

# MOVING TO Annapolis

By Kara Shaffer



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# About

## Kara Shaffer

Kara Shaffer is a proud Severna Park native with a deep-rooted passion for real estate—especially in the charming Chesapeake Bay area. Her love for homes began on job sites with her builder father, where she developed a sharp eye for both beauty and structure. After earning a B.A. in Humanities from Widener University, Kara launched her career in new home construction sales, later working in purchasing for a major builder, and became a licensed real estate advisor in 2008.

With a no-fluff, client-first approach, Kara helps families confidently relocate and settle into the Annapolis area. Whether you're new to Maryland or just moving across town, she'll guide you every step of the way—from finding the right neighborhood to handing over the keys. Backed by Engel & Völkers' global reach and white-glove service, Kara brings expertise, humor, and heart to every transaction.

cell: 443.926.3287

office: 443-292-6767

[kara.shaffer@evrealestate.com](mailto:kara.shaffer@evrealestate.com)

138 West Street  
Annapolis, MD 21401



# Buying A Home In Annapolis

## STEP 1

### Connect With Me

---

If we haven't set up a time to meet, reach out now. We'll establish your goals and desires. Assessing your needs and wants is the first and most important step in the home buying process.

## STEP 2

### Determine Your Budget + Get Pre-Approved

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Getting pre-approved for a mortgage is vital prior to beginning your home search. It will give you a clearer idea of your borrowing capacity and help you in your search. A lender can help you determine how much you can afford to spend on a home. I'd be happy to share my list of recommended local lenders.

## STEP 3

### Start Your Home Search

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I'll set up an MLS search so that you are notified immediately of any properties that come to market. I'll work hard to find homes before they even come to the market. You'll attend open houses and together we'll tour properties.

## STEP 4

### Write The Offer

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Once you find a property you love, I'll guide you in preparing a competitive offer. We'll consider market conditions, recent comparable sales, and the property's condition. I'll negotiate on your behalf to secure the best possible terms.

## STEP 5

### Under Contract

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Once we're under contract, it's crucial to conduct inspections and perform all due diligence. I'll coordinate the inspection process and we'll review the inspection report. I'll guide you through any necessary negotiations with the seller. We'll work through any contingencies stipulated in your contract and ensure financing and closing preparations are taken care of.

## STEP 6

### Settlement

---

Before the closing, we'll conduct a final walkthrough to ensure the property is in the agreed-upon condition. At the closing, you'll sign the necessary documents, pay the closing costs, and officially take ownership of the property.

# Living in Annapolis



I'm here to give you all the details you need to know about Annapolis when considering a move here. In this guide, I've painted a picture of what it's like to live in Annapolis. There are so many amazing things about living here and I'm excited to share them with you.

