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May 2023

Real Estate *Listings*
Memorial Day *Etiquette*
Safety & Water this *Summer*
Installing a pool at *Home*
Bristol Restaurant *Scene*

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TriCities Living 3

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Publisher
Bristol Herald Courier
410 Bob Morrison Blvd
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AtHome@bristolnews.com

Editorial Content
Sidney Bayne
Joaquin Mancera

Layout/Design
Mike Wilson

Photos
Emily Ball

Advertising/Sales
Amanda Shell
ashell@bristolnews.com
Kim Kelley
kkelley@bristolnews.com

Meloney Howell
mhowell@bristolnews.com
Trey Fowler
tfowler@bristolnews.com

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Terms: 10% Buyer's Premium will be added to final high bid to arrive at contract price. Earnest Money Deposit of \$5,000 required in 24 hours. Close in 45 days. Subject to seller confirmation. Property sold "as is, where is, with any and all faults." Buyer is expected to complete their own due diligence. Be sure to register to bid early to ensure you receive notifications regarding any changes to the Auction, Bidder Packet and/or Pre-Auction offers received. Download Bidder Information Pack for complete terms and conditions, purchase contract and maps.

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Broker/Auctioneer
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Since 1868 Memorial Day has been a federal holiday in the United States honoring and mourning the U.S. military personnel who have died while serving in the United States armed forces. Until 1971, it was known as Decoration Day, a time for the nation to decorate the graves of the dead with flowers.



Why you should not say, "Happy Memorial Day"

Memorial Day was not founded in joy with the promise of bringing glee each year. It was established as a way for the country to set aside time to honor the troops who had given their lives in service to America.

The National Moment of Remembrance is a full minute of silence beginning at 3:00 PM (local time) on Memorial Day to reflect on fallen service men and women. If you do nothing else to observe Memorial Day, no matter what you are doing, at 3:00 PM take a minute to remember why this day was established.

Many Americans observe the day visiting a cemetery, monument or museum, attending a parade, and celebrating with a barbecue. If you are hosting this year, here are two tablescape ideas that will make your guests feel right at home!



Sidney Bayne

My career as an entrepreneur started after graduation from Texas Tech University. I began selling real estate in Dallas, becoming the firm's top sales associate. After three years in Real Estate, I switched gears and graduated from The Protocol School of Washington and started Smarter Image International, Inc. Through my work at Smarter Image, an image consulting firm, I became a leading advisor on business and social etiquette and for individuals and corporations. The experience I gained in consulting is closely related to my work in real estate sales and staging homes. And in 2016, I returned to Real Estate, becoming a top sales associate at my firm. My personal philosophy is providing the best service and experience for my clients.

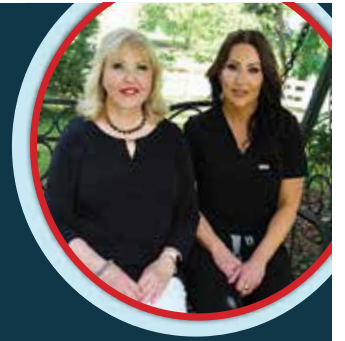
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Safety and Water *This Summer*

Drowning isn't always accompanied by the stereotypical flailing and cries for help. It can happen wherever there's water, including streams, lakes, water parks, bathtubs and even toilets.

It's also often preventable, according to an expert from Penn State Health, who offered tips for parents as water recreation season begins.

"A child can drown in less than 2 inches of water," said Jen Lau, manager of the Pediatric Trauma and Injury Prevention Program at Penn State Health Children's Hospital in Hershey, Pa.

About two-thirds of drownings among infants happen in a bathtub, Lau noted. They should always be supervised and within arm's reach

while bathing.

"We've seen cases where the briefest distractions have led to tragedy," Lau said in a health system news release.

Parents should teach their young children that water can be dangerous, like cars, because sometimes parents may not be aware that the risk is there, such as with a neighbor's small fish pond.

"Explain to them, 'You know how you don't cross the street without a grown-up? You shouldn't go in or near water without a grown-up, either,'" Lau said.

"The goal is to get young children comfortable in the water," Lau said, "and start building their swim-readiness skills." Pools are better than open water for young or inexperienced swimmers, Lau advised.

"Oceans, creeks or lakes can have uneven surfaces, unpredictable depths, waves and currents that make swimming much more challenging," she said.

