



GUIDE

# Downsizing For Seniors



THE HECHT GROUP

A PRACTICAL REAL ESTATE ROADMAP

# Introduction

Downsizing is a significant life transition, and you may be wondering if it's the right choice for you. Whether you want to reduce maintenance, lower your living expenses, move closer to family, or transition into a home that better suits your lifestyle, this process can feel overwhelming. This guide is here to help you navigate every step with confidence and clarity. From understanding the financial implications to sorting through a lifetime of possessions, you'll find practical advice and strategies to make your move as smooth and stress-free as possible.

## What This Guide Covers:

- **Understanding the Benefits of Downsizing** – Discover the advantages of moving to a smaller home, including financial savings, reduced maintenance, and a simplified lifestyle.
- **Planning and Decision-Making** – Learn how to assess your current and future needs, explore different housing options, and determine the best timing for your move.
- **Financial Considerations and Budgeting** – Understand the financial aspects of downsizing, including evaluating your home's equity, estimating costs, tax implications, and creating a budget.
- **Preparing Your Home for Sale** – Get step-by-step guidance on staging your home, making necessary repairs, working with real estate professionals, and marketing your property effectively.
- **Sorting, Decluttering, and Letting Go** – Find practical strategies for deciding what to keep, donate, or sell, while managing the emotions that come with downsizing.
- **Finding the Right New Home** – Learn what to look for in your next home, including accessibility, comfort, and community features, and how to work with a real estate agent who understands your needs.
- **The Moving Process and Settling In** – Get tips on hiring movers, packing efficiently, transitioning smoothly, and making your new home feel like home.
- **Emotional and Social Aspects of Downsizing** – Explore ways to cope with change, stay connected socially, and embrace this new chapter of your life.



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# Understanding the Benefits of Downsizing



Making the decision to downsize is a big step, but it can also be an incredibly positive one. Moving to a smaller home can bring financial freedom, less stress, and a lifestyle that better suits your needs. Let's take a closer look at how downsizing could benefit you.

One of the biggest advantages is cost savings. If you sell your current home and move to a smaller, more affordable space, you may be able to eliminate your mortgage or significantly reduce your monthly expenses. Property taxes, utility bills, and maintenance costs also tend to be lower in a smaller home, giving you more financial flexibility. Whether you want to travel, invest in new hobbies, or simply feel more secure in your finances, downsizing can help make that possible.

Beyond the financial benefits, a smaller home often means less work. No more worrying about constant home repairs, large yards to maintain, or rooms that go unused. A simpler, more manageable space can free up your time and energy, allowing you to focus on the things you truly enjoy—whether that's spending time with family, pursuing hobbies, or just relaxing without the weight of home maintenance hanging over you.

Downsizing also gives you the opportunity to move closer to loved ones. Maybe you want to be nearer to family, friends, or a community that offers social activities and support. Proximity to healthcare services, grocery stores, and recreational opportunities can also make life easier and more enjoyable. Choosing a home that fits your lifestyle and future needs can help you feel more connected and supported.

Your health and mobility are also important factors to consider. As we age, a home with stairs, heavy upkeep, or difficult-to-reach spaces can become a challenge. Downsizing allows you to find a home that is safer and more accessible, making daily life easier. Many seniors opt for single-story homes, communities with maintenance services, or locations that offer on-site assistance when needed.

Of course, leaving a home filled with memories can be an emotional journey. It's completely normal to feel a mix of excitement and sadness. But think of it as an opportunity for a fresh start. Moving to a new space doesn't mean leaving behind the things that matter most. Instead, it's a chance to create new experiences in a home that better fits your current and future needs. Many people find that once they settle into their new home, they feel lighter, more at ease, and even more independent.

Downsizing is about making a choice that supports the life you want to live. By focusing on the benefits and making a plan that works for you, this transition can be an exciting step toward more freedom, less stress, and a home that truly feels like the right fit.