## **REASONS PEOPLE MOVE TO ANNAPOLIS:**

Small Town Charm

Beautiful, Historic Homes

A Boater's Paradise

Tight Knit Community Feel

Incredible Restaurants

So Many Outdoor Activities + Ways To Stay Active

# WHERE TO GET BRUNCH

## In Annapolis

01

### Severn Inn

---

1993 Baltimore Annapolis Blvd  
Seafood

02

### Miss Shirley's Cafe

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1 Park Place  
American

03

### Iron Rooster

---

12 Market Space  
American

04

### Carrol's Creek Cafe

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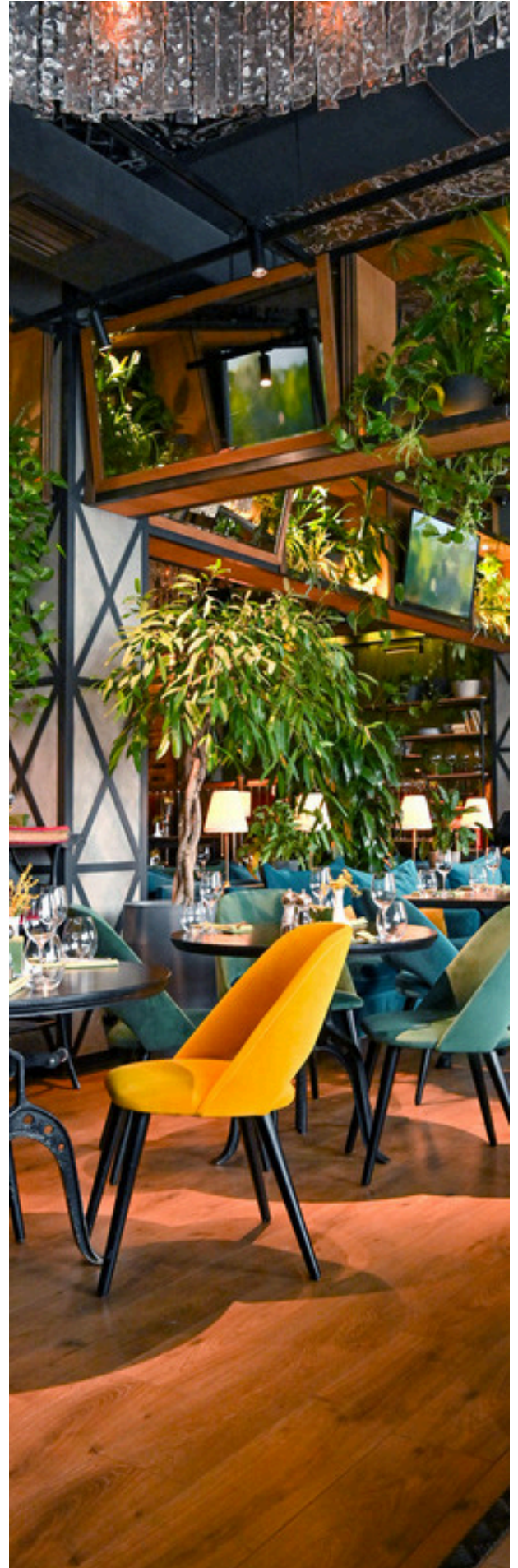
410 Severn Ave  
Seafood

05

### Galway Bay

---

63 Maryland Ave  
Irish





## WHERE TO GET DINNER

# In Annapolis



01

### Eastport

---

Boatyard Bar & Grill

Davis' Pub

Vin 909

Eastport Kitchen

Sam's on the Waterfront

02

### West Annapolis

---

Chessie's Wharf

Heroes Pub

InGrano

Agave

Bella Italia

03

### Downtown

---

Preserve

Osteria 177

Dry 85

Harry Browne's

Pearl

04

### Downtown

---

Leo

Joss Sushi

Level

Acqua al 2

The Goat



## DATE NIGHT

# In Annapolis

01

### Parley Room

---

25 State Circle

Cocktail Bar

02

### Harold Black

---

236 Main Street

Speakeasy

03

### 1747 Pub

---

7 Church Circle

American

04

### Sailor Oyster Bar

---

196 West Street

Seafood

05

### Adams on 4th

---

424 Fourth St

American



# THE BEST COFFEE

## In Annapolis



01

### The Big Bean

---

Annapolis

A cozy neighborhood favorite offering organic coffees, homemade pastries, and plenty of comfy seating—perfect for catching up with friends or getting work done.

02

### Rise Up

---

Annapolis

Locally roasted coffee meets socially responsible sourcing. Known for bold flavor, great vibes, and a laid-back, modern feel.

03

### Bitty & Beau's Coffee

---

Annapolis

Bitty & Beau's Coffee is more than a coffee shop — it's a human rights movement that celebrates diversity by employing over 400 people with intellectual and developmental disabilities nationwide.

04

### Curate

---

Annapolis

Chic and serene, Curate offers small-batch coffees and a rotating selection of local pastries in a beautiful boutique café setting.