Lau also recommends designating someone to watch children whenever they are around water. Don't rely on lessons or flotation devices.

"Parents may have a false sense of security that there are all these moms and dads around so they feel like everyone's watching the kids," she said. "But when everyone's watching, no one is. Tragically, we've seen how a distracted parent has missed that their child was in distress and drowning just a few feet away."

Children drown quickly, Lau said, often when they are vertical in the water with their head tipped back.

Parents should

watch their children even when there's a lifeguard on duty.

"The lifeguard's there watching everyone's kids," Lau said. "Look after your own for added safety." Make pool areas childproof with fencing that is four-sided and separated from the house and backyard.

Don't use mermaid tails in the

“Parents may have a false sense of security that there are all these moms and dads around so they feel like everyone's watching the kids”

water. "Sure, it looks fun," Lau said. "But it's not the best idea to put your child in a pool with their legs bound together and no way to stand. These mermaid tails greatly limit their mobility in the water and can be really dangerous." Learn CPR so you will be prepared in case of emergency.

Knowing how to resuscitate a child can be the difference between a near-drowning and death.

"Every parent should know how and when to do CPR so they can act immediately until help arrives, instead of waiting for emergency responders to get there," Lau said. ❀

More information

The American Academy of Pediatrics has more on water safety.

SOURCE: Penn State Health, news release, April



What to know about installing a pool at home



Summer is a season of relaxation when school is not in session, vacation season is in full swing and people everywhere are getting outside and soaking up the summer sun. It's hard to imagine how that can get any better. But it can for people thinking of installing a pool in their backyard.

Pools definitely have a wow factor that's hard to replicate. Homeowners considering pool installation can take note of these factors as they try to decide if a pool is right for them.

Cost

The cost to install a pool depends on a host of factors, including which type of pool homeowners are considering and where they live. According to the online home improvement resource Angi (formerly Angie's list), the average cost to install an above ground pool in the United States in 2022 was \$3,322, while the average inground pool installation in the same year was \$55,000. That's quite a disparity in price, and homeowners should know that the average cost of each project is higher in certain regions and under certain circumstances. Potential ancillary costs, such as excavation and plumbing relocation, will add to the final cost of the project. The erection of fencing around the pool if no fencing currently surrounds the area where the pool will be located also will add

to the final cost.

Pool type

As noted, above ground pools, on average, require a considerably smaller financial investment than inground pools. This is an important consideration, but which option may ultimately prove the better investment is worth researching. Homeowners can speak with a local real estate professional to determine if an inground pool or above ground might yield a significantly higher return at resale. If an inground pool is likely to increase property value by a substantial amount, it could be well worth the extra upfront costs.

Maintenance

Pools are undeniably fun, but they still require maintenance. The experts at Better Homes & Gardens note that vinyl liners in pools last approximately six to 10 years, while painted concrete may require a fresh coat of paint every five years. Plaster finishes may last as long as 15 years, while cement-coated products can last a lifetime. Pools also need

periodic cleaning, and chemicals to keep the pool operating safely and cleanly will require an additional, if somewhat minimal, financial investment. Homeowners investing in a new pool should be aware of the maintenance required to keep the pool clean and be willing to

do that maintenance. And though homeowners typically can open and close pools on their own, it's also possible to hire someone to do it for a relatively small fee each season.

Location

A survey of the land in a yard can reveal how smoothly a pool installation may or may not go. Though it's possible to install a pool in just about any yard, some spaces might require greater preparation and pre-installation effort than others. Sloped backyards, for example, may require the services of a landscape architect to prepare the space, which can extend the time it takes to complete the project and add the overall cost.

These are just some of the factors that merit consideration when mulling a pool installation. A homeowners' best resource might be a local pool company who can visit a home, provide an estimate and point out any challenges that may arise during the install. ❀





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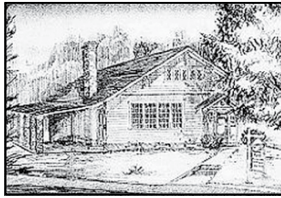
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21579 Moonlight Bay Road Abingdon, VA 24211 - A lovely well-maintained brick house located with frontage on the beautiful South Holston Lake. This home has had updates in 2017 which include hardwood flooring, roof, HVAC, tile flooring, bathroom, and TimberTech decking. In 2020 a Generac whole house seamless generator was installed and in 2021 carpet was replaced in the office among other improvements. The partially finished lower level has wall heaters but does not have AC. A lovely location just waiting for you! MLS#86318



