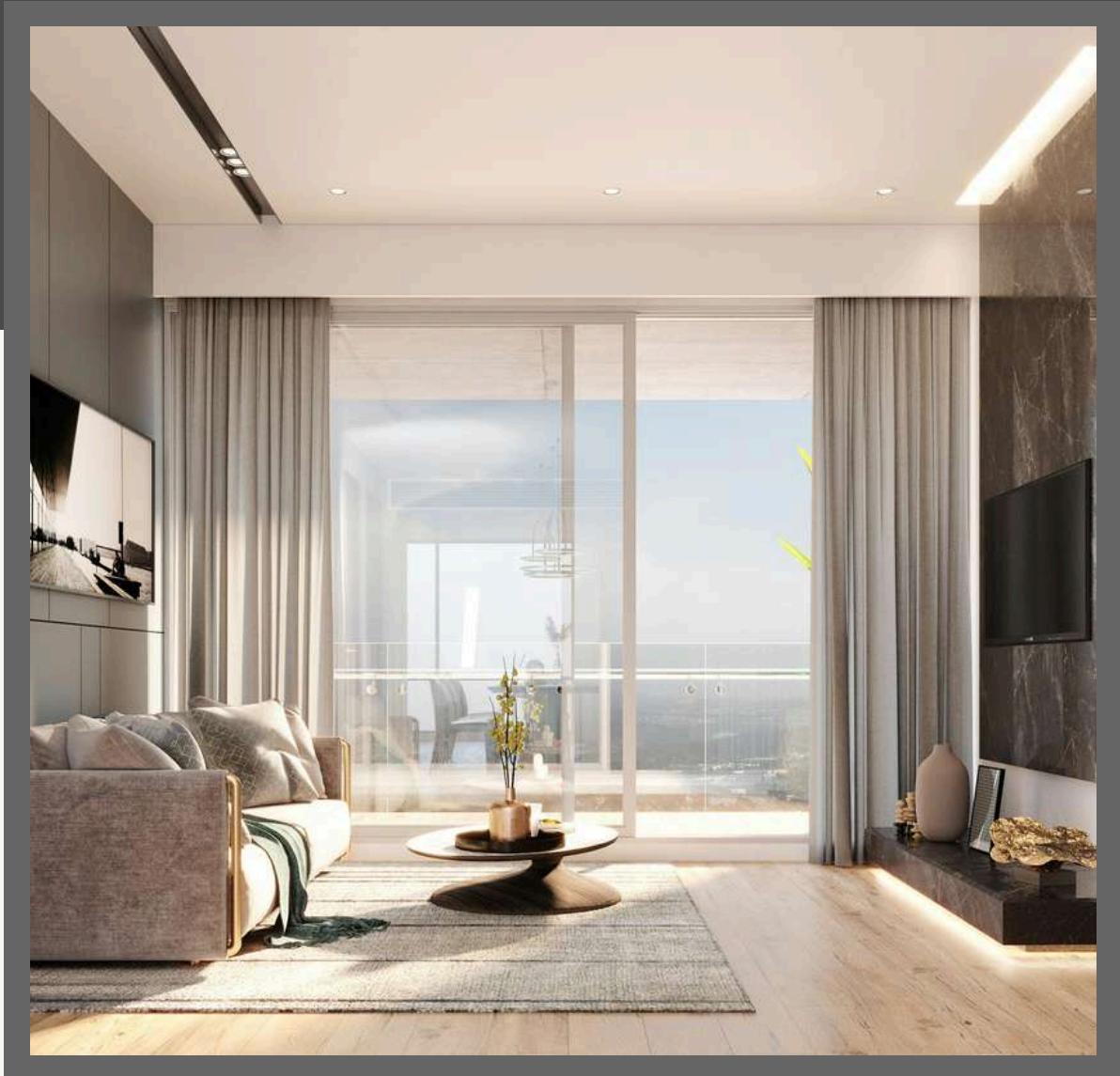


# DOWNSIZING GUIDE

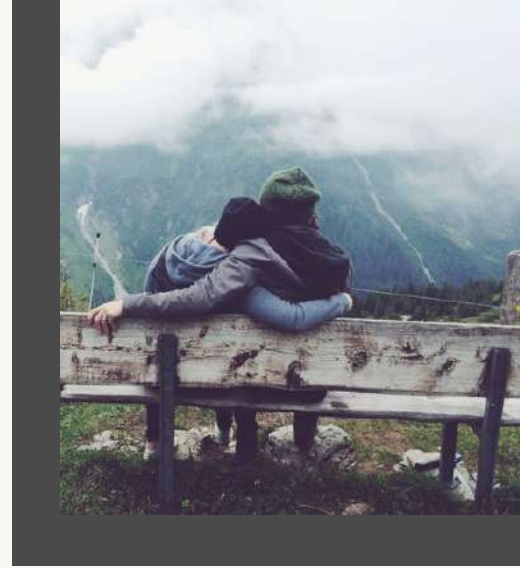
A CLEAR, THOUGHTFUL GUIDE TO YOUR  
NEXT CHAPTER



SHAW REALTY

© 2026 Ian Shaw, Shaw Realty. All rights reserved.

# Welcome



Downsizing is rarely just about space. It's about timing, lifestyle changes, financial outcomes, and often letting go of a home that has held years or decades of memories.

This guide is designed specifically for homeowners in the Lower Mainland who are thinking about downsizing and want clear, practical insight before making any decisions. There is no pressure here, only thoughtful guidance to help you understand your options and move forward with confidence.

*Ian Shaw*

# Nice To Meet You



**IAN SHAW**

Personal Real Estate Corporation

I work with homeowners in the Lower Mainland who are navigating important housing decisions and want clear, thoughtful guidance along the way. My approach is strategic and client-focused, helping people understand their options, evaluate timing, and make informed decisions that align with their goals and lifestyle without pressure.

Downsizing often involves both practical and emotional considerations. I help clients think through the full picture, from market conditions and housing options to risk management and transition planning, so each step feels deliberate and well-considered. My role is to provide clarity, perspective, and steady guidance as you plan your next chapter.



SHAW REALTY

# CHAPTER I

## IS DOWNSIZING RIGHT FOR YOU?





## TIMING

**There is no universal “right time” to downsize. The right time is when your current home no longer supports the way you want to live. Downsizing is not about giving something up it’s about aligning your home with the next stage of life.**

You may be thinking about downsizing if:

- Your home requires more maintenance than you want to manage
- You are using less of the space than you once did
- You want greater flexibility or liquidity
- Your lifestyle priorities have changed
- You are planning ahead rather than reacting later
- Empty rooms are collecting dust instead of memories
- The stairs are becoming more challenging
- You spend more time traveling than at home

# EMOTION

One of the most overlooked parts of downsizing is the emotional side. Leaving a long-held home can feel overwhelming, even when the decision makes sense financially or practically. Memories, routines, and a sense of identity are often tied to the home itself.

