

MARTINS REAL ESTATE GROUP

GUIDES

Downsizing & Right-Sizing Guide

A practical guide to evaluating your needs, simplifying your home, exploring options, and planning your next lifestyle move.

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1. Clarify the Goal

- Define what you're optimizing for: equity, accessibility, location or maintenance.
- Model the net proceeds after selling costs, land transfer tax and moving.

2. Simplify

- Work room by room using keep / gift / sell / donate categories.
- Measure furniture against the new floor plan before deciding what moves.

3. Sequence the Move

- Decide whether to buy first or sell first based on market conditions and financing.
- Consider bridge financing if closing dates cannot be aligned.

Questions about your next move?

Book a complimentary consultation at martinsrealtygroup.ca/book