

*How to Buy Your Next Home Before Baby Arrives*

# UPSIZING FOR A GROWING FAMILY

*guide*

*Your step-by-step guide to selling your condo and  
upgrading to a family-friendly space — without  
stress.*

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**RE/MAX**  
HEIGHTS REALTY

# BIG LIFE CHANGES DESERVE *The Right Home*



Congratulations on your growing family!

Whether your second bedroom is already a nursery or you're just realizing it's time for more space, this guide is your companion through every stage of upsizing in Vancouver. You'll learn how to:

*You'll learn how to:*

**UNDERSTAND THE FINANCIAL  
SIDE OF UPSIZING**

**SELL YOUR CURRENT HOME  
STRATEGICALLY**

**CHOOSE THE RIGHT FAMILY-  
FRIENDLY NEIGHBOURHOOD**

**TIME YOUR MOVE AROUND  
YOUR DUE DATE**

**DECIDE BETWEEN LISTING FIRST  
OR BUYING WITH CONDITIONS**

**MOVE FROM A CONDO TO A  
DETACHED HOME WITH CONFIDENCE**

You've got enough on your plate. Let's make this move simple, stress-free, and perfectly timed for your growing family.

Veronica Wong® | Vancouver Family Real Estate Specialist

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## *Timing Your Move Around Baby*

### **BUYING OR SELLING A HOME WHILE EXPECTING CAN BE OVERWHELMING.**

Here's a general guide to help you time things right.

### **Best time to start: 6–9 months before baby arrives**

#### **CONSIDER:**

- Morning sickness, fatigue, third-trimester energy dips
- Nesting phase and needing to feel settled
- Avoiding a move too close to your due date

Pro Tip: Try to move in before the 30-week mark for the smoothest experience.

WHEN  
SHOULD YOU  
*Start?*

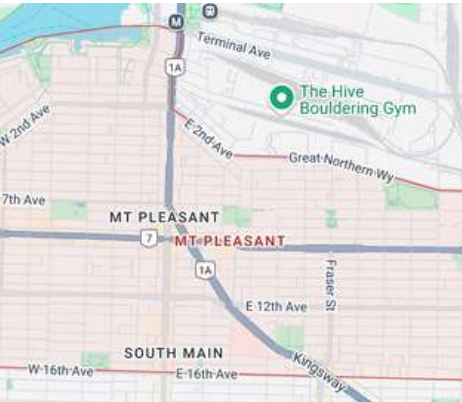
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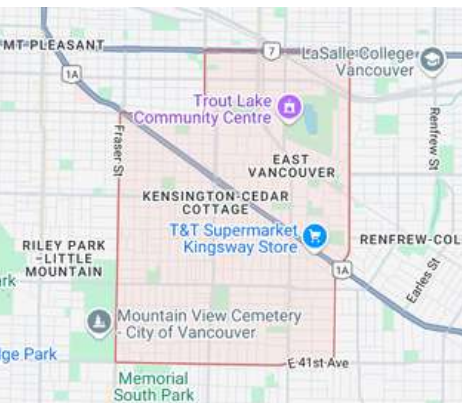
# WHERE SHOULD YOU LOOK

## *Best Vancouver Neighbourhoods for Growing Families*



### **MOUNT PLEASANT**

Trendy and vibrant, with daycares, cafes, and character homes.

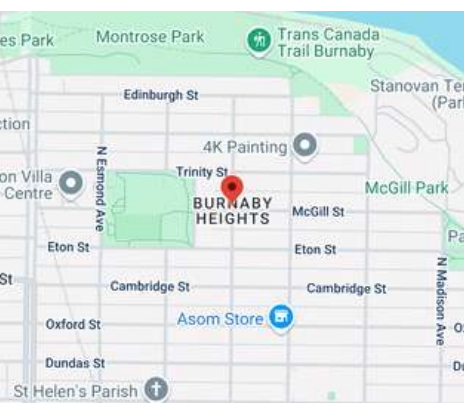


### **KENSINGTON - CEDAR COTTAGE**

Quiet streets, strong community vibe, walkable to shops and schools.