Acknowledging this early helps prevent rushed decisions later. The goal is not speed it's making choices you feel good about long after the move is complete.



## Emotional Agony

Sadly, for some people, the home they live in is a constant reminder of something they've lost. Empty nesters, widows or widowers, divorcees, even people who've lost a job may find that it's time to scale down and move on.

Your home is literally the first thing you see when you wake up in the morning. If it causes more heartache than pleasure, take a moment to consider what it would be like to live someplace new. If that thought lifts a weight from your shoulders, then it's likely time for you to downsize.





## Fears About Aging in Place

We're not talking just about maintenance and upkeep (though those points are important) - we're talking about whether the baths and showers have grab bars, how often you need to climb the stairs, and whether the doorways are large enough to allow for wheelchair or walker access. The aging in place movement helps seniors and disabled members of the community stay in their homes, and is perfect for those who would rather downsize to an accessible home than go into an assisted living facility.

## Sentimental Attachment

The garden patio where you learned of the impending arrival of your first grandchild. The wall where you charted the heights of your kids (and grandkids!). The driveway where your kid spent hours playing basketball.

It's these precious memories that can make it difficult to imagine leaving. But here's the truth: you're keeping the memories, not the house. Those moments live in you, in your photos, in your stories - not in the walls. Moving forward doesn't mean leaving them behind - it means carrying them with you into your next chapter.

It's okay to grieve your home while also being excited about the future. You're not giving up - you're choosing what matters most.

# Lifestyle

## A Growing Desire to Simplify Your Life

One amazing facet of the late 90s and early 2000s boom in large housing was that many of the people who settled in large homes ended up wishing that they had purchased or built a smaller home.

In fact, a 2017 survey showed that a full 60 percent of people who lived in homes 2,000 square feet or larger said they hoped to downsize.