# THINGS TO DO

## In Annapolis

01

### Catch a Navy Game

---

[www.navysports.evenue.net](http://www.navysports.evenue.net)

Cheer on the Midshipmen at the U.S. Naval Academy. Whether it's football, lacrosse, or basketball, it's a truly local experience.

02

### Enjoy a Concert

---

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

Head to Rams Head On Stage for an intimate live music experience —big talent in a small, historic venue.

03

### Tour the City

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Electric Cart Tours

Hop on an electric cart tour to explore historic downtown Annapolis in a fun and informative way. It's a hit with visitors and locals alike.

04

### Enjoy a Sailing Cruise

---

Schooner Woodwind

Take a scenic cruise on the Chesapeake Bay aboard the Schooner Woodwind. Sunset sails are a must!

05

### Shop

---

Main Street & Maryland Ave

Wander down Main Street and Maryland Avenue to browse charming boutiques, art galleries, and one-of-a-kind finds.

06

### Visit A Local Winery

---

Great Frogs

Great Frogs Winery offers tastings and events among the vines, just minutes from downtown. A relaxing, rustic getaway.



# SMALL BUSINESSES TO SUPPORT In Annapolis

01

## **The Cottage**

---

Women's Clothing Boutique  
Annapolis & Severna Park

02

## **Wraby**

---

Women's Clothing Boutique  
West Annapolis

03

## **Cotton Company**

---

Women's & Men's Clothing Boutique  
Annapolis

04

## **Local By Design**

---

Art | Furniture | Jewelry | Home Decor  
Annapolis

## KID FRIENDLY INDOOR ACTIVITIES

# In Annapolis

01

### **Chesapeake Children's Museum**

---

25 Silopanna Rd

Hands-on exhibits and creative play spaces spark imagination and exploration for little learners.

02

### **My Gym**

---

302 Harry S Truman Pkwy

A high-energy space where kids can climb, swing, and burn off energy through guided physical play.

03

### **Ballocity- Pip Moyer Rec Center**

---

273 Hilltop Lane

Perfect for younger kids, this soft play zone features climbing structures, slides, and a parent-friendly layout.

04

### **Chuck E Cheese**

---

2333-A Forest Drive

A classic favorite for family fun, with games, pizza, and safe indoor play.

05

### **Game On Bar+Arcade**

---

114 West Street

Family-friendly during the day, this spot offers classic arcade games and pinball for all ages.

06

### **EscapeTime Annapolis**

---

167-A Jennifer Road

Older kids and teens will love the thrill of working together to solve clues and escape themed rooms in under an hour.



# Choosing The Right Neighborhood In Annapolis



When moving to a new city, finding the right neighborhood is just as important as finding the right house or apartment. Consider what matters most to you, like schools, parks, or public transportation. Think about practical stuff too, like commute times, nearby amenities, and safety.

To make your search easier, I've pulled together a list of my favorite neighborhoods and communities in the area.

These areas have a great reputation, offer a high quality of life, and are conveniently located. They have much to offer everyone considering them.

Whether you're looking for top-rated schools, beautiful parks, or a friendly and involved community, you'll find something on this list that catches your eye.

EXPLORE THE TOP  
NEIGHBORHOODS IN  
ANNAPOLIS





# Welcome To Downtown Annapolis



Living in Downtown Annapolis means waking up surrounded by history, charm, and waterfront beauty. This is where colonial architecture meets a lively marina lifestyle. The heart of the city offers endless opportunities to dine, shop, and stroll—whether you’re grabbing coffee on Main Street or enjoying live music at City Dock. It’s ideal for those who crave walkability, love vibrant energy, and want to be immersed in all things Annapolis.

## **WHAT TO EXPECT**

Historic charm, waterfront views, cobblestone streets, and a constant buzz of activity.

## **THE INVENTORY**

A mix of colonial-era homes, charming row houses, and luxury condos with water views.