## THE HEIGHTS (NORTH BURNABY)

Detached homes with mortgage helpers.  
Family-owned businesses and parks.



## LYNN VALLEY (NORTH VANCOUVER)

Nature meets convenience. Great schools  
and hiking trails.



***Bonus Tip: Consider what matters most: layout that suits your lifestyle today, or location that pays off long-term? Ideally, balance both—but if you must choose, start with what you'll use daily.***

# WHAT WILL UPSIZING COST?

*Talk to a mortgage broker early to see if you can buy before selling*

It's recommended to talk to a lender and get pre-approved before beginning your home search. During the mortgage preapproval process, lenders will look at your income, assets and credit score. This information determines what loans you could be approved for, how much you can borrow and what your interest rate might be.

## HERE'S A BALLPARK IDEA BASED ON 2025 PRICES:

- Sell: 2-bed condo in Olympic Village – \$880,000
- Buy: 3-bed townhouse in East Van – \$1.3M



## OTHER COSTS TO CONSIDER:

- Property transfer tax
- Realtor and legal fees
- Moving costs
- Increased utility bills
- Lawn care, gutter cleaning, and ongoing exterior maintenance
- Home insurance premiums (typically higher for detached homes)

**Lifestyle Consideration:** Detached homes offer space and privacy—but with added upkeep. Factor time and budget for regular maintenance.



# HOUSING OPTIONS FOR YOUNG *Families*



## **CONDOS PROS:**

- Lower purchase price and maintenance
- Easier upkeep and fewer repairs
- Central, walkable locations

## **CONDOS CONS:**

- Less space, limited storage
- Noise from neighbours
- Limited outdoor space or private yard



## **TOWNHOME PROS:**

- More space than condos
- Small yard or patio, good for toddlers
- Often in quieter residential areas

## **TOWNHOME CONS:**

- Higher monthly strata fees
- Shared walls
- Less flexibility with renovations

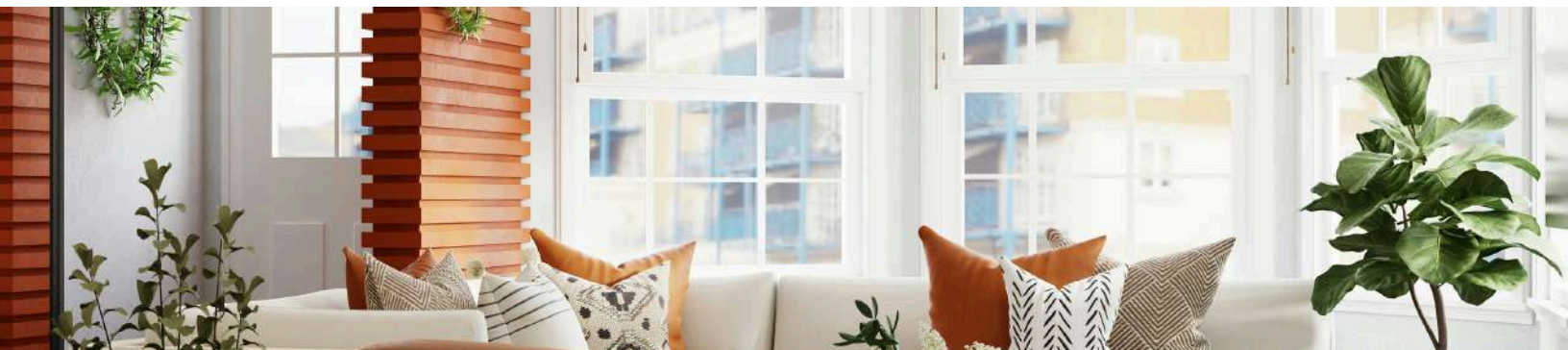


### **DETACHED HOMES PROS:**

- Maximum space and privacy
- Ideal for growing families or multi-generational living
- Freedom to renovate

### **DETACHED HOMES CONS:**

- Higher costs and property taxes
- Ongoing maintenance is your responsibility
- May require longer commutes to city centre





# MARKET BASED STRATEGIES

## *Sell First or Buy First?*



### **IN A SELLER'S MARKET:**

- Competition is fierce; listings move fast.
- Consider buying with a “subject to sale” clause — though this may weaken your offer.
- Strongest option: get pre-approved and bridge finance so you can buy first without conditions.