# Planning and Decision-Making

Now that you understand the benefits of downsizing, the next step is to create a plan that ensures a smooth transition. Planning ahead will help you make informed decisions, avoid unnecessary stress, and feel confident about your move.

## ASSESSING YOUR NEEDS AND GOALS

Before making any big decisions, take some time to reflect on what you want in your next home. Think about your current lifestyle, daily routines, and future needs. Consider factors such as:

Do you want to be closer to family and friends?

Are you looking for a home with less maintenance?

Do you need accessibility features such as no stairs or wider doorways?

Would you prefer a senior living community with social opportunities and on-site services?

How important is proximity to healthcare facilities, shopping centers, or recreational activities?

By clearly identifying what matters most to you, you'll be able to narrow down your options and make choices that align with your long-term goals.



## EXPLORING HOUSING OPTIONS

There are many different housing options to consider when downsizing. Some of the most common choices include:

Smaller Single-Family Homes	Senior Living Communities
Condos or Townhouses	Apartments
Accessory Dwelling Units (ADUs)	

We will explore these options more in chapter six.



### TIMING YOUR MOVE

The right timing for your move will depend on several factors, including the real estate market, your financial situation, and personal circumstances. Some people choose to downsize while they are still in good health and able to handle the move easily, while others wait until they feel they need more support.

If you're considering selling your home, researching market trends in your area can help you decide when to list it. A real estate professional who specializes in senior moves can provide guidance on the best timing and help you navigate the process smoothly.

### GETTING FAMILY INVOLVED

Downsizing is a major life event, and involving your family in the planning process can provide both emotional and practical support. Your loved ones may be able to help with decision-making, sorting through belongings, and even finding your next home. Open conversations about your goals and expectations can help ensure a smooth transition for everyone involved.

Taking the time to plan and consider your options will make the downsizing process much more manageable. The next step is to dive into the financial side of things, which we will explore in *Chapter 3: Financial Considerations and Budgeting*.



# Financial Considerations and Budgeting

Downsizing isn't just a lifestyle change—it's also a financial decision. Understanding the costs and financial benefits involved will help you make a move that aligns with your long-term goals and provides financial security.

## EVALUATING YOUR HOME'S VALUE

Before making any decisions, it's important to assess how much your current home is worth. A real estate agent who specializes in senior moves can help you get a professional valuation and provide insights into local market trends. Knowing the value of your home will give you a clearer idea of how much equity you have available for your next home purchase or other financial needs.

## ESTIMATING THE COSTS OF DOWNSIZING

While downsizing often results in financial savings, there are still costs to consider. These may include:

- Real estate agent fees – Typically 5-6% of the sale price.
- Closing costs – Includes legal fees, taxes, and administrative expenses.
- Moving expenses – Hiring professional movers, renting a truck, or storage fees.
- Home repairs and staging – Making necessary updates to sell your home at a higher value.
- New home expenses – Down payment, rent, or HOA fees, depending on your next home choice.