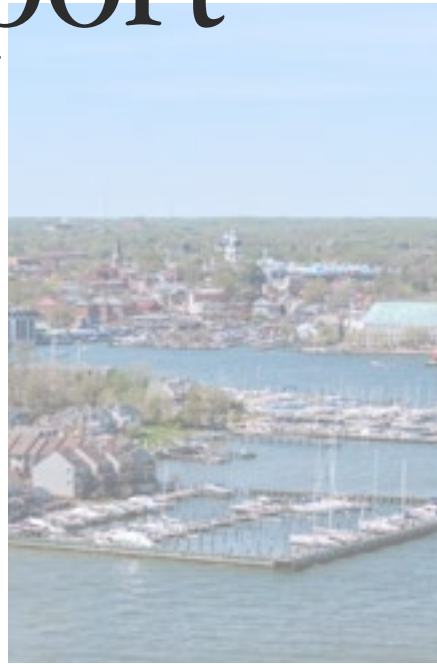
## **THE PERKS**

Walkability to restaurants, shops, galleries, and the Naval Academy. Frequent festivals and events keep things lively year-round.

## **YOU’LL FALL IN LOVE WITH**

The perfect blend of history and modern lifestyle—plus unbeatable access to the water.

# Welcome To Eastport



Eastport offers a one-of-a-kind blend of salty air and spirited soul. Known for its maritime roots, this neighborhood is all about relaxed charm and community pride. Locals enjoy waterfront dining, quirky traditions like the annual tug-of-war with Downtown, and unbeatable access to the Chesapeake Bay. Eastport feels like its own little town—just a short stroll across the bridge from the bustle of downtown.

## **WHAT TO EXPECT**

A laid-back, maritime vibe with strong community roots and a love for all things local.

## **THE INVENTORY**

Eclectic mix of waterfront homes, cottages, updated townhomes, and bungalows.

## **THE PERKS**

Incredible dining, walkability to downtown via the Spa Creek Bridge, and front-row seats to boat parades and regattas.

## **YOU'LL FALL IN LOVE WITH**

The artsy, nautical feel and the sense that everyone knows your name.

# Welcome To West Annapolis



Tucked just outside downtown, West Annapolis is a peaceful pocket of town known for its tight-knit feel and timeless character. With locally owned shops, a weekly farmers market, and highly rated schools, it's a favorite for families and professionals alike. Residents enjoy a slower pace and strong sense of community —without giving up convenience or charm.

## **WHAT TO EXPECT**

Quiet, tree-lined streets with easy access to everything you need

## **THE INVENTORY**

Large single family homes, mid size ranchers and townhomes

## **THE PERKS**

Walkable to restaurants, playgrounds, coffee shops and more

## **YOU'LL FALL IN LOVE WITH**

The historic charm and modern convenience

# Welcome To Annapolis Neck



Annapolis Neck offers the perfect blend of nature and neighborhood. With Quiet Waters Park at its heart and the South River at its edge, this area is ideal for outdoor lovers. The neighborhoods here tend to be quiet and family-friendly, offering a mix of classic homes and newer developments. It's a peaceful retreat just minutes from the downtown core.

## **WHAT TO EXPECT**

A suburban coastal stretch with access to water, parks, and peaceful living just outside downtown.

## **THE INVENTORY**

A variety of single-family homes, many with large lots, plus waterfront communities and newer developments.

## **THE PERKS**

Quiet, scenic surroundings, close to Quiet Waters Park, and a short drive to downtown.

## **YOU'LL FALL IN LOVE WITH**

Sunset kayak paddles, weekend park strolls, and the relaxed pace of life.



# Welcome To Parole



Parole is where convenience meets comfort. This centrally located community is home to a major shopping hub, new residential developments, and easy access to commuter routes. While it's bustling with activity, it also offers quiet pockets of residential living, green spaces, and modern amenities. It's a smart choice for anyone who wants to stay connected without sacrificing space or accessibility.

## **WHAT TO EXPECT**

A hub of convenience that blends residential comfort with retail and dining at your fingertips.

