

Have you been thinking about DOWNSIZING?

Less maintenance. More freedom. A new chapter on your terms. If downsizing has been on your mind, let's walk through the advantages and see if the timing makes sense for you.



WHY IT MIGHT BE TIME TO DOWNSIZE

If your home feels bigger than your life needs right now, you're not alone. For many homeowners, downsizing isn't about giving something up. It's about gaining something better. Here's what that can look like:

- 1 Less Maintenance:** A smaller home usually means fewer repairs, lower upkeep costs, and a whole lot less cleaning. More time for the things you actually enjoy.
- 2 Better Quality of Life:** Simpler living can bring less stress and more flexibility. The right home should support your long term comfort, not create more work.
- 3 More Convenience:** Being closer to family, healthcare, shopping, and everyday essentials can make daily life easier and more accessible.
- 4 Lower Monthly Expenses:** Reduced property taxes, utilities, and mortgage payments can free up funds for travel, hobbies, retirement, or simply added peace of mind.



SMART TIPS TO CONSIDER

Plan Ahead

Give yourself time to sort, simplify, and make decisions without pressure. Downsizing works best when it's intentional.

Focus on Lifestyle

Think about how you want to live day to day. Location, convenience, and ease often matter more than square footage.

Keep What Adds Value

Bring the pieces you truly use and love. Let go of what no longer serves your next chapter. Focus on keeping what adds value to your daily life.

Prioritize Simplicity

Look for layouts and features that make life easier. Low maintenance, accessibility, and manageable space can make all the difference.

FIVE STAR REVIEWS

Michell is an outstanding realtor and a great person all around. She's professional, knowledgeable, and she goes above and beyond for her clients. Whether you are buying, selling, or both you can't go wrong engaging her services. I will definitely use her for any future real estate endeavors!

We met Michell by happenstance while visiting Richmond. She became our realtor by choice. Her professional expertise is unparalleled. Her knowledge of the market for Richmond and surrounding areas is remarkable. Her patience and guidance during the arduous hunt was phenomenal. Her follow up and resources information were invaluable during our relocation and much appreciated. An excellent experience. She is a credit to the Real Estate profession. Trust all your needs, buying or selling, to her.

MEET MICHELL

Downsizing isn't just something I help clients through – it's something I've lived. As a wife, parent, homeowner, investor, and caregiver who has navigated the emotional and logistical reality of selling a parent's home, I bring a level of empathy to this process that's hard to find.

A VCU grad with a Ph.D. in Health Psychology, I came to real estate through personal experience – helping my daughter buy her first home – and never looked back. My research background means I'm data-driven where it counts, and my deep Richmond roots (I've lived in Church Hill, the West End, and Chesterfield) mean I know this market from the inside out.

I'm also genuinely plugged in. Through years of community involvement and my husband's contracting business, I've built a trusted network of local professionals – so when you're ready to make a move, you're not figuring it out alone.

Ready to talk through your options? Reach out – no pressure, just a conversation.



**Downsizing isn't about having less.
 It's about living lighter and more intentionally.**

Whether you're looking to buy, sell, or just explore your options – let's chat about your next perfect move.



DR. MICHELL POPE : LISTING + BUYING AGENT

(804) 337-9093 • MICHELL@RUCKARTRE.COM • RUCKARTRE.COM