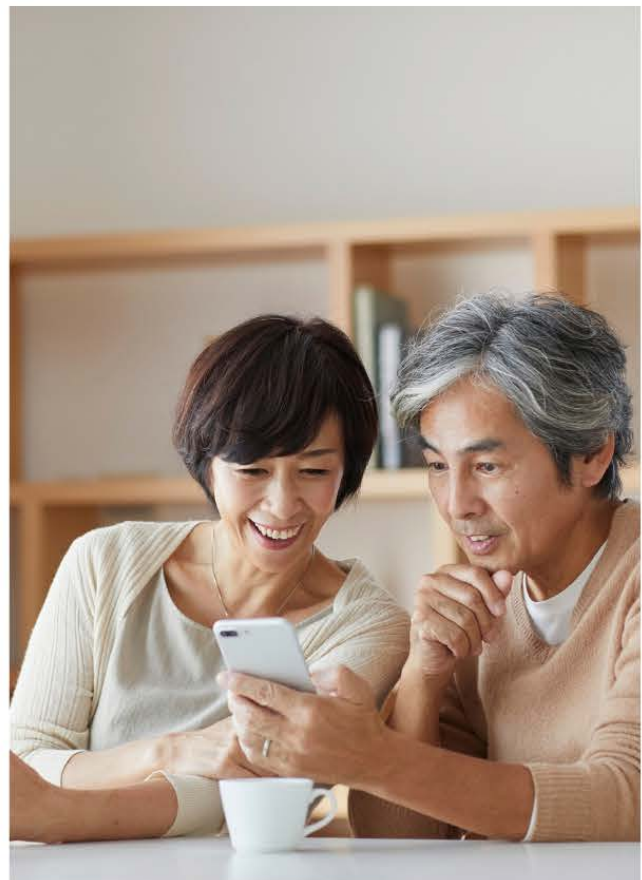
By budgeting for these expenses in advance, you can avoid financial surprises and ensure a smooth transition.

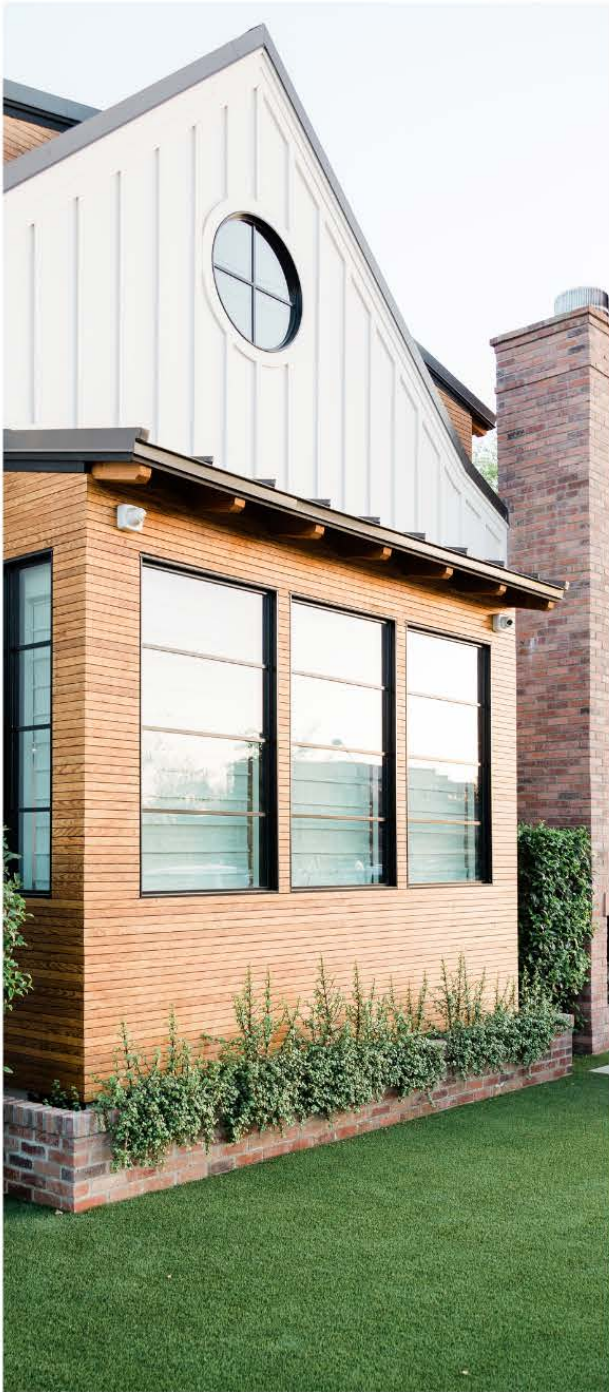
## UNDERSTANDING TAX IMPLICATIONS

Selling your home may come with tax implications. In many cases, if you've lived in your home for at least two out of the last five years, you may qualify for capital gains tax exemptions. Consulting with a tax professional can help you understand what applies to your situation and how to maximize your financial benefits.

