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YOUR NEXT MOVE LIBRARY / A SIMPLER HOME

A Home That Fits Your Next Chapter

A thoughtful downsizing guide for Toronto and York Region.

Less upkeep. More room for the life you want. Start with what matters to you, then build a practical plan around it.



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RE/MAX Hallmark Realty Limited, Brokerage

A practical guide. A more confident conversation.

Start with your life, not the boxes

What would make daily life easier?

Think about stairs, winter maintenance, travel, errands and the rooms you actually use. A smaller home is one option; staying and adapting your space is another.

Keep the connections that matter

List the people, places and routines you want nearby. Visit a possible neighbourhood at different times of day. Try the trip to groceries, transit and your favourite activities.

Compare the whole cost

Ask for estimates for selling, moving, storage, legal work and the next home. Compare monthly taxes, utilities, insurance, maintenance and any condo fees. A smaller property does not automatically mean lower total costs.

Make the decision at your pace

Name a preferred timeline and a backup plan. Include trusted people if you want their help, while keeping your priorities at the centre.

Your next move. My mission.

Give the next home a real-life test

Stay and adapt

Ask qualified professionals about the practicality and cost of changes. If accessibility or care needs are involved, seek an appropriate professional assessment.

A smaller freehold home

Test the layout, outdoor upkeep and storage. Look beyond floor area: a useful main floor may matter more than an extra bedroom.

A condominium

Ask about monthly fees, rules, parking, storage and planned work. Have your lawyer review the status certificate and related documents before you commit.

Renting or a residence

Confirm what is included, future cost changes, guest rules, services and any exit terms. Housing and care arrangements need separate, qualified advice.

Bring the memories with you

Measure favourite furniture before choosing what moves. Photograph keepsakes, offer items to family without pressure, and sort one small area at a time.

Your next move. My mission.

My next-chapter checklist

- [ ] Write my three must-haves for daily life.
- [ ] Compare at least two realistic housing options.
- [ ] Measure the furniture and storage I want to keep.
- [ ] Obtain moving and transition cost estimates.
- [ ] Confirm sale and purchase timing with my advisers.

My ideal next home would make this easier:

My preferred timeline and backup plan:

Bring your questions to Francesco.

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Start a conversation at francescobasile.ca

OFFICIAL READING / CHECKED 16 OCTOBER 2026

1. RECO - Information Guide
2. RECO - Brokerage agreements

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