

# THE GROUNDED PATH

A stress-free guide to upsizing  
with confidence in the GTA



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Your home was a wonderful beginning for you and your partner. It was the ideal first space to call your own.

In those early days, everything seemed right. You could envision a future there, even dream of raising a family in that very spot.



*"All great changes are preceded by chaos"*  
- Deepak Chopra

Every evening, when you step into your living room, you prepare yourself for the mess ahead. Tiny cars, Legos, and stuffed animals are scattered everywhere—a mix of fun and chaos. With the kids sharing a bedroom, their toys spill into every corner of the house. The dining table is an arts-and-crafts station. The hallway is lined with storage bins. The couch is buried under dolls and action figures. No matter how many times you clean up, the mess returns in minutes. It's impossible to relax after a long day.

You dream of a home where the kids have a playroom. A space for creativity without taking over the whole house. A place with built-in storage, enough room for forts and train tracks. But moving feels like too much to handle. Between work, school drop-offs, and daily messes, finding the right home seems impossible. Still, if you don't make a change soon, your house will keep feeling more like a daycare than a peaceful home.



*"When you let go, you create space for better things to enter your life"*

*- Anonymous*



You stand in the doorway of the nursery. Except it isn't a nursery anymore. The once-pastel walls are now covered in posters and crayon marks. Evidence of how quickly time has passed. You can still picture the sleepless nights rocking your babies to sleep. The first wobbly steps were taken across the floor, and the sound of laughter filled the tiny space. This house has been your first big step as a couple. The place where you became parents. Where your dog learned to chase her tail in the hallway. Where holiday mornings were filled with wrapping paper and squeals of excitement. Every corner holds a memory, making it almost unthinkable to leave.

But as you walk into the cluttered living room, dodging toys and stepping over laptop cords, the reality sets in—you have outgrown this home. The kids need space to thrive, you need a real office, and your dog deserves a backyard to roam free. As much as it hurts to say goodbye, you know your family's next chapter can't begin if you stay stuck in the past. You take a deep breath and run your fingers over the dent in the wall where you have measured the kids' heights over the years. This isn't just about leaving a house. It is about finding the right home for their future.



*"Cleaning the house while the kids are still home is like shovelling while it's still snowing."*



You've been trying to make your current space work by rearranging and organizing the clutter. Using bins and shelves. Trying to enforce routines to manage the chaos. You have set up a makeshift office in the spare room, but constant interruptions from the kids make it difficult to focus. You've also tried to have special time for your dog to run off steam at an off-leash park. Unfortunately, with your packed schedules, those trips often get pushed aside. While these efforts have helped manage day-to-day life, they haven't addressed the core issue. Your home is no longer functional for the size of your family.

These temporary solutions haven't worked because the real problem is a lack of space. The kids are still sharing a room. There's no dedicated office. The dog doesn't have a safe place to run freely. Despite your best efforts, your home no longer supports your growing needs. This leaves you stuck in a cycle of quick fixes. Making the necessary changes to fit your family's future better would be better.

The issue is increased by your emotional attachment to your first home. You feel torn about leaving because of the sentimental value.

This creates emotional strain for the whole family. It leads to frustration and resentment, making it harder to enjoy daily life or feel at peace at home.

Now  
what?

I understand how emotional it can be to leave a home filled with memories. It's more than a house; it's a part of your story. But those moments live within you, not the walls.

As you move forward, know that your new home will bring warmth, laughter, and room for wonderful memories to grow.



# STEP ONE

## Start with Clarity - Outline Your Lifestyle and Financial Goals

Upsizing isn't just about more space—it's about finding a home that truly works for you.

Moving to a bigger house is exciting, but it can also feel a little scary when you start thinking about the cost! Don't worry, I'm here to help!

First, we'll take a good look at the numbers. We'll figure out how much your current home is worth, what you can afford, and how to make your dream home a reality. I'll introduce you to a mortgage expert who will make things easy to understand so you feel sure about your budget. Then, we'll devise a smart plan to sell your home, ensuring you get the best value.

This step is like planning your route before a trip. When we know what your family needs and what fits your budget, we have a strong starting point. Everything else falls into place. Decisions are simpler. Finding your dream home is less stressful.





# STEP TWO

## Preparing with Purpose—Optimizing Your Home for Sale

This is where we get your home ready to shine!