## **THE INVENTORY**

Condos, townhomes, and single-family homes—many newer or recently renovated.

## **THE PERKS**

Easy access to the mall, medical centers, Rt. 50, and downtown. Everything you need is just minutes away.

## **YOU'LL FALL IN LOVE WITH**

The convenience factor—and how quickly it feels like home.



# Welcome To Cape St Claire



The Cape is a vibrant waterfront community with a “small town within a town” atmosphere. Known for its private beaches, community events, and active residents, Cape St. Claire has everything you need—schools, shops, and parks—right inside the neighborhood. It’s perfect for those looking for a close-knit, coastal lifestyle with lots of room to grow.

## **WHAT TO EXPECT**

A vibrant, self-contained community with a strong neighborhood association and its own beaches, parks, and schools.

## **THE INVENTORY**

Primarily single-family homes ranging from classic ranchers to contemporary waterfront builds.

## **THE PERKS**

Private beaches, marinas, and a true sense of belonging. Known for great schools and active local involvement.

## **YOU’LL FALL IN LOVE WITH**

Community events, bay breezes, and having the beach just down the street.



# Schools In Annapolis

Annapolis is home to so many amazing schools. Most families have no problem finding the right fit. There's a wide range of options from neighborhood public schools to charter schools to private options. I've included a list on the next page. If you're interested in learning more about any of these schools, it's likely that I can connect you with a client or friend who has children there to give you a better sense of what it's like.

For details on all public schooling options, click [HERE](#).

# RECOMMENDED

## Preschools in Annapolis

01

### The Key School

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534 Hillsmere Drive

The Key School offers a warm and engaging preschool program designed to nurture curiosity, creativity, and a love of learning. With a play-based, child-centered approach, Key's Early Childhood program encourages exploration through hands-on activities, outdoor learning, and strong social-emotional support. The campus offers beautiful natural spaces and a strong sense of community, promoting independence and confidence from a young age.

03

### Naval Academy Primary School

---

74 Greenbury Point Road

Naval Academy Primary School provides a structured and nurturing early education environment tailored to military and civilian families alike. Rooted in values like integrity, responsibility, and respect, NAPS focuses on developing strong academic foundations alongside character building. With small class sizes and dedicated teachers, children thrive in a setting that balances tradition with innovation.

02

### Saint Mary's

---

111 Duke of Gloucester Street

Saint Mary's Preschool blends faith-based learning with academic excellence, offering a Christ-centered program where children grow intellectually, spiritually, and socially. The school emphasizes kindness, community, and a love for learning through a balanced curriculum of academics, play, and religious instruction. Families are drawn to its close-knit, supportive atmosphere and deep-rooted traditions.

04

### St. Anne's School

---

3112 Arundel on the Bay Road

St. Anne's School offers a Reggio Emilia-inspired early childhood program that celebrates each child's unique voice, creativity, and potential. With a focus on inquiry-based learning, social-emotional development, and respect for others, St. Anne's fosters critical thinking and collaboration from the very start. The school promotes diversity, equity, and inclusion in a joyful, student-centered environment.

## PRIVATE

# Lower Schools in Annapolis

01

## Saint Mary's

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111 Duke of Gloucester Street

Grades K-8

A faith-based institution known for academic rigor and community involvement, Saint Mary's offers a well-rounded education with a strong emphasis on character and service.

02

## The Key School

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534 Hillsmere Drive

Grades K-8

An innovative, progressive school offering a student-centered curriculum and a strong arts and outdoor program. Highly regarded for its nurturing environment.

03

## Annapolis Area Christian School

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110 Ridgely Avenue

Grades K-8

This Christian-based school offers excellent academics alongside spiritual development and a strong athletics program, serving students from K-12.





## PRIVATE

# Upper Schools in Annapolis

01

## Saint Mary's

---

111 Duke of Gloucester Street

Grades 9-12

A faith-based institution known for academic rigor and community involvement, Saint Mary's offers a well-rounded education with a strong emphasis on character and service.