UNDER CONTRACT

\$219,000

2436 WEXMOUTH DRIVE, ABINGDON - Relax on your covered front porch. Don't miss out on this 2017 home in an established neighborhood. There are three bedrooms, and two bathrooms all on one level. Home has hardwood floors, ceramic tile, stainless steel appliances, gas fireplace, garage, sunroom, and deck for added enjoyment. Level corner lot has fencing for your children or pets, with a storage building and mature trees. Home is conveniently located near schools, shopping areas, and The Virginia Creeper Trail.



SOLD

\$325,000

121 NE JACKSON, ABINGDON - Downtown Abingdon location lets you walk to most of the attractions that make Abingdon one of the most popular small towns in America. Visit the local restaurants, Virginia Creeper Trail, Barter Theater, and The Martha Washington Inn. Many updates including, but not limited to: newer flooring, kitchen countertops, appliances, windows, patio, front porch, bath rooms, and fenced back yard. MLS#85766.



SOLD

\$359,000

18481 CLEVELAND ROAD - This brick ranch house with 11 acres (+/-) is located very near South Holston Lake and is just waiting for you to enjoy the peaceful country setting, but only 10 minutes into historic Abingdon, with all that it has to offer. There are two rooms upstairs that are finished and heated (no AC) and were not included in the square footage because of the slope of the ceiling. Part of the acreage is fenced and part is wooded. Being near South Holston Lake and the proximity to Abingdon and to Bristol makes this property unique. Call today! MLS#85479



UNDER CONTRACT

\$175,000

394 HORSESHOE BEND, CHILHOWIE - Brick home with 3 bedrooms, 1 bath, 2 car detached garage, and other outbuildings all sitting on approx. 16 acres. Basement has two finished rooms. Only 4 miles from Chilhowie, but a rural setting. Buy it and enjoy this home! MLS#85590



\$395,000

13180 MEADOWVIEW SQUARE, MEADOWVIEW - Formerly the Harvest Table Restaurant and Gift Shop situated in the heart of Meadowview with approximately 6227 square feet total. Property was completely renovated in 2007 and is in good condition inside and out. All restaurant fixtures remain, including kitchen equipment, dining tables and chairs, etc as do some office type furniture. There are many unique decorating and construction features in this charming 100+ year old building. MLS#85060



REDUCED

\$349,000

19045 STONE MOUNTAIN RD - Farmhouse design situated on two lots in Stone Mountain Subdivision just outside the town limits of Abingdon. House has been used as a professional office but is just waiting for a personal touch to be your new home. The house has 4 bedrooms, 1 full bath, and 2 half baths, kitchen, living room and den. It has a wrap around porch and a large lot for your enjoyment. MLS#85461



\$475,000

TBD OLD SOUTH WAY - This unique and beautiful 44 acre property lies at the new Virginia Creeper Trailhead on Watauga Rd. between Abingdon and Damascus. It has an ideal building site with 17 acres of bottom land and 27 acres of private timber and game preserve along the northern face of the river knobs. There is a large barn and a spring fed creek that rises in the knobs and runs along the length of the farm into a pond at the other end that provides ample water for plants or animals. MLS#83065



\$275,000

TBA WOLF CREEK TRAIL - Excellent tract of land in good location. Lot is 4.27 acres and zone R-3. Land is ready to build and should support at least 35 apartment units. Apartments are on one side and retirement facility on the other. Lot is located minutes from downtown Abingdon, off of Porterfield Highway. Public water and sewer are available. MLS#82584



\$45,000

TBD LANDRIDGE - Are you ready to build your dream home! One of a kind residential lot in the desirable Landridge subdivision, located within minutes of downtown Abingdon and easy access to the interstate and the Virginia Creeper Trail. Property lays well and is in an established neighborhood. Public water and sewer available. Good BUY! Owner/Agent. MLS#42637



\$25,000

TBA ADARE LANE, ABINGDON - Mostly cleared and rolling, one acre single family lot with road frontage on Adare Lane. This property is zoned for a single family dwelling or modular home was approved for septic approx. 2 years ago. Per seller, the VA Highway Dept granted a driveway access from Adare Lane. Plat and aerial GIS plat are available in the office. The public water line ends at the adjacent lot and house to immediate east. The gate is a right of way to another property and not an access to the subject lot. A manufactured doublewide on frame type home is not permitted, per current zoning. MLS#69112

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bistro on 6th



On a bright sunny Wednesday morning, Bistro on 6th hosted a ribbon cutting to announce that their doors are again open to the public.

