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THE VILLAGES®

# DOWNSIZE WITHOUT REGRETS.

From your big house to a villa that  
fits your next chapter.

TWO PATHS. ONE SMARTER MOVE.

For current Villagers and buyers relocating  
from out of state.



BRIAN WILLIAMS :: REALTOR®

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THE SMARTER MOVE BEGINS HERE

## Two paths. One better fit.

Your reason for downsizing changes what you should solve first. The destination may be a villa, but the starting point matters.



### ALREADY A VILLAGER

#### Designer / Premier to villa

You know the lifestyle. Now right-size the house without giving up the location and routines you love.

- What is your larger home worth?
- Sell first or buy first?
- What conveniences must remain?

### MOVING FROM UP NORTH

#### Big northern house to villa

You are trading square footage for a Florida routine. Make sure the home, garage and location work year-round.

- What must you bring to Florida?
- How often will guests stay?
- What must work before move-in?

### THE MOST IMPORTANT QUESTION

What do you want LESS of - and what do you refuse to give up?

FIT BEFORE FLOOR PLAN

# Villas are not all alike.

Look beyond the label. A villa can be wonderfully convenient - or surprisingly tight if the lot, garage or layout is wrong.

## 01 Choose privacy before finishes

Courtyard-style layouts may provide walled outdoor space, while other villas feel more open. Stand on the lanai. Look for neighboring windows, roads and cart paths.

CHECK: Lanai sightlines | Outdoor room | Pets

## 02 Verify maintenance, not assumptions

A smaller yard may mean less work, but villa ownership is not automatically maintenance-free. Ask who handles landscaping, irrigation, fences or walls, and exterior upkeep.

CHECK: Lot duties | Restrictions | Repairs

## 03 Know the garage arrangement

Many downsizers still need a car, golf cart, clubs and tools. One-car, expanded and two-car configurations exist - measurements matter more than the listing label.

CHECK: Actual dimensions | Cart fit | Storage

### REMEMBER

**The best villa is not simply smaller. It is smaller in the right ways.**

## WHAT COMES WITH YOU?

# Do the storage math.

This is the part most downsizers underestimate: less square footage does not mean fewer things to store.

## 01 / THE GARAGE

Stand inside and map the real space - not just the number of bays.

- ☐ Vehicle + cart fit
- ☐ Room to open doors
- ☐ Charging + safe storage



### MEASURE BEFORE YOU FALL IN LOVE

Garage usable width: \_\_\_\_\_

Garage usable depth: \_\_\_\_\_

Golf cart length / width: \_\_\_\_\_

Door opening clearance: \_\_\_\_\_

## 02 / INSIDE THE HOME

Check pantry, bedroom closets, linen storage, laundry cabinets and bathroom storage.

- ☐ Storage where you use it
- ☐ Accessible daily items

## 03 / YOUR LIFE + HOBBIES

Count luggage, decorations, golf clubs, bikes, tools, pet items, crafts and guest supplies.

- ☐ Keep / donate / sell plan
- ☐ Heat-sensitive storage checked

## THE FULL OWNERSHIP PICTURE

# Smaller does not mean simpler.

Compare the total cost and the timing of your move - not just the asking price.

### THE TRUE MONTHLY COST

- |                                                        |                                                      |
|--------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Property taxes + insurance    | <input type="checkbox"/> Utilities + upkeep          |
| <input type="checkbox"/> Bond / district assessments   | <input type="checkbox"/> Amenity / HOA costs, if any |
| <input type="checkbox"/> Repairs + future replacements | <input type="checkbox"/> Lawn care + pest service    |

### IF YOU ALREADY LIVE HERE

Decide whether your current home should sell before you buy. Calculate net proceeds, compare carrying costs, and review any Florida homestead portability questions with the appropriate tax office or adviser.

Ask: How much overlap is comfortable?

### IF YOU ARE MOVING SOUTH

Coordinate your northern sale, moving costs, travel, temporary housing and insurance. Check what furniture will fit. Plan for the date the Florida property becomes your primary residence, if applicable.

Ask: What must be ready on Day One?

### TWO IMPORTANT CAUTIONS

Do not assume the seller's property tax bill will be yours. Also verify a home's actual bond status, assessments and maintenance responsibilities before signing.

LIVE LARGER IN LESS SPACE

# Keep the lifestyle. Lose the excess.

A good downsize protects the things that make daily life enjoyable.

01

## LOCATION + CART ACCESS

Map actual golf cart and driving routes to the square, shops, recreation, friends and medical care.

02

## LANAI + PETS

Sit outside. Check privacy, shade, screen condition, pet setup and furniture fit - not just the photos.

03

## GUESTS + FLEX SPACE

Will visiting family have a comfortable bed, bathroom and parking? Do not overbuy for occasional visits.

04

## CONDITION + RESALE

Check roof, HVAC, water heater, windows, the exterior and how easy the floor plan may be to sell later.

### THE DOWNSIZER'S TEST

**Could you happily live here on an ordinary Tuesday - not just while the home is staged for a showing?**

Picture your car, your cart, your morning routine, your friends and your things. If it does not work in real life, keep looking.

PRINT AND BRING ALONG

# Your 12-point villa tour checklist

Use it while touring. Check each item; note what works and what deserves a second look.

## SPACE + STORAGE

- ☐ Garage fits vehicle and golf cart
- ☐ Doors open comfortably / storage remains
- ☐ Closets, pantry and laundry storage work
- ☐ Furniture and guest-room layout fit

## LOT + LIFESTYLE

- ☐ Lanai privacy, shade and noise feel right
- ☐ Pet setup and outdoor space are practical
- ☐ Cart routes and favorite destinations fit
- ☐ Parking works for guests

## COST + CONDITION

- ☐ Roof, HVAC and water heater checked
- ☐ Bond / assessments and fees verified
- ☐ Lot and exterior maintenance understood
- ☐ Selling / moving timeline is realistic

Non-negotiable: \_\_\_\_\_ Deal-breaker: \_\_\_\_\_

TIP: If the garage, privacy or location fails, new countertops cannot fix it.



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YOUR NEXT CHAPTER

# A smaller home. A better fit.

## BRIAN'S FOUR-STEP DOWNSIZE PLAN

01

### Set your non-negotiables

Garage, privacy, guests, costs and everyday routine.

02

### Get the real numbers

Current-home value, net proceeds and total new-home costs.

03

### Compare the right villas

Tour by actual space, location, condition and lot.

04

### Coordinate the transition

A practical buy/sell or out-of-state moving timeline.

READY TO RIGHT-SIZE?

## TEXT “DOWNSIZE”

**(352) 978-1284**

Already a Villager? Let's plan your move from a larger home. Relocating? Let's narrow the villa options before you travel.



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