First, we'll go through each room, making a simple list of small fixes that can make a big difference. Fixing little things like a leaky faucet, a cracked tile, or a loose door handle. These small changes help make sure buyers see your home at its best. If anything is too tricky, I have great pros who can handle it. Our goal is to make your home look polished and welcoming!

I'll bring in a top-notch cleaner and stager to make sure every room looks its best and feels warm and inviting.

I'll hire a photographer to take pictures that make your home look like it belongs in a magazine. These photos will catch buyers' attention and have them lining up to see your home in no time!

I'll work to get your home noticed by the right buyers. I'll make sure it stands out and receives the attention it deserves from people who will love it as much as you do.

I'll take care of everything so you can relax and focus on the next chapter of your life.



# STEP THREE

## Finding the One—A Smooth and Simple Home Search

Understanding your needs, budget, and the lifestyle you want.

We'll start by talking about what's most important to you. Do you want a big kitchen for cooking with family, a quiet spot in nature, or being close to work and your community? Would a new school district affect your kids or how a longer commute could change your daily routine?

We will make thoughtful decisions about not only the house but how it fits into your family's life now and in the future.

With each house tour, we get clarity on what helps you move forward with confidence and clarity.

Once we find the perfect home, I'll create an offer that gives you the best chance. We'll work together on details like timing so that everything fits your goals. We'll make sure each step brings you closer to the home that's right for you.





# STEP FOUR

## Stay Focused - Navigate the Buyer Journey

Finding the right home is about taking each step with focus and ease.

Once we find the right home, we'll move forward with the same clarity. From home inspections to reviewing contracts, I'll help you understand each detail. If we need to make any changes to the offer, we'll do it by keeping your long-term goals in mind. I'll be with you every step of the way. I'll make sure everything feels aligned so you can move forward with confidence.

With a clear plan in place, my goal is to get you the best terms for both selling and buying. I'll oversee all the little details and closing dates. I aim for the process to be effortless without any delays or problems.



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# STEP FIVE

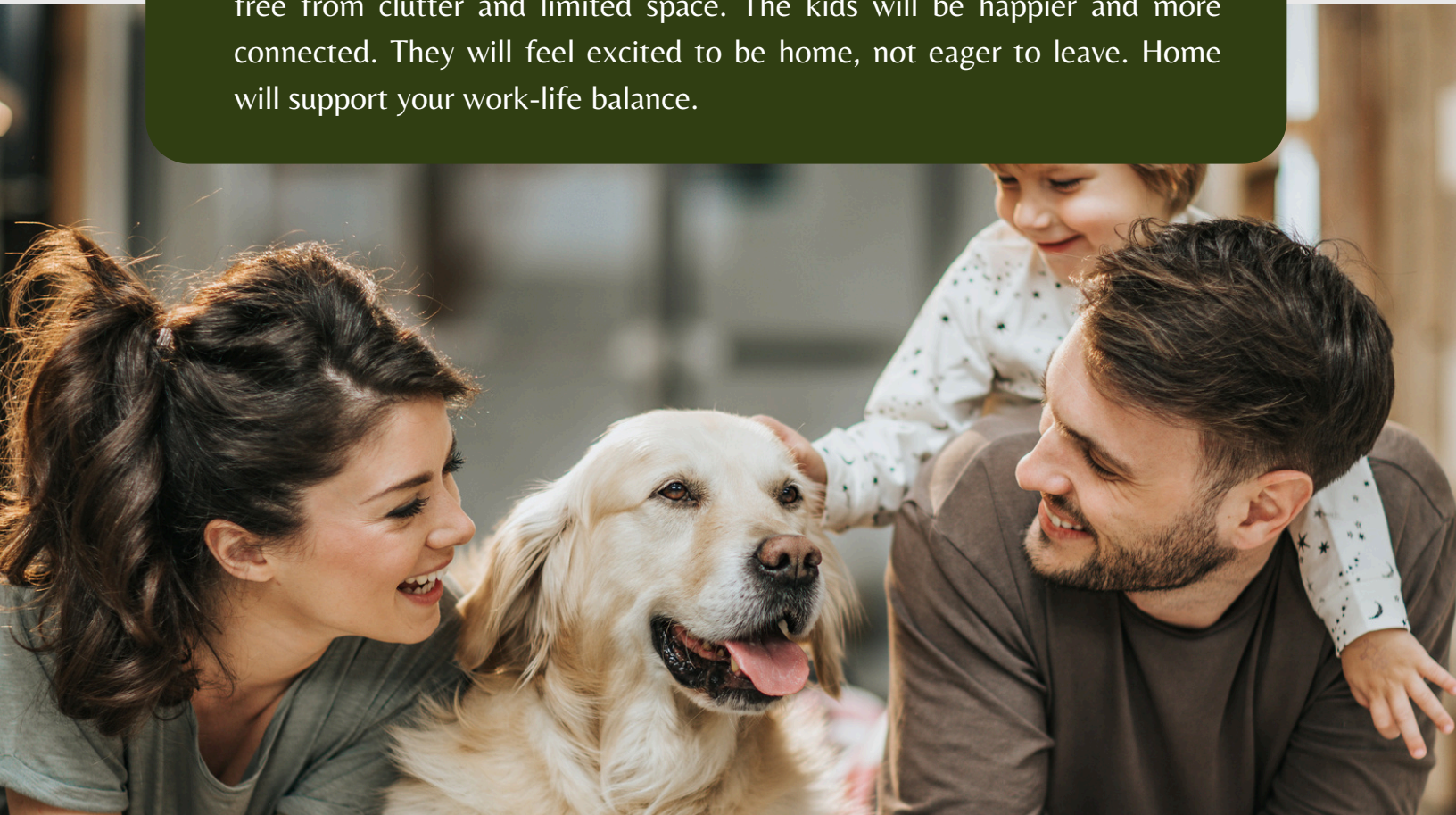
## Embrace Your Space - Unpack and Make Yourself at Home

