and lively nightlife, but also for its culinary scene. In 2024 Los Cabos earned new acclaim in Michelin's inaugural Mexico guide, with 18 restaurants across the destination recognized for their quality gastronomic offerings not only for fine dining, but also for sustainable and affordable restaurants. The food scene in Los Cabos is all about fresh seafood and locally grown ingredients, which is why it's become a top destination for food lovers.

"We are honored to have so many deserving restaurants in Los Cabos recognized in the first MICHELIN Guide Mexico," said Rodrigo Esponda, Managing Director of the Los Cabos Tourism Board. "Los Cabos' diverse landscape, natural ecosystems and unique location have positioned the destination as the largest producer of organic produce in Mexico. The destination's regenerative farming and sustainable fishing practices allow local restaurants and chefs to provide fresh-caught seafood that is locally sourced and organic produce that inspires renowned chefs to turn gastronomy into a creative art and exceptional experience."



A Haven For Golf Enthusiasts

Nearly nine years ago Tiger Woods celebrated his first golf course design, El Cardonal at Diamante, a private resort oasis in Los Cabos. Los Cabos is home to the PGA Tour Worldwide Golf Championships and has been recognized as one of the top destinations for golf enthusiasts, boasting two courses that have been ranked among the world's best by Golf Digest magazine in its 2024-2025 edition.

The destination also has multiple mentions on Golfweek's list of "Top 50 courses in Mexico, Caribbean, Atlantic islands and Cen-

tral America.” Topping off this year’s list at number four was The Dunes Course at Diamante Cabo San Lucas, designed by Davis Love III. The 18-hole course sits among some of the most dramatic sand dunes in the world and is designed so that you’re playing toward the ocean, along the ocean, or away from the ocean.

Adding to the 18 world-class golf resorts in Los Cabos is the recently opened Park Hyatt, and the St Regis Los Cabos Quivira, with a Jack Nicklaus signature golf course, is slated to open in 2025. The newly planned Ernie Els course at Oleada, The Legacy Club at Diamante by Tiger Woods, and David McLay’s Baja Bay Club East Cape round out the destination’s growing golf portfolio, which is approaching 22 courses in total. The Oleada property sits directly between Diamante and the newer Solmar Golf Links at Grand Solmar Pacific Dunes, with its Greg Norman-designed course.

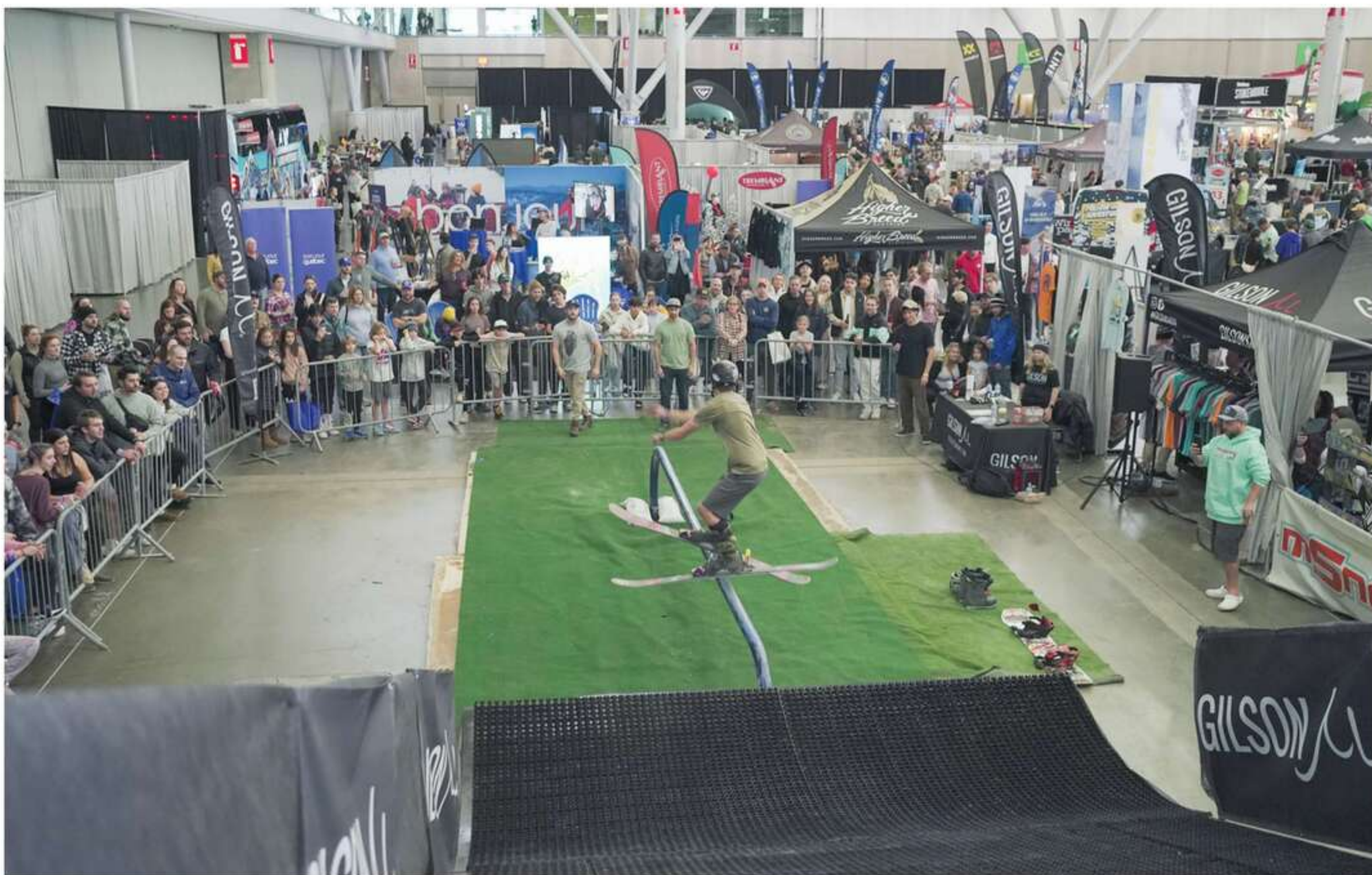
Los Cabos now offers a diverse array of options, ranging from public and resort public to semi-private and private courses. It has become a benchmark for playing award-winning designs by prolific architects such as Jack Nicklaus’ Quivira, Cabo del Sol Cove Club, Puerto Los Cabos II, Campestre San Jose, Palmilla, El Dorado, to Tom Fazio’s Querencia, Tiger Woods’ Diamante Cardonal, Davis Love’s Diamante Dunes, Greg Norman’s Solmar Golf Links, Puerto Los Cabos I, Fred Couples’ Twin Dolphin,