## CREATING A BUDGET FOR YOUR NEW HOME

Once you have a clear idea of your financial position, it's time to set a budget for your new home. Consider not just the purchase price but also ongoing expenses like property taxes, homeowners' association fees, insurance, and utility costs. If you're moving into a senior living community, be sure to account for any monthly service fees.





## EXPLORING FINANCIAL ASSISTANCE OPTIONS

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By budgeting for these expenses in advance, you can avoid financial surprises and ensure a smooth transition.

## PROTECTING YOUR ASSETS AND PLANNING FOR THE FUTURE

Downsizing is a great opportunity to revisit your financial plans. Consider speaking with a financial advisor to ensure that the proceeds from your home sale are allocated in a way that supports your long-term security. Estate planning, setting up a trust, or updating your will are also important steps to consider during this time.

By taking a thoughtful approach to your finances, you can move forward with confidence, knowing that downsizing is not just about finding a smaller home—it's about creating a lifestyle that fits your financial and personal goals.

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**With financial considerations in place, the next step is preparing your home for sale. In Chapter 4: Preparing Your Home for Sale, we'll explore how to get your home market-ready for a smooth and profitable sale.**



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# Preparing Your Home for Sale

Once you've made the decision to downsize, preparing your home for sale is an essential step to ensure you get the best price possible. Selling a home can be a big undertaking, but with careful planning, you can make the process smoother and more successful.

## DECLUTTERING & DEPERSONALIZING

The first step in preparing your home for sale is to declutter and depersonalize your space. Buyers want to envision themselves living in the home, which can be difficult if it's filled with personal photos and excessive belongings. Start by:

- Removing personal items like family photos, keepsakes, and collections.
- Decluttering rooms, closets, and storage spaces to make the home feel more spacious.
- Organizing remaining items in a neat and tidy manner.

## MAKING NECESSARY REPAIRS

Small repairs and touch-ups can make a big difference in how your home is perceived by potential buyers. Walk through your home and take note of anything that needs fixing, such as:

- Leaky faucets or plumbing issues.
- Peeling paint or scuff marks on walls.
- Loose or missing tiles.
- Squeaky doors or cabinets.

A well-maintained home gives buyers confidence that the property has been cared for, which can make your home more appealing.

## ENHANCING CURB APPEAL

First impressions matter, and the exterior of your home is the first thing potential buyers will see. Simple improvements can make a big impact, such as:

- Mowing the lawn and trimming overgrown bushes.
- Adding fresh flowers or potted plants near the entrance.
- Repainting the front door or replacing worn-out house numbers.
- Power-washing the driveway, siding, or walkways for a fresh, clean look.



## STAGING YOUR HOME

Home staging helps showcase your home in the best light possible. Even small adjustments can make a difference in how buyers perceive the space. Some key staging tips include:

- Arranging furniture to make rooms feel more spacious and functional.
- Using neutral colors and simple décor to appeal to a wide audience.
- Ensuring each room has a defined purpose, such as a cozy reading nook or an inviting dining area.
- Adding fresh flowers or lightly scented candles to create a warm atmosphere.

## SETTING THE RIGHT PRICE

Pricing your home correctly is crucial to attracting buyers and selling quickly. Real Estate Agents, Mike & Terri Hecht who specialize in senior moves can provide a market analysis to determine a competitive listing price. Overpricing can lead to a home sitting on the market for too long, while underpricing may result in a lower return than expected.



## WORKING WITH A REAL ESTATE PROFESSIONAL

Selling a home can be complex, and working with a knowledgeable real estate agent can make the process much easier. Look for an agent with experience in senior downsizing who can:

- Provide market insights and pricing strategies.
- Help coordinate showings and open houses.
- Negotiate on your behalf to get the best deal.
- Assist with paperwork and legal requirements.