With precision, I'll guide you through each step, making sure your move is easy and stress-free.

I'll do my best to make the process as easy as possible. Including providing you with a network of professionals I'd be happy to recommend. If you have any questions, I'm always a message away, and I'll check in to make sure everything is going well.

My help doesn't stop once you've moved in. I'll be with you every step of the way, making sure you feel supported and comfortable in your new chapter.

Your home will reflect your family's values. It will be a place for memories without sacrificing your sanity. You will spend more quality time together, free from clutter and limited space. The kids will be happier and more connected. They will feel excited to be home, not eager to leave. Home will support your work-life balance.



# My Story



## HELLO

Life has a way of surprising you, sometimes in ways you never expect, but it's in those moments of change that the true importance of home becomes clear. My journey in real estate wasn't a straight path, it was shaped by my own experiences, including the twists and turns that led me to understand firsthand what it means to need more space and to adapt to the needs of a growing family. I grew up in Oshawa, Ontario, where I met my husband, Tim. From the start, we were adventurous, always ready for something new.

After a short time together, we packed up and moved to Calgary, Alberta. Life there was exciting and full of new experiences like skiing and backcountry camping in the mountains. But after ten years, we felt a pull to return home, closer to family, to the people who made us feel grounded.

Back in Ontario, we moved in with my parents, Lynda & Clark, into their small townhouse. It was meant to be temporary, just a quick step before we found our place. Then life surprised us—we found out we were expecting a baby. Everything changed. With me unable to work due to some medical complications, our plans no longer made sense. The townhouse, once just a little tight, now felt impossibly small. Every corner was filled, every room stretched to its limit. We needed space to breathe, to grow, to welcome this new life.

So, we took a deep breath and upsized. Our new home had room for all of us—my parents, Tim, our baby Gavin, and me. It wasn't just about square footage; it was about balance, about creating a space where everyone could live together in harmony. Life felt peaceful again....well, except for the sounds of a newborn baby!



# MY STORY continued...

Now, years later, we are at that crossroads once more. Gavin is grown and married to his high school sweetheart, Ariana. The challenge is that the world has changed, buying a home is harder than ever, and Gavin and Ariana can't afford a place of their own. Once again, we open our hearts and our home. Once again, we search for a space that fits the next stage of our journey.

This personal experience of upsizing, adapting to family changes, and navigating the real estate market firsthand has shaped my approach to helping others in similar situations. I know that finding the right home is about creating a home that reflects who we are, where we can find peace, and grow with those we love. Let's walk this path together, with ease and clarity, and find a home where your family can flourish.

*When the process is smooth, everything feels clear. We will move confidently through each step. You'll know what to expect and when to act. There's no more second-guessing or stress from paperwork and deadlines. You'll feel empowered with me as your trusted guide to tackle any challenge.*

*Shannon*

Ready to take the next step on your path?  
Reach out and we can chat!!

