

Downsizing: One of Those Big Issues That We All Face As We Age

By **JIM SMITH, Realtor®**

For some of us, our possessions seem to expand along with our waistline as we age. By the time we start collecting Social Security and enjoying the benefits of Medicare — woohoo! — our basements are full and we're living in a house which is way too big for us.

At least that was true for Rita and me! Seven years ago we downsized into a two-bedroom one-story home, which will suffice for us until we need to consider assisted living. But our basement is still too full!

I'm pleased to say we're also downsizing our physical bodies through exercise and diet — but that's not my topic for this month!

As a Realtor, my expertise is in doing what I did for Rita and me — selling your current house and getting you into a smaller, low-maintenance home with main-floor living — but I also find myself helping with the second aspect, which is to downsize possessions.

There are three categories of possessions — stuff you want to take with you to your next home, even if it's assisted living; stuff you want to sell because it doesn't fit in your new home; and stuff you want to get rid of either by giving it to a thrift store or taking it to the dump. We've helped our clients with all three of these categories.

Perhaps you've considered employing an "estate sale" company to sell unwanted furniture and accessories — everything from dishes to sofas. There are several estate sale companies among the service providers on the Golden Real Estate smartphone app, which you can download on the App Store or Google Play. Just keep in mind that estate sale companies charge up to 40% commission on the sale of your possessions. I'm not saying they don't earn what they charge, but I have been successful more than once in getting the buyer of a home to purchase the unwanted furniture in a separate deal outside of the real estate transaction. Let me explain how I do that.

I ask my sellers to list the items (with prices) of everything they want to sell outside of closing and leave that list on their kitchen counter so that prospective buyers can see it. Then, if we get multiple bids by pricing the house right, I can usually get the winning bidder to agree to buy all the furniture at the prices listed. I did that just last month on one of my listings, and I have done it multiple times prior to that. The buyer probably didn't want the furniture, but agreed to buy it in order to win the bidding war we created by pricing the home to attract multiple offers.

Our free moving truck is useful for the other two categories of stuff that you want to take to a thrift store or dump. Our clients use our trucks for that purpose all the time, and I love that we're able to provide these trucks at no cost.

Of course, it can be rather time consuming going through your possessions and deciding what to keep and what to throw away. Perhaps you've heard of the Netflix series, "Tidying Up with Marie Kondo." She advises you to look at each item and ask, "Does this give me joy." If it doesn't, get rid of it!

Here are some other thoughts shared by co-housing advocate Deb Kneale:

- ◆ Remove the things that distract you from the things you love.
- ◆ Unburden yourself and your heirs!
- ◆ If you lost this item, would you buy it again?
- ◆ Allow important things the space they deserve.
- ◆ Keep in mind that it feels better to *do* stuff than to *have* stuff.

◆ We wear 20% of our clothes 80% of the time. If you're not wearing it, why keep it?

If you'd like to learn more about downsizing or "rightsizing," there's a panel discussion with local experts being held on **March 10th, 1-3 p.m.** at the Arvada Public Library, **7525 W. 57th Ave.** It is presented by the Ralston Creek Cohousing community.

For more info, call Tori Baker at 303-704-1268 or visit www.DownsizingAdvice.info.

3-Bedroom Arvada Tri-Level Just Listed by Andrew Lesko

Come check out this 3-bed/2-bath multi-level home at **7755 W. 62nd Place**. It's located on a quiet street just north of Old Town Arvada. This 1,421-sq.-ft. home sits on a large corner lot and features a generous main level living area and large kitchen space that opens to a newly fenced, private backyard. The upper level features the master bedroom and second bedroom plus a full bath. Downstairs is a cozy family room with fireplace and a third bedroom and full bath. The carport was converted to an extra living space but could be converted back to a carport (or garage) by the new owner. Find more pictures and a narrated video tour at www.ArvidaHome.info then come to the open house **this Saturday 11 to 3 pm**. Call Andrew at **720-710-1000** to set a showing.



1-Acre Arvada Horse Property With 3-Bedroom Home



www.JeffcoHorseProperties.com

This 1-story home on 1 acre has an oversized 3-car garage/workshop, a 4-stall barn and multiple loafing sheds. Think of it as a little piece of country convenient to public transportation, shopping and dining. The home has an open floor plan with vaulted ceiling for the living room and kitchen. A covered patio area is located off the kitchen. It has a domestic well and a septic system. In addition to a 3-year-old propane forced air furnace, there's a wood stove in the living room plus electric baseboards with separate thermostats in the 3 bedrooms. To fully understand and appreciate this great listing, watch the narrated video tour at www.JeffcoHorseProperties.com I'm holding this home **open this Sunday, March 10th, 3-5pm**.

4-Bedroom Mesa Meadows Home With Mountain Views

This Genesee-built home at **1230 Wyoming Street** has been the home of one of Golden's pre-eminent families since just after it was built in 1997. The summertime picture of the front yard only hints at the loving care this home has received over the past 20-plus years. Take a video tour at www.MesaMeadowsHome.com, including mountain views from both 1st & 2nd floors. This is a large house, with 4 bedrooms and 3½ baths spanning 3,596 finished square feet. It has a main-floor study, formal living and dining rooms, two family rooms (one in the basement) and an eat-in kitchen with access to a west-facing deck. There's another 609 square feet of unfinished storage space in the walkout basement. It has a 3-car tandem garage, too. Access to a North Table Mountain trailhead is just 2 blocks north, and the path to downtown Golden (1.5 miles away) in Cressman Gulch park is one block west. I'll be holding it open **Saturday, March 9th, 11 am to 2 pm**.



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