

Downsizing means decisions must be made



MARY CHAO STAFF WRITER

DEMOCRAT AND CHRONICLE
JULY 16, 2011 ET

Downsizing is often a difficult decision to make. But sometimes health or other issues may mean that it's no longer practical to live in a larger-sized home.

How do you figure out when to make the move and how to market your home? A real estate agent can help by showing some of the options, said Pat Gunther, a real estate associate at Walther Realtors in Irondequoit.

"Having been involved with seniors many times throughout my career, I can offer guidance to help make these decisions," she said. For the person who is contemplating selling a home, "you need to decide what new arrangement works for you, whether it is a smaller home, condo or independent or assisted living."

Try visiting the different options so that you are comfortable with your decision, Gunther suggested. Once you've made the decision, consider a strategy for downsizing. It's difficult to do, but also very necessary to decide what doesn't go to the new residence, even if it means using a storage facility for a short time, Gunther said.

If you have treasured belongings that are hidden away for lack of space, a wonderful way to preserve the memories is to take photos and create a

book, said Leona Piro of Act Two Home Staging in Mendon. The book can be placed within easy reach on a coffee table or desktop for you and guests to view.

It's easier to part with a cherished possession when you give it to a family member or close friend who you are sure will appreciate the sentimental value and who has a place to display it, Piro added.

In deciding what furniture to bring to a new and smaller home, start with the pieces that you can't function without such as the kitchen table, bed or your favorite recliner, Piro suggested. Use a floor plan to decide room by room what will fit comfortably. Build on that plan by selecting a few of your most cherished pieces.

Since homes show better with less furniture, it's best to start downsizing before your home goes on the market. You can donate the extra pieces to a charity or make some money by offering them to consignment shops, Piro said.

Homes show better when the rooms can be seen without lots of distractions, Gunther said. And if there are some repairs needed or some minor improvements, such as painting, the time to do it is before the house goes on the market.

"Today's buyers are busy and don't want to handle repairs," Gunther said. "They just want to move in." Remember, there is a time for everything in life. Upsizing or downsizing is part of the cycle.

As hard as it is to leave the home you have lived in and raised your family in, there comes a time when it's difficult to maintain the house, and it can be a financial drain, she said.

"You've got lots of memories, and they remain with you," Gunther said. MCHAO@DemocratandChronicle.com

Enjoy this article? Try Ongo
for free and read more!

TRY IT NOW

Source: **DEMOCRAT AND CHRONICLE**