
WHERE COULD YOU GO NEXT?

A PERSONAL JOURNAL FOR EXPLORING YOUR NEXT HOME



New Places.

**New
Possibilities.**

**A Brighter
Next Chapter**

Start with the life.style Then find the home.

ENGEL & VÖLKERS®

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You probably already know where you like to be.

You may have lived in Victoria or on the Saanich Peninsula for years. You know the communities, the roads, the villages and the places that already feel like home.

So this isn't a journal about discovering Greater Victoria. It's about looking at something different: what kind of home could support the way you want to live next - and what might your current home make possible?

You don't need to know the answer. Start by noticing what matters.

When you picture your life a few years from now, what would you like to feel different?

What would you be happiest to leave behind about your current home?

What would make a home feel easier?

A next move doesn't have to be about having less. Sometimes the real goal is having less to manage - while keeping the parts of home that still matter to you.

☐ Fewer stairs	☐ One-level living
☐ Less yard work	☐ Newer systems and finishes
☐ Less exterior maintenance	☐ Less unused space
☐ Lock-and-leave freedom	☐ Easier access to shops and services
☐ A smaller garden	☐ More security when travelling
☐ More walkability	☐ Something else: _____

If you could change just three things about the way your current home works for you, what would they be?

What would you like to keep?

Moving doesn't mean giving up everything you love about the way you live now. Knowing what you want to preserve can be just as useful as knowing what you want to change.

☐ A garden	☐ Space for hobbies
☐ A guest room	☐ A familiar neighbourhood
☐ A garage	☐ Walkability
☐ Privacy	☐ Easy access to the ocean
☐ A view	☐ Space for a pet
☐ Room to entertain	☐ Room for visiting family

Which three would be hardest to give up?

Is there anything you once thought was essential that matters less to you now?

If you had to choose...

There is rarely one home that maximizes everything. These aren't decisions you need to make today. They're simply a way to notice which side you naturally lean toward.

☐ Stay in the area I know and love	☐ Move a little farther and have more choice
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☐ Release more equity	☐ Spend more to get the home I really want
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☐ More indoor space	☐ Less maintenance
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☐ Private outdoor space	☐ Lock-and-leave freedom
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☐ A familiar style of home	☐ A different kind of home that may work better now
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Which choice surprised you most?

Explore the type of home - not just the size.

The right answer may be a condo, townhome, one-level home, smaller detached home - or staying where you are and making your current home easier. Use this page to notice your first reactions.

CONDO

What appeals to me? _____	What concerns me? _____
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TOWNHOME

What appeals to me? _____	What concerns me? _____
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ONE-LEVEL HOME / RANCHER

What appeals to me? _____	What concerns me? _____
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SMALLER DETACHED HOME

What appeals to me? _____	What concerns me? _____
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STAY AND ADAPT MY CURRENT HOME

What appeals to me? _____	What concerns me? _____
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WHERE COULD YOU GO NEXT? •

You know Greater Victoria. Start with your own map.

Rather than beginning with a list of neighbourhoods, think about the places that already fit naturally into your life - and the people, routines and connections you don't want to lose.

Which communities or areas could you genuinely imagine calling home?



Are there places you enjoy visiting but wouldn't want to live?



Who or what do you want to remain close to?



How important is staying close to your current neighbourhood?

Not important ○ ○ ○ ○ ○ Essential

WHERE COULD YOU GO NEXT? •

The financial goal isn't always to spend less.

For some people, releasing equity is an important part of the move. For others, the priority is finding an easier home in a location they love - even if much of the value of their current home goes into the next one.

Neither is inherently right or wrong. What matters is understanding what you want the move to make possible.

☐ More financial flexibility	☐ Furnishing or improving the next home
☐ Travel	☐ Simply knowing the equity is available
☐ Helping family	☐ Releasing equity isn't a priority for me
☐ Investing	☐ Something else: _____
☐ Retirement security	

If your move released equity, what would you most like that money to make possible?

What matters more: the number or the life it creates?

Would you choose a home you liked less simply because it released more equity? Why or why not?

Would you be comfortable putting most of the value of your current home into the next one if it gave you the lifestyle you wanted?

Is there a financial outcome you would like your move to achieve?

**The smallest home isn't necessarily the least expensive choice -
and releasing the most equity isn't necessarily the goal.**

WHERE COULD YOU GO NEXT? •

Bring the picture into focus.

You don't need a perfect answer. Capture what seems true today. Your thinking can change as you begin seeing real homes.

My next home probably feels like...

The three things it needs to have:

Things I'm willing to compromise on:

Places I'd like to explore:

What I'd like my move to make possible financially:

What I still need to understand:

Now, see what the possibilities look like.

Once you have a clearer sense of what matters, looking at actual homes can make the picture much more concrete.

I've organized current Greater Victoria listings into three housing types people often consider for a next move: condos, townhomes and one-level ranchers. The listings are connected to the MLS feed, so you can return whenever you're ready to see what's available.

CONDOS
TOWNHOMES
RANCHERS - ONE LEVEL HOMES

Explore current listings:victoriapremiumrealestate.com/downsizing-curated-listings

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A CONVERSATION CAN START HERE

You don't have to have it figured out.

Sometimes the most useful next step is simply to compare what you've written here with what the real estate market can actually offer.

We can look at the value of the home you're leaving, the kinds of properties that might suit you, the trade-offs between different choices and what those choices could mean financially.

And if staying where you are still feels like the right answer, that's useful to know too.

Bring your questions. Bring your journal. We can start with the possibilities.

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