

A GUIDE TO YOUR NEXT CHAPTER
BY BRIANA BROOKINS



Right-Sizing





A Note From Me

At some point, the house and the life stop matching. Maybe there is more space than you use, or not enough. Either way, the word people reach for is downsizing, but that is rarely what this is. This is right-sizing: matching your home to the life you are actually living now.

It is practical and emotional at once. This guide walks the practical part, so the rest has room to breathe.

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Is It Time?

A few honest prompts, no pressure attached. Rooms you heat, clean, and pay for but rarely use. Maintenance that has outpaced the enjoyment. Stairs or a layout that no longer fit your days. A monthly cost that would feel better with more room in it. None of these mean you have to move. They just mean it is worth a conversation.





What It Unlocks

Done well, this move buys you things that are not square footage. Lower carrying costs, or equity freed up for the next phase. Less to maintain, and more time back. A layout that fits your body and your days. Proximity to the people and places that matter most now. The goal is not smaller for its own sake. The goal is right.





The Money, Plainly

Before you fall for a listing, get clear on the numbers. I will help you map what your current home is likely to net, what that means for your next purchase, and how carrying costs truly compare, not just price, but taxes, insurance, any condo or HOA fees, and upkeep. We will also decide whether buying first or selling first makes more sense for you.





The Hardest Part

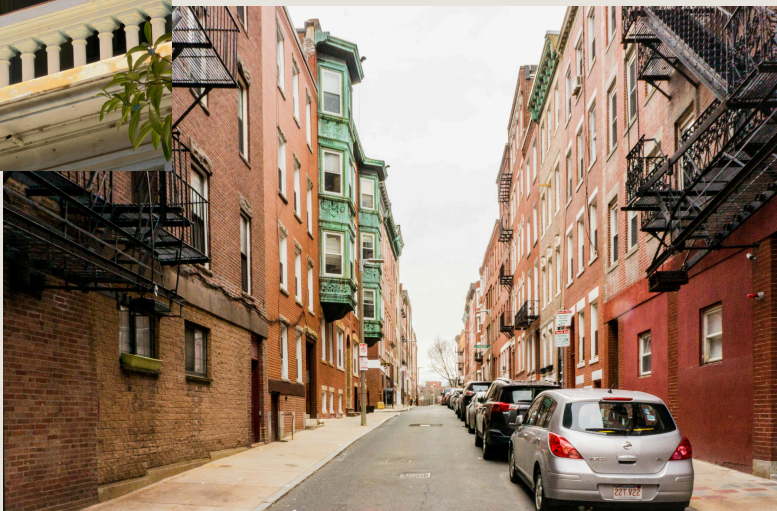
For most people, the home is not the obstacle, the contents are. A few things that help. Start months before you list, not the week of. Sort in three passes: keep, pass on, let go. Photograph what holds memory but does not need to come along. And give yourself permission to keep less than you think you should. I can connect you with people who do this gently, every day.





Where You Land Next

Right-sizing is a chance to choose for the life you want, not the one you are leaving. Worth weighing: single-level living or a layout that ages well, walkability and proximity to what you use, lock-and-leave ease if simplicity is the goal, and a community that fits, whether that is quiet or full of life. Tell me how you want your days to feel, and we will work backward to the right place.





How I Help

This is a move I take slowly and personally. I will give you a realistic read on your current home's value, a clear picture of the next step's numbers, and a timeline that does not rush you. When you are ready, not before. The decisions stay yours. The weight is mine to carry.





When You're Ready

There is no prize for staying in a house that stopped fitting, and no shame in loving a smaller, simpler, or different next chapter. When you want to think it through, I am an easy conversation. No pressure, no timeline, just a clear-eyed look at what fits the life you have now.



LET'S FIND YOUR
NEXT CHAPTER



Ready for the Home That Fits?

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