Andrew Meyer, the owner of Bistro on 6th highlighted some of the changes customers will encounter in the new revamped restaurant. He spoke about learning from past mistakes and what the process of reopening the Bistro has been like.

"There were a lot of mistakes, a lot of different things, but you learn to adapt and roll with it and figure it out and continue on," Meyer said. "We're really enjoying it, loving it. It's been great. The community has been awesome. The city has been awesome. The support just, it's made me feel really good. It's so good to be back."

"I just want us to be a successful restaurant where not only the staff comes in loves being here, enjoys being here but, you know, the customers as well," he said.

Cassidy Hutchinson, the floor manager for Bistro on 6th, highlighted that they now have a liquor license and can offer wine and cocktails.

"It used to be bring your own wine for a \$6 corking fee, which we still allow and encourage because we love people to bring their favorites. But, now that we can offer our own, it's kind of fun to pair with the different food options and cuisine that we have," Hutchinson said.

"I can't tell you all how excited we are that you're back"

Ben Phillips, the new chef at Bistro on 6th, explained that they will be making most of their dishes in-house from scratch, except for bread.

"We're just doing everything that we can, making our own chicken stock, doing all that stuff, you know, so it's just those little details



I feel like make the difference in somebody's meal," Phillips said.

"We're looking to change the menu up seasonally. So we're constantly back there trying to think of something new, think of specials," he said.

Before the ribbon was cut, Beth Rhinehart, the president, and CEO of the Bristol, Tennessee/Virginia Chamber of Commerce, expressed how excited they are to welcome back Bistro on 6th, which is located on 6th Street in Bristol, Tenn.

"I can't tell you all how excited we are that you're back. We've been waiting for you to be back and we got the whole crew here that I know help make this a success here, and we're just tickled to be here and be a part of this as the Bristol Chamber," Rhinehart said. "I wish you all much success moving forward."

Phillips recommends new customers try out their shrimp and grits, risotto, or their brown butter pasta.

Bistro on 6th is open Tuesday through Friday from 11:30 a.m. to 9 p.m. for lunch and dinner. ❀



UNION 41



With the Opening of Union 41, Torrece Gregoire, known to fans of “Hell’s Kitchen” as Chef T, is ready to take Bristolians on a culinary adventure, incorporating Appalachian ingredients into the dishes that shaped her journey.

“It’s not really cuisine-driven,” Gregoire said. “It’s more about food from my history, food that evokes nostalgia, food that I have traveled the world and eaten and enjoy and just want to share with the community. I love this area, and just moving to Southwest Virginia, it has connected me more to my roots and my family than I was ever prepared for.”

Diners at Union 41 are able to observe kitchen staff at work. Gregoire said the open kitchen concept is her way of making her style of cooking accessible to everyone.

“I’m not scared of people seeing what I do,” she said. “So I’m like, why not bring the guests into the kitchen? There are so many people that hire me because they want that private experience. So let me make it affordable for everyone, and that’s where the open kitchen concept came in.”

Gregoire said her mission is to create a space where community can gather.

“I’ve been fortunate enough to really, you know, have people that share the same passion and love and vision that I can pour into, but also learn from them as well,” she said. “My mission when opening this spot

was to connect the family and the farm back to the restaurant dinner table. So we are choosing to be inclusive and not exclusive.”

The menu will shift seasonally. Current dishes available include oxtail ramen, banana leaf roasted fish, smoked beef tartar, birria tacos and gumbo.

In the future, Gregoire wants to see families dining at Union 41.

“I found that in this area, it’s not very easy to find a babysitter,” she said. “So yes, I want the kids here. That’s why we didn’t put tablecloths on the table. We want everyone to come.”