02

## The Key School

---

534 Hillsmere Drive

Grades 9-12

An innovative, progressive school offering a student-centered curriculum and a strong arts and outdoor program. Highly regarded for its nurturing environment.

03

## Annapolis Area Christian School

---

110 Ridgely Avenue

Grades 9-12

This Christian-based school offers excellent academics alongside spiritual development and a strong athletics program, serving students from K-12.





# Your Visit To Annapolis



While I can help you with your home search from afar through virtual showings and zoom calls, many people choose to visit Annapolis. I will arrange showings for you and have also prepared the following recommendations for your stay.

## WHERE TO STAY

I recommend staying in Downtown Annapolis as you'll be centrally located and able to the most of your stay here.

### HOTELS:

The Graduate

The Westin

Waterfront Hotel

Hilton Garden Inn

Fairfield Inn &  
Suites

### BED & BREAKFASTS:

1313 West

134 Prince

Annapolis Inn

Flag House Inn

Gibson's Inn @ Gate  
One

SAVE FOR LATER

## Trusted Resources

### HAIR SALONS

Vaughan Diann Salon & Spa	Office: 410.571.1112	<a href="http://www.vaughandiann.com">www.vaughandiann.com</a>
Blush Hair Salon	Office: 410.571.5147	<a href="http://www.blushsalonmd.com">www.blushsalonmd.com</a>
Varuna Salon & Spa	Office: 410.268.2828	<a href="https://varunasalonspa.com">https://varunasalonspa.com</a>

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### NAIL SALONS

Cosmo Nail Bar	Office: 410.268.0128	<a href="https://cosmoannapolis.com">https://cosmoannapolis.com</a>
Lux Nail Bar	Office: 410.573.9434	626 Admiral Dr Annapolis, MD 21401

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### DERMATOLOGISTS

Annapolis Dermatology Associates	Office: 410.224.2260	<a href="http://www.annapolisdermatology.com">www.annapolisdermatology.com</a>
Current Dermatology & Cosmetic Center	Office: 410.384.4172	<a href="https://www.currentderm.com/">https://www.currentderm.com/</a>

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# Trusted Resources

## PEDIATRICIANS

Annapolis Pediatrics	Office: 410.263.6363	<a href="https://annapolispediatrics.com/">https://annapolispediatrics.com/</a>
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Bayside Pediatrics	600 Ridgely Avenue, Suite 231, Annapolis, MD 21401	<a href="mailto:vendor@email.com">vendor@email.com</a> <a href="http://website.com">website.com</a>
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## DENTISTS

John D. Ritter	Office: 410.267.7901	<a href="https://www.johndritter.com/">https://www.johndritter.com/</a>
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Samson Dental	Office: 410.268.7737	<a href="https://www.annapolisfamilydental.com/">https://www.annapolisfamilydental.com/</a>
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## HOUSE CLEANER

Prime Cleaning Services	Office: 410.972.9790	<a href="https://primecleaningmd.com">https://primecleaningmd.com</a>
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Lea's Cleaning Company Annapolis	Office: 443.863.9735	<a href="https://www.leascleaningcompany.com/">https://www.leascleaningcompany.com/</a>
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SAVE FOR LATER

# Trusted Resources

## MOVING COMPANIES

Short Hop Moving	Office: 410.849.0080	<a href="http://www.shorthopmoving.net">www.shorthopmoving.net</a>
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A1 Moving & Storage	Office: 410.729.1729	<a href="http://www.aonemoving.net">www.aonemoving.net</a>
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## HANDYMAN

Mark Ward	Cell: 410.522.8665
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## HVAC

Josh Cornett		
Cornett Heating & Cooling	Office: 443.5290579	<a href="http://www.severnaparkhvac.com">www.severnaparkhvac.com</a>

Wehn Heating & Air	Office: 410.793.0777	<a href="http://www.johnwehnhvac.com">www.johnwehnhvac.com</a>
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SAVE FOR LATER