Some of that is certainly due to the financial considerations, but some of it may also be driven by a more thoughtful mindset. Typified by the tiny house movement, some people seek to downsize in order to strip away unneeded complications and focus on what matters most.

## Your Home Has Features That No Longer Fit Your Lifestyle

Back in the day when your kids were building blanket forts in all the bedrooms, the bathrooms had to wait for lines, and your teens were tussling over the remote in the TV room, there were times when even your spacious home felt too small to contain the chaos.

These days though, most of those bedrooms are now rarely-opened storage, there's a strange smell coming from your unused guest bathroom, and the TV room has become a dust-catcher.

Now that you're only using a handful of rooms in your house (the master bath, bedroom, kitchen, and the smaller, cozier den), it hardly makes sense to pay for heating, cooling, and lighting rooms that you don't even use.

Your home may have features that will take a physical toll as you grow older, like stairs, high-maintenance landscaping, or a steep driveway. Weather in the Lower Mainland is also a consideration as clearing gutters or pressure washing moss from the roof becomes more difficult with each passing year.

## Maintenance is Becoming Overwhelming

If the cost and physical activity it takes to maintain your property have become intimidating, then it's likely time to downsize and find something with less overwhelming maintenance.

While every home will occasionally require maintenance that lies outside your physical or financial comfort zone, if you're regularly struggling to perform the chores required to maintain your property and your home has become a source of frustration, it's time to find a solution. Homeownership should be a pleasure, not a source of physical exhaustion or mental anguish.

## MAINTENANCE

“

If you make the move too late, your home just starts deteriorating. Then you're going to have to spend equity to repair your house before it goes on the market.

”

You don't know how much that delayed maintenance is going to cost you if you wait too long to replace the roof, fix the foundation, or update the plumbing. Not only will you wind up spending more money to get your home ready to sell, you'll have wasted years of cash on more expensive homeowners insurance, property taxes and more.



# S P A C E & S T U F F

## E M P T Y , U N U S E D S P A C E

Do you have multiple guest rooms collecting dust? A three-car garage holding just one car and an old bicycle? Why spend the time and money to keep unused areas clean and heated when they're far more likely to collect junk than bring joy?

Because that space isn't just sitting there, it's actually weighing you down financially and mentally.

## S I G N S Y O U H A V E T O O M U C H S P A C E

- Rooms you only enter to clean
- A formal dining room used twice a year
- A basement filled with boxes you have not opened in years
- Extra bedrooms that are just storage
- Closets full of clothes from absent children
- An attic you cannot even remember what is in it

## W H A T W I L L I D O W I T H A L L M Y S T U F F ?

Here's a twist: You should really think about what you want to keep instead of what you want to get rid of.

Do you have a home gym, office setup, a guest room for visitors, or multiple sets of den furniture? Deciding what you really need to keep will help you answer the basic number of bedrooms question. This, in turn, helps as you decide how small the next home can truly be.

**TIP: START WITH WHAT BRINGS YOU JOY AND WHAT YOU ACTUALLY USE. EVERYTHING ELSE IS NEGOTIABLE.**

## CHAPTER 2

# UNDERSTANDING THE FINANCIAL PICTURE



# MONEY



## CORE MONEY REALITY

For many homeowners, their home represents their largest financial asset. As retirement approaches, it's natural to think about how housing costs, home equity, and monthly cash flow fit into the bigger picture.

Downsizing is often assumed to reduce expenses, but that isn't always the case. Smaller homes can still carry significant costs, including strata fees, property taxes, insurance, and moving expenses. The key is understanding how a change in housing affects your overall financial comfort - not just the purchase price.

For some, downsizing helps unlock flexibility and reduce financial stress. For others, it's about simplifying rather than saving. The right decision depends on your lifestyle goals, income sources, and long-term plans.

## Understanding Lower Mainland Costs

Here's what you need to know about costs specific to our market:

Expense Category	Current House (Typical)	Condo/Townhouse (Typical)
Monthly Strata/HOA Fees	\$0	\$300-\$800+
Property Taxes (Annual)	\$4,000-\$8,000+	\$2,000-\$4,000
Home Insurance (Annual)	\$2,000-\$3,000	\$500-\$1,200
Utilities (Monthly)	\$200-\$400	\$100-\$200
Maintenance & Repairs	Your responsibility	Mostly covered by strata
Landscaping	Your responsibility	Covered by strata

Important: While strata fees may seem high, remember they cover maintenance, insurance, amenities, and often utilities that you currently pay separately. Always compare total monthly costs, not just the strata fee alone.