Union 41 is open from 11 a.m. to 3 p.m. and 5 p.m. to 9 p.m. from Tuesday to Thursday and then 11 a.m. to 3 p.m. and 5 p.m. to 10 p.m. on the weekends. ♣



Classic Baked Beans

Ingredients

8 slices bacon, halved
1 medium onion, chopped
1/2 medium green pepper, chopped
3 28-oz. cans pork and beans
3/4 c. barbecue sauce
1/2 c. brown sugar
1/4 c. distilled or cider vinegar
2 tsp. dry mustard or 2 tbsp. Dijon

Directions

1. Adjust oven rack to lower-middle position and heat oven to 325°.

2. Fry bacon in large, deep sauté pan until bacon has partially cooked and released about 1/4 cup drippings. Remove bacon from pan and drain on paper towels.

3. Add onion and pepper to drippings in pan and sauté until tender, about 5 minutes.

4. Add beans and remaining ingredients to pan; bring to a simmer. (If pan is not large enough, add beans and heat to a simmer then transfer to a large bowl and stir in remaining ingredients).

5. Pour flavored beans into a greased 13-by-9-inch (or similar size) ovenproof pan. Top with bacon, then bake until beans are bubbly and sauce is the consistency of pancake syrup, about 2 hours. Let stand to thicken slightly and serve.



Grilled Corn on the Cob

Ingredients

Prep time 5 minutes
Cook time 15 minutes
Total time 20 minutes

Servings 4 servings

- 4 ears of corn
- 1 tablespoon olive oil if direct grilling
- 2 tablespoons butter
- salt & pepper to taste

Directions

To Grill Corn in Husks

1. Peel back the husks of the corn without detaching them from the bottom of the cob. Remove silk and fold husks back into place to cover the corn.

2. Place corn in a sink or large bowl of water to soak for at least 15 minutes (it can soak overnight if needed).

3. Preheat grill to medium-high heat.

4. Remove corn from the water and shake off excess so it's not dripping. Place cobs on the grill and cook 15-20 minutes, turning occasionally.

5. Once corn is cooked to your liking remove from the grill, peel off husks and serve with butter, salt & pepper.

To Direct Grill Corn

1. Preheat grill to medium heat.

2. Remove husks and silk from corn. Brush each piece with olive oil.

3. Place corn directly on the grill and cook 10-15 minutes turning occasionally.

4. Remove from grill and serve with butter, salt & pepper to taste about 2 hours. Let stand to thicken slightly and serve.



Enjoy stuffed burgers this *barbecue season*

Barbecue season has arrived, so soon people will be bonding in the backyard over hamburgers and hot dogs. Backyard barbecue season begins in spring and continues through summer and, where the weather allows, into fall. Barbecues are a perfect summertime soiree, as they're usually laid back affairs and make use of the pleasant weather.

While it's fun to expand your culinary horizons over the open flame of a grill, it's important that you never forget the basics, especially when entertaining crowds who are no doubt looking forward to grilled burgers. Giving the masses what they want is good hosting, but you can still try your hand at a little experimentation when serving burgers at your next backyard barbecue. The following recipe for "Herb Cheese-Stuffed Garlic Burgers" from Andrew Schloss' and David Joachim's "Mastering the Grill" (Chronicle Books) provides the best of both worlds.

Herb Cheese-Stuffed Garlic Burgers

Makes 6 servings Ingredients

- 2 pounds ground beef chuck, 85 percent lean
- 2 tablespoons chopped garlic
- 1/2 teaspoon kosher salt
- 1/4 teaspoon ground black pepper
- 3 tablespoons herbed garlic cream cheese, such as Boursin
- 6 hamburger buns, split
- Oil for coating grill grate

The Grill

Gas: Direct heat, medium-high 425 F to 450 F; clean, oiled grate
Charcoal: Direct heat, light ash; 12-by-

12-inch charcoal bed (about 3 dozen coals); clean, oiled grate on lowest setting

Wood: Direct heat, light ash; 12-by-12-inch bed, 3 to 4 inches deep; clean, oiled grate set 2 inches above the fire

