



Downsizing

take5

It may be time to downsize your home if you have

1. Unused Rooms

Are there rooms in your house you only enter once a year? Or are just storage areas for boxes where you aren't sure what is in them?

2. Lots of Bathrooms

Do you have three or more bathrooms for only 2 people?

3. Cleaning & Yardwork Woes

Does yardwork consume a whole weekend? Is cleaning your entire house stressful? Do you ever wonder why your only interaction with a room is to clean it?

4. No Kids Around

Have your children all moved out? Maybe with homes and families of their own?

5. Travel & Leisure Plans

Do you dream of leaving your home for extended periods, but feel too tied down with upkeep? Or need the equity out of your home to fulfill those plans?

A Big Deal to Go Small

There's a lot to consider when choosing simple

Many people today say they want to live "simply". Reasons range from exhaustion with modern life, to wanting a smaller environmental footprint, to no longer needing complexity because their lifestyle has changed.

You see this in the popularity of TV shows like "Tiny House Nation", where people move into homes as little as 400 square feet! Most of us don't want something quite so extreme, but a changing lifestyle in particular can raise the question whether simplifying things is right for you.

What's a changing lifestyle? It's when you are left with a home too big for your needs because your kids have moved out. It's when you wish your



secluded suburban home with a big yard was instead smaller and in a walkable neighborhood - with great restaurants, cultural attractions, and nightlife. (You aren't dead, after all!) It's when you feel that too much money is going into supporting **where you are**, rather than **what you want to do in life**.

Called "downsizing", it doesn't mean lower standards for amenities, finishes, or high-end appliances. Often they get upgraded! But before you downsize, you need to think about a few things. (Cont'd)



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A Big Deal to Go Small (cont'd)

DOES SIZE MATTER?

Get your mind out of the gutter. I'm talking about whether your ego and emotional identity are too wrapped up in where you are today. You need to assess which is more important to you: a large home as a status symbol or a smaller one that supports your happiness and financial goals?

DOES MONEY MATTER?

This really isn't quite the dumb question it seems. For instance, you may need to get some smaller furniture pieces. Or store large heirloom pieces you can't convince the kids to take. And the sale price of your current home and the purchase price of the new one are important, of course! (For this last point, speak to a Realtor to find out the true value of your home and get help selecting a new place that meets your financial needs.)

Despite all this, though, most people who downsize seem happy in the end regarding their finances. A smaller mortgage, lower utilities, and reduced taxes tend over time to erase any



THE SEARCH FOR HOME

Just because you're looking for a smaller place with less maintenance doesn't mean that it can't also be high-end. It also doesn't have to be in another city! Beautiful homes that present you with the lifestyle you want can often be found nearby where you are now. Meaning that friends, family, and the feeling of "home" doesn't have to move out of your life, just because you are moving out of your too-large home.

So think about what is important to you, visualize possibilities that make a positive difference in your life, and talk to a Realtor about your options if downsizing seems attractive. The "you" ten years from now will be glad the "you" today did it.

CALL (703) 774-4667 TO SCHEDULE A FREE CONSULTATION OR EMAIL ME AT YVONNE@YHOLLAND.COM

Think About it . . .

If you could only save five things from your home, what would they be and why?

The Secrets of Rightsizing

Anytime you think of moving homes you always need to assess what works for you, not the "average" person. Maybe you want a smaller home but with a large yard – or vice versa. Maybe you still want an extra bedroom (or 2!) for guests, kids, or grandkids. Maybe you no longer need the extra bedrooms, but now want a home office or a room for your new hobbies.

Smaller, larger, more yard, less yard – what matters is "rightsizing" **your** choices for **your** individual wants and needs. And make sure to tell your Realtor what's important to you so you can be given options that work!

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Professional Staging services to help make your home look its best



Experienced Agents Over 120 independent agents to serve you in Virginia, Maryland, and Washington DC



Buying and Selling We have the skills and knowledge to sell your current home, and find your new one!

Great website for downsizing advice



lifehacker

Lifehacker.com has a very practical article on transitioning into a simpler lifestyle. Search for "How to Downsize Your Home Without Losing Your Mind" on their site to pick up more than a few good tips!

corevalues

Pearson Smith Realty has a set of **Core Values** that we earnestly strive to achieve every single day. Here, we all work together as a team, in a fun and mutually-supportive environment. We have a strong customer focus, and a genuine commitment to deliver true value, with respect, honesty, and personal accountability.



I'm here to help you start your next chapter!



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