Robert Trent Jones’ Cabo Real, and Tom Weiskopf’s Cabo del Sol, among a few others.

Scattered across a scenic 20-mile corridor connecting the touristy Cabo San Lucas to the cultural town center of San José del Cabo in the east, nearly 288,000 people call this cape of Los Cabos, Mexico home. Known for its luxury hospitality, exuberant nightlife, and diverse culinary delights, Los Cabos exceeds expectations. Los Cabos boasts a mountain-desert-ocean environment unique in the western hemisphere. It is truly an incredible golf destination that continues to add new courses, new resorts, and unlimited activities and amenities. Los Cabos, located at the tip of the 1,000-mile-long Baja California Peninsula, is one of the world’s most diverse tourism destinations. Boasting a dramatic desert backdrop nestled between the Sierra de la Laguna Mountain range and coastlines of the Pacific Ocean and Sea of Cortez, Los Cabos is home to award-winning resorts, dynamic wellness experiences, and exquisite culinary offerings often regarded by many as some of the finest tourism offerings available anywhere. A growing list of championship golf courses, rejuvenating spas, and world-renowned sport fishing tournaments add to the destination’s unmatched appeal.

www.visitloscabos.travel
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Are you in the market for new boots, skis or a board? Or perhaps, apres ski and chinking beers with other skiers and riders sounds like your vibe? Snowbound Expo returns November 15-17 to the Boston Convention & Exhibition Center and it's the ultimate event to kick off the 2024/25 winter season. You can see inspirational speakers including New Hampshire born and raised Big Mountain Skier, Caite Zelif, Vermonter Moguls legend, Hannah Kearney, Maine's finest athlete, Donny Pelletier,



Top-ranked American downhill skier, World Cup contender, and Olympian, Alex Merryweather plus many more.

Colorado Ski Shop is the Official Retail partner, and they will sell the latest lines of gear, tech, apparel, accessories, boots, boards, skis and more. Don't miss the deals and leave the event with new gear the very same day. The expo will welcome another 150+ brands and resorts who will have their latest products on offer for you to snag ahead of the season. If you want to try out new experiences, you won't want to miss the indoor mega slope, Gilson rail jam, Ikon Pass Apres Ski & Beer Gardens. There is also a kid's zone, so you can make it a family day out and bring them along too! With 2 months to go, much more is going to be announced in the lead-up to this huge community meet-up – stay tuned!



