KARYN HANSON

REAL ESTATE

THE UPSIZING GUIDE

REAL ESTATE GUIDANCE
FOR YOUR NEXT CHAPTER.



GUIDANCE. SUPPORT. CLARITY.

Every step of the way.

KARYN HANSON
REAL ESTATE

GET TO KNOW ME

KARYN HANSON

Sales Representative | SRES®

My work in real estate is rooted in one simple belief: families deserve patience, respect, and clear guidance during life's biggest transitions.

I specialize in helping GTA families upsize with confidence, clarity, and care. Whether you're welcoming a new baby, blending families, or simply outgrowing your current home, I understand that upsizing is about so much more than finding a bigger space. It's about finding the right home for the life you're building.

Whether you're just beginning to explore options or ready to make your move, my role is to make the process feel manageable, thoughtful, and never rushed.

I believe every family deserves honest guidance, practical support, and the space to make decisions at their own pace.

NOT SURE WHERE TO START?

A simple conversation can provide clarity.

BOOK A COMPLIMENTARY 30-MINUTE CONSULTATION

TOGETHER WE'LL DISCUSS:

- Your family's needs and goals
- Your must-haves and nice-to-haves
- Financial considerations
- A plan that fits your timeline

No pressure. Just guidance.



Compassion.
Experience.
Guidance.

Every step of the way.

HOW I HELP

FAMILIES UNDERSTAND THE UPSIZE

A Clear, Compassionate Process From Today to Your Next Chapter

Upsizing is more than just buying a bigger home — it's a life decision. I break the process down into simple, manageable steps so you can move forward with clarity and confidence.



HOW I GUIDE YOU

01 DISCOVER

We start with a conversation about your goals, needs, timeline, and what you want your next chapter to look like.

02 PLAN YOUR MOVE

Together, we create a realistic roadmap covering finances, timing, and what's possible in today's market.

03 EXPLORE WITH CONFIDENCE

I provide tailored options that match your must-haves and lifestyle, so you can focus on finding the right fit.

04 MAKE SMART DECISIONS

I bring market insight and negotiation expertise to help you make the best financial and lifestyle choice.

05 MAKE YOUR MOVE

From contracts to closing, I manage the details and coordinate a smooth, stress-free move.

06 SETTLE IN & THRIVE

I stay connected after you move in—checking in, sharing resources, and celebrating this exciting new chapter.

MY PROMISE TO YOU

I'll be your advocate, your sounding board, and your guide—helping you make informed decisions with clarity, care, and zero pressure.

You focus on your family.
I'll handle the rest.

YOU CAN COUNT ON

- Honest advice
- Clear communication
- Expert negotiation
- Attention to every detail
- Support every step of the way

WHAT FAMILIES TELL ME MOST

THE QUESTIONS AND CONCERNS I HEAR EVERY DAY

You're not alone — and these are all normal.

Many families come to me feeling excited but overwhelmed. They know something needs to change but aren't sure where to begin or whether the timing is right.

If any of these thoughts sound familiar, you're not alone.

> "We've outgrown our home but I don't know if we can afford to upsize right now."

> "I love our neighbourhood. What if we can't find something better nearby?"

> "The market feels scary. Is this even a good time to move?"

> "We don't know whether to sell first or buy first."

> "What if we upsize and then regret it financially?"

> "I feel guilty leaving a home that holds so many memories."

The truth is, most families aren't struggling because they lack options. They're struggling because upsizing is both an emotional and financial decision happening at the same time.

Every family starts with uncertainty.
Clarity comes one conversation at a time.



SIGNS IT MAY BE

TIME TO UPSIZE

You don't have to be bursting at the seams to consider upsizing.
Here are some of the most common signs families share with me.