## PREPARING FOR SHOWINGS

Once your home is listed, you'll need to keep it in top shape for showings. Potential buyers may visit at different times, so keeping a clean and inviting space is important. Some simple steps to prepare for showings include:

- Opening curtains and blinds to let in natural light.
- Keeping the home tidy and free of clutter.
- Setting the thermostat to a comfortable temperature.
- Adding subtle touches like fresh flowers or a light air freshener.

## HANDLING OFFERS AND CLOSING THE SALE

When you receive an offer, your real estate agents, Terri & Michael Hecht, will help you review the terms and negotiate if needed. Once an agreement is reached, the closing process begins, which includes:

- Finalizing paperwork and inspections.
- Completing any last-minute repairs if required by the buyer.
- Packing up and preparing for your move.

Once the sale is complete, you'll be ready to transition into your new home, knowing you've successfully navigated the selling process with confidence.

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**With your home sold, the next step is sorting through your belongings and making decisions about what to keep. In *Chapter 5: Sorting, Decluttering, and Letting Go*, we'll guide you through this emotional and practical process to make downsizing as stress-free as possible.**



# Sorting, Decluttering, and Letting Go

Sorting through a lifetime of possessions can feel overwhelming, but it's also an opportunity to create a space that reflects your new lifestyle. Downsizing isn't just about reducing the number of belongings—it's about keeping the things that matter most while making room for a fresh start.

## WHERE TO BEGIN

The best way to tackle decluttering is by starting small and focusing on one area at a time. Instead of trying to go through everything in a day, set manageable goals. You might begin with a single closet, a storage room, or a set of drawers. Breaking the process into smaller tasks will make it feel less daunting and more achievable.

## DECIDING WHAT TO KEEP, DONATE, OR SELL

As you go through your belongings, ask yourself:

- Do I use this regularly?
- Does this item hold significant sentimental value?
- Will this fit comfortably in my new home?
- Is this something I truly love and want to keep?

If an item doesn't serve a purpose or bring you joy, consider donating or selling it. Many charities, thrift stores, and community organizations accept gently used clothing, furniture, and household goods. If you have valuable items, online marketplaces, estate sales, or consignment shops can help you sell them while making some extra cash.

## MANAGING SENTIMENTAL ITEMS

Letting go of sentimental belongings can be one of the hardest parts of downsizing. It's important to acknowledge the emotions that come with this process and find ways to preserve memories without keeping everything. Here are some ideas:

- Photograph sentimental items – If an item holds meaning but isn't practical to keep, taking a photo can help you preserve the memory.
- Create a memory box – Keep a small box of the most cherished mementos, such as letters, photos, or heirlooms.



- Pass items down – If family members or friends would appreciate certain pieces, consider gifting them as a meaningful way to share memories.

## ORGANIZING YOUR NEW SPACE

Once you've decided what to keep, it's important to organize items in a way that makes your new home functional and comfortable. Consider using storage solutions such as labeled bins, drawer organizers, and shelving to maximize space. If your new home has less storage, furniture with built-in storage—such as ottomans or beds with drawers—can help you stay organized without feeling cluttered.

## GETTING HELP WHEN NEEDED

Decluttering and downsizing can be emotionally and physically demanding, and you don't have to do it alone. Consider enlisting the help of family, friends, or professional organizers who specialize in downsizing for seniors. Having support can make the process smoother and less stressful.

By taking a thoughtful and organized approach to sorting and decluttering, you can let go of excess belongings while keeping the items that truly matter. This step in the downsizing journey isn't just about making space—it's about making room for a new chapter in your life with less clutter and more freedom.

