



Unlocking Happiness Through Homes

A GUIDE FOR EMPTY NESTERS

The Art of *Right-Sizing* Your Home

A calm, step-by-step roadmap to moving from the house that raised your family into the home that fits your next chapter.

PREPARED FOR YOU BY REMARKETABLE REALTY GROUP



This Isn't Downsizing. It's Right-Sizing.

Somewhere along the way, "downsizing" got a bad reputation — as if it meant giving something up. We see it differently. When the kids are grown and the spare bedrooms echo, the goal isn't *less* home. It's the **right** home: one that costs less to keep, asks less of your weekends, and gives you more of what you actually want more of.

This guide walks you through the whole journey — the mindset, the timeline, the decluttering, and the money — in plain, unhurried steps. Take it one page at a time. There's no rush, and you don't have to do any of it alone.

More money, less overhead

A smaller home usually means lower taxes, utilities, insurance, and upkeep — and often frees up equity you've spent decades building.

Freedom from maintenance

No more four-season gutter cleaning or rooms you only enter to dust. Right-sizing hands back your time and your weekends.

A home that fits life now

Single-level living, a walkable neighborhood, closer to grandkids or the things you love — a space designed around today, not the past.

Peace of mind

A simpler home is easier to lock up and leave, easier to age in place, and easier to pass on when the time comes.

A neighborhood built for this chapter

Choose a community with senior-friendly amenities — single-level, low-maintenance living that sits closer to quality medical care and support services for whenever the time comes to need them.

Ready for the years ahead

Single-step entries, wider doorways, and thoughtful layouts keep your home comfortable and safe as your needs change — so you can settle in with confidence, not scramble later.

“The best moves aren't about fitting into a smaller space — they're about making room for a bigger life.”

Your Right-Sizing Timeline

Give yourself runway. A comfortable move starts three to four months out. Here's a pace that keeps things calm instead of frantic.

3-4 MONTHS OUT **Dream & plan**

Picture your ideal next home — location, size, single-level or not. Meet with your agent for a no-pressure home valuation so you know your numbers.

2-3 MONTHS OUT **Sort, room by room**

Begin the keep / gift / sell / donate process below. Start with the easy, low-emotion rooms to build momentum.

1-2 MONTHS OUT **Prep & list**

Small repairs, fresh paint, and staging make your home shine. Your agent handles photos, pricing, and marketing.

MOVING MONTH **Move with ease**

Book movers early, transfer utilities, and keep an "essentials box" for your first night. Then exhale — you did it.

The Four-Box Declutter Method — for every room

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|--|---|
| ☐ KEEP — things you use, need, or truly love | ☐ Then closets, then each bedroom |
| ☐ GIFT — heirlooms family will treasure now | ☐ Kitchen: keep one set, release the rest |
| ☐ SELL — quality pieces worth listing | ☐ Digitize photos & documents to save space |
| ☐ DONATE — useful items for a new home | ☐ Measure new rooms before keeping furniture |
| ☐ Start with storage: attic, basement, garage | ☐ One decision per item — don't re-handle |

Five Smart Moves Before You List

- 1 **Know your equity first.** Before anything else, get a current valuation of your home. Understanding what you'll walk away with shapes every other decision — and it's often more than people expect.
- 2 **Line up the tax picture.** Talk with a tax professional about the capital-gains exclusion on a primary residence and how the sale fits your retirement income. A short conversation can save real money.
- 3 **Decide the order: buy or sell first?** Each has trade-offs. Your agent can walk you through bridge options, rent-backs, and contingencies so you're never caught between two homes.
- 4 **Don't over-improve.** You don't need a full renovation. Fresh paint, clean carpets, decluttered rooms, and good staging deliver the highest return for the least stress.
- 5 **Give the emotions room.** This home holds decades of memories — that's real. Take photos of the spaces, keep a few meaningful pieces, and let the rest go with gratitude. The memories move with you.

“You're not closing a door on the past. You're unlocking the one in front of you.”



Right-sizing is a family affair — and every box packed is a step toward what's next.

And you don't have to do any of it alone.

Here's exactly how we help.

How We Help You Right-Size

Selling the house is only one piece. Remarketable Realty Group guides the entire transition — the plan, the sorting, the move, and the search for what's next — so you never have to figure it out alone.

1 A clear starting point

A no-pressure home valuation and a personalized plan — including whether to buy or sell first — built around your timeline and comfort.

2 Decluttering made manageable

Trusted estate-sale specialists, donation pickups, and professional organizers to help you sort, keep, and let go — without the overwhelm.

3 Senior-focused moving help

Vetted movers and senior move managers who pack, transport, and set up your new home, so moving day feels calm instead of chaotic.

4 Finding your right next home

We help you land in single-level, low-maintenance, or 55+ communities with senior-friendly amenities — close to medical care and family.

5 Prep, staging & marketing

Repairs, staging, professional photography, and full market exposure to sell your current home for the best possible price.

6 A network for the years ahead

Referrals to elder-law attorneys, financial and tax professionals, and in-home care resources — whenever the time comes to need them.

*From the first conversation to the final box — and every decision in between — **we're right beside you.***

YOUR JOURNEY, STEP BY STEP





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Your Right-Sizing Checklist

PRINT THIS PAGE · CHECK OFF AS YOU GO

1 · GETTING STARTED

- ☐ Request a current home valuation
- ☐ Meet with your agent & set a timeline
- ☐ Decide: buy first or sell first?
- ☐ Talk to a tax professional
- ☐ Set a target budget for the next home
- ☐ List your must-haves for the new place

2 · DECLUTTER, ROOM BY ROOM

- ☐ Storage first: attic, basement, garage
- ☐ Closets & linens
- ☐ Each bedroom
- ☐ Kitchen — keep one set, release the rest
- ☐ Living & dining rooms
- ☐ Bathrooms
- ☐ Home office & paperwork
- ☐ Digitize photos & documents

3 · SORT EVERY ITEM

- ☐ KEEP — use, need, or truly love
- ☐ GIFT — heirlooms for family now
- ☐ SELL — quality pieces worth listing
- ☐ DONATE — useful items for a new home
- ☐ Measure furniture against new rooms
- ☐ One decision per item — don't re-handle

4 · PREP TO LIST

- ☐ Small repairs & touch-ups
- ☐ Fresh paint where needed
- ☐ Deep clean & clear surfaces
- ☐ Stage key rooms
- ☐ Approve photos & marketing plan

5 · MOVING LOGISTICS

- ☐ Book movers early
- ☐ Transfer utilities to the new home
- ☐ File your change of address
- ☐ Pack a first-night "essentials box"
- ☐ Confirm closing & move dates

My Notes

LET'S TAKE THE NEXT, FIRST STEP TOGETHER

Your New Chapter Starts with a *Conversation*

No pressure and no obligation — just clear answers. We'll share what your home is worth in today's market and map out a plan that moves at your pace.

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