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marketplace

Best Bites

BY BRITTANY RAYBURN



FALL FOR FLAVOR ON THE
South Shore

MARKETPLACE

best bites

The Fall in New England is truly unmatched, with crisp air, vibrant colors, and hearty flavors that help to define this time of year. Fall brings a unique charm to restaurants, making it the perfect time to explore some new spots while soaking in the last few months of warmer weather. Check out some of my favorite restaurants on the South Shore that you must experience this season.

Sunset Pier

Quincy, MA

www.sunsetpiermarinabay.com

Sunset Pier is the hottest new spot on the Marina Bay boardwalk, sat alongside its sister properties, The Chantey and the Waterclub. Sunset Pier is truly unlike anything else in Marina Bay and provides immaculate vibes in an upscale, trendy, yet laid back atmosphere. Not only is the food and drink at Sunset Pier to die for, but so are the views. Enjoy your food and drink with the gorgeous backdrop of the marina, and of course, be sure to visit for a sunset.

The dishes at Sunset Pier are perfect to share, or to enjoy by yourself! When visiting, you must try the Dirty Martini Dip, the Cheese & Charcuterie, the Butter Bean Dip, the Black & Bleu Pizza, as well as the Chorizo. The Dirty Martini Dip is served in a martini glass and topped with bleu cheese stuffed olives, served with house chips. The Cheese & Charcuterie is served with the





16C



16C



16C

Chef's selection of cheese, meat, and accompaniments, and is truly one of the most exquisite boards you will ever be served. The Butter Bean Dip is served with Sumac, chive, and crostini. For pizzas, you cannot go wrong with the Black & Bleu Pizza, served with grilled filet mignon, crumbled bleu

cheese, shallot, and horseradish crème. And lastly, the Chorizo is served with shallot, hot honey, red wine, and chive.

Enjoying a beverage at Sunset Pier is a 10/10 experience. My favorite cocktails include the Sunset Spritz and the Golden Hour. The Sunset Spritz is mixed with blood orange, aperol, prosecco, and club soda. The Golden Hour is served in a gold pineapple cup topped with a pineapple gummy, and is mixed with Grey Goose Essences, strawberry and lemongrass Bacardi tropical, pineapple strawberry, elderflower, lime, and mint.

16C

Quincy, MA

www.16crestaurant.com

16C is an absolute gem in Quincy and is a must-visit if you are a pizza lover. 16C has a modern and comfortable, homey environment and is located in the heart of Quincy Center and is known for their classic American dishes with a contemporary flair. All the items on the

menu are prepared from scratch in their open kitchen, and their menu staples are complimented by rotating seasonal items. 16C has been open since April 2016 and since then has outdone itself on being a go-to spot for locals and visitors.

To start, enjoy the Broccoli Caesar and the Meatballs. The Broccoli Caesar is a fresh and flavorful twist on the classic Caesar salad that we all know and love, is served with charred broccoli, parmesan, and vinaigrette. The Meatballs are made up of tender, perfectly flavored pork and beef, marinara, as well as basil ricotta. For entrees, order the Fig & Prosciutto Pizza and the Shrimp Scampi. The Fig & Prosciutto Pizza is truly out-of-this-world. The pizza is topped with caramelized onion, fig jam, burrata, prosciutto di parma, arugula, and topped with a balsamic glaze. If you are in the mood for seafood, you will love the Shrimp Scampi, served with jumbo sauteed shrimp, a creamy garlic and lemon butter sauce, blistered cherry tomatoes, and

MARKETPLACE

best bites

fresh linguini.

Fully dive into the Fall season with some of 16C's seasonal cocktails, including the Pumpkin Martini, the Fall into Winter Old Fashioned, and the Fall Spritz. The Pumpkin Martini is mixed with Frangelico,

Kahlua, Stoli vanilla, pumpkin cream liqueur, espresso, and a caramel and cinnamon sugar rim. The Fall into Winter Old Fashioned is every bourbon lover's dream — mixed with Bulleit Bourbon, apple brandy, apple simple, walnut bitters, and

garnished with an orange peel and cinnamon stick. And lastly, for all the Aperol Spritz lovers — the Fall Spritz is the perfect transition, mixed with Aperol, lemon juice, pear juice, and cinnamon, topped with prosecco and soda water with lemon.





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FALL AT THE OWL'S NEST RESORT

NEW ENGLAND'S FOUR-SEASON RESORT

There are few places anywhere in the Northeast that offer the extensive four-season activities and amenities as the Owl's Nest Resort in Thornton, New Hampshire. It has truly become one of New England's favorite resorts for travelers who want to literally have it all in one convenient location in the heart of the White Mountains National Forest.