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**With your belongings sorted, the next step is finding the perfect home to fit your needs. In Chapter 6: *Finding the Right New Home*, we'll explore key factors to consider when choosing a home that supports your comfort, lifestyle, and future needs.**

# Finding the Right New Home

Now that you've sorted and decluttered your belongings, it's time to find the perfect home that fits your lifestyle and future needs. Choosing the right home isn't just about size—it's about comfort, accessibility, and ensuring that you feel safe and happy in your new environment.

## IDENTIFYING YOUR PRIORITIES

Before you start searching, take some time to define what's most important to you in a new home. Consider:

- **Location:** Do you want to be closer to family, healthcare facilities, or social activities?
- **Size and Layout:** What is the right amount of space for your needs? A smaller home means less maintenance, but it should still be functional and comfortable.
- **Accessibility:** Would a single-level home, wider doorways, or step-free entryways make daily living easier?
- **Community Amenities:** Are you looking for a senior-friendly community with social activities, fitness centers, or transportation services?

By identifying your top priorities, you can narrow down your search and focus on homes that truly meet your needs.

## EXPLORING DIFFERENT HOUSING OPTIONS

There are several housing options available for seniors looking to downsize. Some popular choices include:

- **Smaller Single-Family Homes** – A great choice if you still want privacy and independence but with less maintenance.
- **Condominiums or Townhouses** – Offer community living with shared amenities, often with lower maintenance responsibilities.
- **Senior Living Communities** – Designed specifically for older adults, these communities often include social opportunities, healthcare access, and security features.
- **Apartments or Rental Homes** – A flexible option for those who don't want the responsibility of homeownership.

- **Accessory Dwelling Units (ADUs)** – Also known as in-law suites, these are smaller homes built on a family member's property to provide close support and independence.

Each option has its own benefits, so take the time to tour different housing types and see what feels right for you.



## WORKING WITH A REAL ESTATE AGENT

A real estate agent who specializes in helping seniors downsize can be a valuable resource. They understand the unique needs of older adults and can:

- Help you find a home that meets your accessibility and lifestyle requirements.
- Negotiate contracts and help with the legal aspects of buying or renting.
- Offer insights into different communities and the amenities they provide.

Terri & Michael Hecht are experienced in assisting retirees and can provide assistance and recommendations for all your downsizing needs.



## VISITING POTENTIAL HOMES

When touring homes, pay close attention to details that will impact your daily life. Ask yourself:

- Is the home easy to navigate with wide doorways and minimal steps?
- Are there safety features such as grab bars, well-lit walkways, and non-slip flooring?
- Is there enough storage space for the belongings you've decided to keep?
- Will the home be easy to maintain as you age?

It's also a good idea to visit at different times of the day to see how noisy or quiet the area is and whether the neighborhood feels safe and welcoming.

## FINANCIAL CONSIDERATIONS

Before making a decision, ensure the home fits within your budget. Take into account:

- Property taxes, insurance, and any homeowners' association (HOA) fees.
- Utility costs, maintenance, and potential repair expenses.
- Any move-in costs, renovations, or modifications needed for accessibility.

If purchasing a home, working with a financial advisor or real estate professional can help you navigate mortgage options or assess whether a reverse mortgage might be beneficial.

## MAKING THE TRANSITION

Once you've found the right home, planning your move will help make the transition smoother. Consider hiring a moving service that specializes in senior relocation, as they understand the emotional and physical aspects of downsizing.

Settling into your new home takes time, so allow yourself space to adjust and make it feel like home. Surround yourself with familiar comforts, engage with your new community, and embrace this fresh start.

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**With your new home secured, the next step is preparing for the moving process. In *Chapter 7: The Moving Process and Settling In*, we'll guide you through the logistics of packing, moving, and making your transition as stress-free as possible.**



# The Moving Process and Settling In

Moving into your new home is an exciting milestone, but the process of packing, transporting, and settling in can feel overwhelming. A well-organized plan will help you transition smoothly and make your move as stress-free as possible.