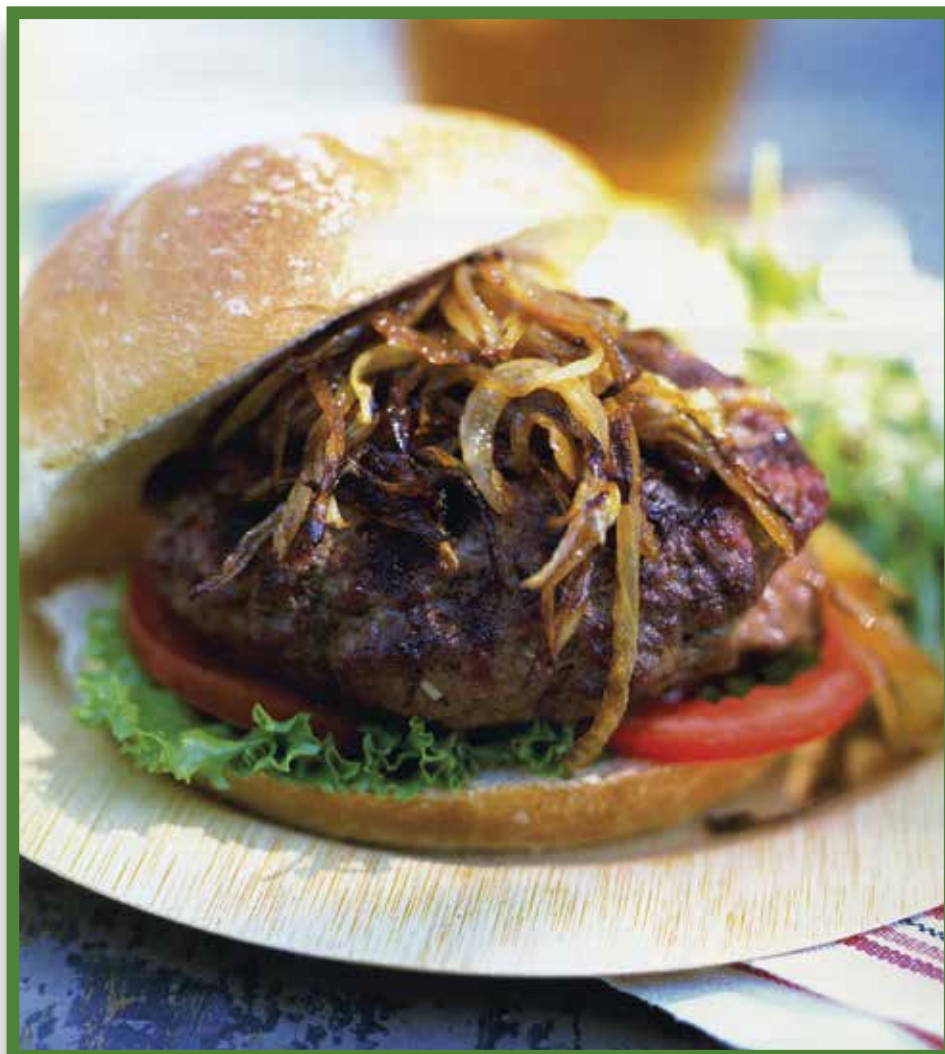
1. Heat the grill as directed.
2. Using your hands, mix the beef, garlic, salt, and pepper in a bowl until well blended; do not overmix. Using a light touch, form into 12 patties no more than 1/2-inch thick.
3. Put a portion (about 1 1/2 teaspoons) of cream cheese in the center of each of the 6 patties; top with the remaining patties and press

together, taking care to seal the edges well. Refrigerate the burgers until the grill is ready.

4. Brush the grill grate and coat it with oil. Put the burgers on the grill, cover and cook for 9 minutes, flipping after 5 minutes, for medium-done (150 F, slightly pink). Add a minute per side for well-done (160 F).

5. To toast the buns, put them cut-sides down directly over the fire for the last minute of cooking.

6. If serving the burgers directly from the grill, serve on the buns. If the burgers will sit, even for a few minutes, keep the buns and burgers separate until just before eating.



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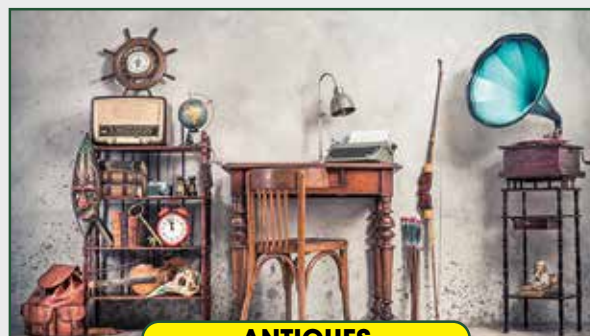
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