## Trusted Resources

### GENERAL CONTRACTOR

Tom Williams Buckeye Construction	Cell: 410.320.2176	<a href="mailto:tomgwilliams@verizon.net">tomgwilliams@verizon.net</a>
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Zack Browning DelMarVa Pro Services	Cell: 410.320.5904	<a href="mailto:zack@delmarvapro.com">zack@delmarvapro.com</a>
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### PLUMBING

Wes Booth W.A Booth Plumbing	Cell: 443.221.0957	<a href="mailto:vendor@email.com">vendor@email.com</a> <a href="http://website.com">website.com</a>
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RS Plumbing	Cell: 443.900.5004	<a href="mailto:rubennefer@icloud.com">rubennefer@icloud.com</a>
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### LANDSCAPING

Harmony Gardens	Office: 410.991.8008	<a href="https://www.harmonygardenninteriors.com/">https://www.harmonygardenninteriors.com/</a>
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Rivera Landscaping	Office: 410.212.7110	<a href="https://riveramdlandscaping.com/">https://riveramdlandscaping.com/</a>
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SAVE FOR LATER

## Trusted Resources

### ABORIST/TREE REMOVAL

Bartlett Tree Experts	Office: 410.305.0353	<a href="https://www.bartlett.com/locations/annapolis-md.cfm">https://www.bartlett.com/locations/annapolis-md.cfm</a>
Davey Tree Expert Company	Office: 410.969.4430	<a href="https://www.davey.com/residential-tree-services/local-offices/annapolis-tree-service/">https://www.davey.com/residential-tree-services/local-offices/annapolis-tree-service/</a>

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### WINDOW TREATMENTS

Budget Blinds of Annapolis	Office: 410.793.0462	<a href="https://budgetblinds.com/annapolis/">https://budgetblinds.com/annapolis/</a>
Louvier Shop	Office: 410.263.0363	<a href="http://www.thelouviershop.com/">http://www.thelouviershop.com/</a>
Express Blinds Mike Blankenship	Cell: 443.812.1767	<a href="mailto:msbinstallers@gmail.com">msbinstallers@gmail.com</a>

SAVE FOR LATER

## Trusted Resources

### INTERIOR DESIGNERS

Katie Rainey Design	Office: 443.995.7234	<a href="https://katieraineydesign.com/">https://katieraineydesign.com/</a>
Erin Paige Pitts Interiors	Office: 443.392.5036	<a href="https://erinpaigepittsinteriors.com/">https://erinpaigepittsinteriors.com/</a>
Fitzsimmons Design Associates	Office: 410.267.7540	<a href="https://fitzsimmonsdesign.com/">https://fitzsimmonsdesign.com/</a>

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### POOL MAINTENANCE

Splash Pools	Office: 410.451.7665	<a href="https://splashpoolsinc.com/">https://splashpoolsinc.com/</a>
Anchor Aquatics	Office: 410.956.0744	<a href="https://anchoraquatics.com/">https://anchoraquatics.com/</a>

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### ELECTRICIAN

G T Dawson Dawson Electric	Cell: 443.370.8567 Office: 410.266.5754	<a href="mailto:dawsonelectric@comcast.net">dawsonelectric@comcast.net</a>
Chesapeake Electric	Office: 410.632.6531	<a href="https://cheselectric.com/">https://cheselectric.com/</a>

# Next Steps

## Are you ready to start your home search in Annapolis?

I hope this neighborhood guide was valuable to you as you consider the various neighborhoods in Annapolis. Now that you're more acquainted with the areas that may suit your family, let's choose a time to discuss your goals.

You can schedule a time with me at the link below or give me call to set up a time.

**SINCERELY,**

Kara Shaffer

**SCHEDULE A TIME TO TALK**

cell: 443.926.3287

office: 443-292-6767

kara.shaffer@evrealestate.com

**ENGEL & VÖLKERS®**

KARA SHAFFER