## CREATING A MOVING TIMELINE

Start by establishing a timeline for your move. Break it down into manageable steps:

- **4-6 weeks before moving:** Begin sorting and packing non-essential items. Schedule professional movers or recruit family and friends for help.
- **2-3 weeks before moving:** Confirm moving details, start packing more frequently used items, and arrange for utilities and address changes.
- **1 week before moving:** Pack essentials, clean your home, and ensure everything is ready for moving day.
- **Moving day:** Do a final walkthrough of your old home, ensure all belongings are packed, and focus on settling into your new space.

## HIRING PROFESSIONAL MOVERS VS. DIY MOVING

Deciding whether to hire professional movers or handle the move yourself depends on your needs and budget.

- **Professional Movers:** Many moving companies specialize in senior relocations and can handle packing, transportation, and unpacking. This option is convenient but comes with a cost.
- **DIY Moving:** If you prefer to save money, you can rent a moving truck and enlist family or friends for assistance. This approach requires more physical effort but can be a good option if you have help.

If you choose professional movers, look for companies that offer senior moving services. They understand the unique needs of downsizing and can make the process much smoother.

## PACKING TIPS FOR A SMOOTH MOVE

Packing can be one of the most time-consuming parts of moving. Here are some tips to make it easier:

- **Start Early:** Begin packing well in advance, focusing on seasonal or rarely used items first.

- **Label Boxes Clearly:** Write the contents and intended room on each box to simplify unpacking.
- **Pack an Essentials Box:** Include medications, toiletries, a change of clothes, important documents, and any items you'll need immediately.
- **Use Proper Packing Materials:** Protect fragile items with bubble wrap or towels to prevent breakage during transit.

## MANAGING MOVING DAY

On moving day, having a plan in place will help keep things organized:

- Ensure your movers or helpers arrive on time and have clear instructions.
- Keep important documents and valuables with you, rather than packing them in the moving truck.
- Do a final walkthrough of your old home to check for forgotten items.
- Take breaks and stay hydrated—it's a big day, and your well-being is important.





## SETTLING INTO YOUR NEW HOME

Adjusting to a new home takes time, but there are ways to make the transition smoother:

- **Unpack strategically:** Focus on the essentials first—kitchen, bathroom, and bedroom—before moving on to decorative items.
- **Arrange furniture for comfort and accessibility:** Make sure your space is easy to navigate and safe.
- **Meet your neighbors and explore the community:** Engaging with others can help you feel at home sooner.
- **Allow yourself time to adjust:** Moving is a big change, so be patient as you settle into your new environment.

## UPDATING YOUR ADDRESS AND UTILITIES

Don't forget to update your address with:

- The post office.
- Banks and credit card companies.
- Insurance providers.
- Social Security and other government agencies.
- Doctors and healthcare providers.
- Subscription services.

Also, ensure your utilities (electricity, water, internet, etc.) are set up before your move-in date to avoid any disruptions.

## CELEBRATING YOUR NEW CHAPTER

Moving is a major life transition, but it's also an opportunity to embrace new experiences. Take time to enjoy your new surroundings, connect with neighbors, and make your space truly feel like home. Downsizing is about simplifying your life and creating a home that suits your current and future needs.

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**With the move complete, the final step in this journey is navigating the emotional and social aspects of downsizing. In *Chapter 8: Emotional and Social Aspects of Downsizing*, we'll explore ways to manage the emotions that come with this transition and how to build new social connections in your new home.**



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# Emotional and Social Aspects of Downsizing

Downsizing isn't just a physical move—it's an emotional journey. Leaving behind a longtime home filled with memories can be bittersweet. You may experience excitement, relief, sadness, or even anxiety, and all of these feelings are completely normal. The key to navigating this transition smoothly is to acknowledge your emotions while focusing on the opportunities that lie ahead.