Fall Season at The Owl's Nest

Fall at the Owl's Nest is simply spectacular as the White Mountains explode with rich fall color from late September through early November. Fall golf on our championship Nicklaus course is perfect, with cooler temperatures and pristine conditions. But if you're looking for something besides golf, The Owl's Nest offers guest a host of activities including, hiking, a great spa, great restaurants, sports bars with 2 aboutGOLF indoor golf simulators. The racquet complex is one of the largest in the Northeast, with 13 pickleball courts, 8 red clay tennis courts, and 4 platform tennis courts offering camps, clinics, and lessons for all sports instructed by our on-site professionals. Leagues, tournaments, and mixers are also available throughout the year. Fall pickleball team tournaments begin Nov 1, 2024, for 6 consecutive weeks to early December.

New Updates on Resort Expansion Plan

Owl's Nest Resort, New England's newest four-season resort and home to New Hampshire's only Nicklaus Design golf course and award-winning racquet sports facility, is proud to announce the opening of 3 new business establishments this summer. Slice Pizzeria & Sports Bar, located next to the resort's award-winning Panorama Six82 Restaurant, is a 4,000 square foot Italian wood-fired pizzeria with a full menu for dine in or on-the-go patrons. It features 10 big screen TV's, 2 aboutGolf simulators, a huge center bar and expansive deck overlooking the 10th and 18th greens. Butch's Brooklyn Deli & Provisions is the resort's one-stop shop for gourmet deli sandwiches, local coffee and various culinary offerings. It will also offer household and dining needs for visitors, resort guests and homeowners. The Sports-Nest, currently the golf pro shop, as been expanded to hold the new WellNest Spa & Rejuvenation Center and a new racquet pro shop with a viewing deck overlooking the championship pickleball courts. The spa will provide space for relaxation and replenishment, with IV therapies, state of the art acoustic sound wave therapy and luxurious massages and facials.

In addition, the newly branded Owl's Nest Vineyard Course (formerly White Mountain Country Club) is currently undergoing a course redesign under the supervision of Robert McNeil and Northeast Golf Company. The Vineyard Course will also have a 10-acre vineyard, a new restaurant, function facilities, and new townhomes are also planned at the property. Also underway is The Hoot, a new 9-hole championship course. There will be 45 holes for golf enthusiasts at the resort when completed, the most at any resort in New England.

"We are delighted to be adding the spa, new racquet headquarters and these new dining establishments to our resort, says Brad

McCoil, the resort's General Manager. "They will play an integral part in our vision of creating a true New England playground. These two dining options are the perfect complement to our already robust food offerings and the spa will help define us as a four-star resort. Now both guests and homeowners can enjoy all our recreational offerings without ever having to leave the resort."

Four Season Fun and Resort Amenities

The Owl's Nest is truly a full four-season resort so there is never an offseason here at the Nest. The Owl's Nest is home to 25 racquet courts including 8 clay tennis courts, 13 pickleball courts, and 4 radiant heated platform tennis courts. The resort's Lake Harold is the largest man-made recreational lake in New Hampshire. Fishing, boating, swimming, paddleboarding, and other watersports are all offered at the facility. In addition, the resort has added a new Olympic-sized pool and Jacuzzi complex adjacent to the newly completed Boathouse. It currently features an outdoor swimming pool and jacuzzi, boat rentals, indoor and outdoor showers, radiated heat decks, locker room facilities, and beach access, with Hook featuring waterfront food & cocktails. The resort's main restaurant, Panorama Six82, is open daily from 4pm to 9pm, Slice Pizzeria & Sports Bar with games and golf simulators, and Butch's Brooklyn Deli & Provisions for snacks,

supplies, and lighter fare. If you have gone electric with your ride, there are 10 Tesla superchargers at the resort for quick charging.

The Owl's Nest Living Community

The Owl's Nest master plan organizes the homes around communal outdoor spaces all connected by multi-use trails. At Waterscapes each home is nestled perfectly throughout the resort, giving you spectacular views of the White Mountains. The proximity of the Owl's Nest gives you full access to all the White Mountain's major attractions and tourist areas while living in a quiet private resort community. These new mountain homes offer open floor plans, light-filled homes, designed with luxury features, and modern conveniences for perfect four-season mountain living. www.waterscapesnh.com

The Owl's Nest Resort is in New Hampshire's White Mountains, less than two hours north of Boston and one hour from Manchester-Boston Regional Airport. The Nest is situated on 600+ acres with spectacular panoramic mountain and forest views.

For more information on Owl's Nest Resort, please visit www.owlsnestresort.com or call 603.726.3076





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at Owl's Nest

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Our expertise isn't just in our portfolio of Heating and Cooling solutions. For more than 30 years, Papalia has offered comprehensive home care, including plumbing, electrical, drain cleaning and water filtration, all delivered with a commitment to eco-conscious, tailored solutions for the discerning homeowner. Our meticulous attention

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