✓	**Your family is growing**	A new baby, a blended family, or a relative moving in can quickly change what your home needs to be.
✓	**You've run out of functional space**	Bedrooms doubling as offices, no quiet place to work or study, or a garage that's become a storage unit.
✓	**Your lifestyle has changed**	You're hosting more, working from home, or need dedicated space for a hobby or home business.
✓	**You feel cramped but love your life**	Everything is great except the square footage. That's a great problem to solve.
✓	**Your equity has grown**	Years of mortgage payments and market appreciation may mean you have more buying power than you think.
✓	**The kids are sharing and it's not working**	Children need their own space to grow, study, and have a sense of independence.






If you're asking whether it's time,
it probably is. Let's talk.



Your next home should support the life you're building.

NOT THE LIFE
YOU'VE OUTGROWN.

More space.
FOR WHAT MATTERS MOST.

More freedom.
TO LIVE LIFE ON YOUR TERMS.

More you.
ROOM TO GROW, DREAM & THRIVE.

You deserve a home
THAT FEELS LIKE THE NEXT CHAPTER.



MY 5-STEP UPSIZING PROCESS

A simple process designed to reduce stress and bring clarity.

Many families feel overwhelmed because they don't know where to start. My role is to guide you through each step so nothing feels rushed or uncertain.

STEP 1

The Discovery

Understanding Your Goals

We start with a conversation about your family's needs, timeline, and budget. Together we'll explore what's driving the desire to upsize and what your ideal next home looks like. No pressure. Just clarity.

STEP 2

The Financial Picture

Know What You Can Work With

Before anything else, we'll review your current home's value, your equity position, and your buying power. I'll connect you with trusted mortgage professionals so you go into the process informed and confident.

STEP 3

Sell or Buy First?

Strategizing Your Move

This is one of the biggest questions families face. Together, we'll look at market conditions, your financial situation, and your timeline to determine the right order of operations for your family.

STEP 4

Finding Your Next Home

The Search Begins

With your criteria in hand, we'll search for homes that truly fit your life. I'll guide you through viewings, offers, negotiations, and conditions so every step is clear.

STEP 5

The Close

Moving Into Your Next Chapter

From accepted offer to closing day, my team and I coordinate the details so you can focus on the exciting part: moving into the home your family deserves. My support doesn't end at closing.

My goal is simple:
to make your move feel less overwhelming and more exciting.

You don't have to figure this out alone.

I'M HERE TO GUIDE YOU.

RESOURCES

Upsizing involves more than just finding a bigger home. The right support can make the process feel easier, more organized, and less stressful.



Financial & Mortgage

- ✓ Mortgage Pre-Approval Specialist
- ✓ Financial Advisor
- ✓ Real Estate Lawyer
- ✓ Accountant or Tax Advisor

Moving & Transition

- ✓ Professional Movers
- ✓ Packing & Unpacking Services
- ✓ Storage Solutions
- ✓ Utility Setup Coordination

Home Preparation

- ✓ Professional Home Stager
- ✓ Decluttering & Organizing Services
- ✓ Handyman & Home Repair Professionals
- ✓ Professional Cleaning Services

Family Resources

- ✓ School & Community Research
- ✓ Neighbourhood Walkability Tools
- ✓ Childcare & Activity Directories
- ✓ Home Inspector

Need a Recommendation?

MORTGAGE BROKER. LAWYER. STAGER. CONTRACTOR. MOVER. HOME INSPECTOR.

I've spent years building relationships with professionals I trust and would be happy to connect you with the right people for your move.

THANK YOU

for trusting me with your journey.

Upsizing is more than a move. It's a new chapter for you and your family. I'm honoured to be part of the process and excited for what's ahead.



You don't have to figure this out alone.

From the first conversation to closing day (and beyond), my team and I are here to guide, support, and advocate for you every step of the way.

Your next home isn't just a place.

It's where your next chapter unfolds, memories are made, and your family's future grows.

Whenever you're ready, I'm here.

Let's make your next move your best one yet.



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KARYN HANSON
SALES REPRESENTATIVE

Real estate is more than my career—
it's my commitment to helping you build a life you love.
I can't wait to *help you get there.*

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