## COPING WITH CHANGE

Adjusting to a new home takes time, and it's okay to feel a mix of emotions. Here are some ways to cope with the changes that come with downsizing:

- **Honor your memories** – Take time to reflect on the home you're leaving. Create a photo album or journal about your favorite moments to carry those memories with you.
- **Embrace the positives** – Focus on the benefits of your new home, such as less maintenance, lower expenses, and the chance to enjoy new experiences.
- **Be patient with yourself** – Transitioning to a new space takes time. Give yourself grace and allow for an adjustment period.
- **Seek support** – Talking to family, friends, or even a counselor can help you process your emotions and ease the transition.



## STAYING CONNECTED

One of the biggest concerns seniors have when downsizing is the fear of isolation. Moving to a new place doesn't mean losing your social connections—it's an opportunity to build new ones.

- **Stay in touch with old friends** – Regular phone calls, video chats, and visits can help you maintain close relationships even if you move farther away.
- **Get involved in the community** – Whether it's joining a local club, attending community events, or volunteering, engaging with others will help you feel connected.
- **Take advantage of social opportunities** – Many senior living communities offer social activities, fitness classes, and clubs to help residents connect with one another.
- **Explore new hobbies** – Downsizing is a great time to pick up a new hobby or revisit an old one, which can help you meet people who share your interests.

## FINDING A SENSE OF HOME

It's important to make your new living space feel like home as soon as possible. Here's how to create a comforting and familiar environment:

- **Decorate with familiar items** – Display favorite photos, keepsakes, or cherished pieces of furniture to bring warmth and familiarity to your new home.
- **Establish routines** – Familiar daily habits, such as morning coffee in a cozy spot or an evening walk, can help you settle in more quickly.
- **Personalize your space** – Adding personal touches, such as favorite colors, artwork, or soft lighting, can help make your new home feel like your own.
- **Engage with neighbors** – Introducing yourself and participating in neighborhood activities can foster a sense of belonging.



Adjusting to a new home takes time, but by staying socially active and making your new space feel comfortable, you can create a fulfilling and happy environment.

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## Conclusion

Downsizing is a journey that requires careful planning, emotional resilience, and an open mind. While the process may feel overwhelming at times, it is also an opportunity for renewal. By letting go of the excess, embracing a new space, and focusing on what truly matters, you can create a lifestyle that supports your needs and desires.

Remember that every step you take—whether sorting through belongings, selling your home, or settling into a new community—is a step toward a simpler, more fulfilling life. Downsizing isn't about losing something; it's about gaining freedom, ease, and the chance to focus on what brings you joy.

With the right approach and support, your downsizing experience can be smooth and even empowering. This next chapter of your life is yours to shape, and with thoughtful planning, it can be one of the most rewarding transitions yet.



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# ABOUT US

The Hecht Group is here to help you navigate the real estate world. Our goal is to make your real estate dreams a reality. Terri has been a Top Producing agent since 2013 and Mike joined her in 2020 to form The Hecht Group. In 2021, we were the #3 Small Team for all Coldwell Banker Atlanta.

As Real Estate Professionals, we create personalized plans for our clients based on their individual buying or selling needs. We believe that our job doesn't end when the transaction closes. We hope to be our client's lifetime real estate consultants and pride ourselves on being caring and tenacious advocates for our client's best interests.

As residents of North Metro Atlanta for the past 20 years and Metro Atlanta for over 36 years, where we had the pleasure of raising our two sons, we've come to truly enjoy the vibrant lifestyle this area offers. We are active, engaged members of our community with a deep appreciation of the Northern Suburbs of Atlanta and the many benefits they offer. Outside of our work with clients you can find us enjoying pickleball, shopping, dining, walking along the Chattahoochee River and spending time on the lake with our family.

If you are looking for a Real Estate Team that prioritizes communication, advocates for your best interests, knows North Atlanta inside and out, and is dedicated to helping you achieve your goals, look no further than The Hecht Group! With the right team by your side, the real estate journey becomes an enjoyable and rewarding experience.