### **IN A BUYER'S MARKET:**

- You're more likely to find good inventory and negotiate on price.
- Best to sell first, then purchase with a clear budget and no pressure to carry two homes.
- Consider a long completion to give you time to find the right home.



**TALK TO YOUR REALTOR TO ASSESS THE MARKET AND MATCH YOUR APPROACH TO YOUR RISK COMFORT.**

# FINANCING YOUR *upsize*

**BEFORE YOU START LOOKING, BOOK A CONVERSATION WITH A MORTGAGE BROKER. HERE'S WHAT TO DISCUSS:**

- **Current equity** in your condo
- **Pre-approval** for your next purchase
- Can you qualify to **buy before you sell?**
- **Bridge financing** or a **HELOC** for down payment support
- Ongoing monthly costs (mortgage + maintenance + daycare)
- Whether to **port your existing mortgage** to your new home

## **TIP:**

**Some lenders offer flexible financing that lets you make a conditional offer without weakening your position.**



## **DOCUMENTS FOR PRE-APPROVAL**

- Personal identification
- Tax returns
- Pay Stubs, W-2
- Other income sources
- Bank statements
- Credit history and score
- Income verification
- Market Evaluation of your current home



# WHAT SHOULD YOU DO WITH YOUR CURRENT CONDO



*You have two options:*

1. **Sell and Use the Equity** Most families choose this route to fund their next home and reduce stress.
2. **Keep as a Rental** Ideal if you have enough equity, can qualify for both mortgages, and want long-term passive income.

***Staging Tip:*** Use soft lighting and neutral nursery accents in listing photos to appeal to other young families.

# EMOTIONAL & PRACTICAL *Checklist*



**BABY-PROOFING YOUR NEW HOME?**



**IS THE FLOOR PLAN STROLLER-FRIENDLY?**



**ARE THERE PARKS, GROCERY STORES, AND CLINICS NEARBY?**



**IS THERE SPACE FOR FAMILY VISITS OR LIVE-IN HELP?**



**WILL THIS HOME GROW WITH YOUR FAMILY?**



**DO YOU WANT A YARD, OR PREFER MINIMAL OUTDOOR UPKEEP?**



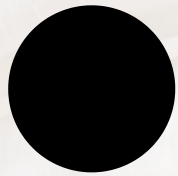
**IS YOUR HEART SET ON A SCHOOL CATCHMENT AREA?**

***Reminder:*** Moving with a baby on the way is emotional. Give yourself grace and ask for help.



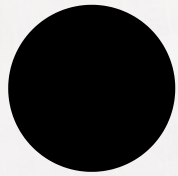
# YOUR UPSIZING

*Timeline*



**MONTH 9 (BEFORE BABY)**

Research neighbourhoods, speak to your realtor, get pre-approved



**MONTH 8**

Start condo prep, begin online property tours



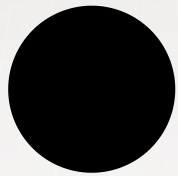
**MONTH 7**

List your current home, tour top prospects



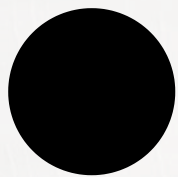
**MONTH 6**

Sell & negotiate offer on new home



**MONTH 5**

Complete sale, pack, book movers



**MONTH 4**

Move in, set up nursery, settle before baby!

# BONUS TIPS FOR UPSIZING WITH CONFIDENCE

## **Declutter Early**

Donate or store items you won't need during the transition.



## **Think Long-Term**

Choose a home that fits your needs now — and 5 years from now.



## **Visit Open Houses Strategically**

Focus on layout and storage; bring a checklist and take notes.

## **Consider Future Resale**

Is the home in a school catchment? Near transit? These add long-term value.



## **Build Your Team**

A trusted realtor, mortgage broker, and notary can make all the difference.





# READY TO MAKE THE MOVE?

*Let's Chat.*

*Every family is different. I'd love to hear your story and  
help you create a custom upsizing strategy.*

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