# Questions Worth Asking Before You Decide

- How much does my current home truly cost me each month (mortgage, taxes, insurance, utilities, maintenance)?
- How might those costs change in retirement when my income shifts?
- Would a smaller or different type of home improve cash flow - or simply shift expenses?
- Do I want to access home equity now, or preserve it for later?
- What could I do with the equity I unlock through downsizing?
- Have I reviewed these questions with a financial professional?
- What is my home actually worth in today's Lower Mainland market?
- How much would I net after paying off the mortgage, realtor fees, and moving costs?

Downsizing works best when it's part of a broader plan, not a reaction to rising costs or uncertainty.

---

## Using Your Unlocked Equity Wisely

**If you unlock significant equity through downsizing, consider meeting with a financial advisor. Common smart uses include:**

- Boosting retirement savings (RRSP, TFSA contributions)
- Paying off remaining debts and becoming debt-free
- Creating a larger emergency fund for peace of mind
- Funding travel and experiences you have been putting off
- Helping children or grandchildren with education or home purchases
- Charitable giving to causes you care about
- Investing for additional retirement income streams

## BC-Specific Tax Considerations

- **Principal Residence Exemption:** Your primary home is exempt from capital gains tax when you sell
- **Property Transfer Tax:** You will pay this when purchasing your new home (1% on first \$200k, 2% on \$200k-\$2M, 3% above)
- **First-Time Home Buyer Exemption:** Only applies if you have not owned a home in the past (unlikely for downsizers)
- **Speculation and Vacancy Tax:** Generally does not apply to principal residences

**Note: This is general information only. Always consult with an accountant or tax professional for advice specific to your situation.**

# CHAPTER 3

## UNDERSTANDING YOUR OPTIONS



A sunset over a body of water. The sky is filled with vibrant orange and red clouds. In the foreground, a boat's wake is visible on the dark water. The overall scene is serene and colorful.

“

**Downsizing in the Lower Mainland involves a set of choices that are often more complex than they first appear. Market conditions, timing, housing availability, and preparation all play a role in shaping the right path forward. This section outlines the key options downsizers commonly consider, helping you think through what matters most before making any decisions.**

”

# Choosing Your Neighbourhood

Location is everything. When downsizing, you have the opportunity to optimize your lifestyle by choosing a neighbourhood that truly fits your current and future needs.

## Popular Lower Mainland Neighbourhoods for Downsizers

### **Vancouver - West End**

Walkable, beach access, incredible restaurants, healthcare nearby. Dense urban living with everything at your doorstep. Expect higher prices but ultimate convenience.

### **Vancouver - Kitsilano**

Community feel, beaches, excellent shopping, good transit. More relaxed than downtown while still offering urban amenities. Popular with active retirees.

### **North Vancouver**

Mountain views, outdoor recreation, quieter atmosphere while maintaining urban access. Great for those who want nature nearby. Strong community feel.

### **Burnaby - Metrotown**

Excellent SkyTrain access, major shopping, newer condo buildings, central location. Very convenient for transit and amenities. More affordable than Vancouver proper.

### **New Westminister**

Historic charm, beautiful riverfront, SkyTrain access, more affordable options. Growing arts and culture scene. Strong sense of community.

### **Richmond - City Centre**

Modern, diverse, exceptional Asian cuisine, SkyTrain access, near airport. Flat terrain, good for mobility. Newer buildings with amenities.

### **Surrey - City Centre**

Rapidly developing, good value, newer buildings, SkyTrain expansion coming. Improving rapidly. Best bang for your buck in the region.

### **Coquitlam**

Family-friendly, excellent recreation facilities, Evergreen Line access, mountain views. Newer developments with good pricing.

# Key Factors to Consider When Choosing Your Neighbourhood



## Action Item:

Create a list of your top 5 must-haves and top 5 nice-to-haves for your new neighbourhood. This will help focus your search and make decisions easier.

## Transit Access

How important is proximity to SkyTrain, buses, or major roads? If you plan to reduce driving as you age, walkability and transit become critical. SkyTrain stations significantly impact property values and convenience.

## Healthcare

Consider proximity to your family doctor, specialists, hospitals, and pharmacies. Medical appointments become more frequent with age - choose a location that makes healthcare access easy.

## Shopping & Amenities

Can you walk to groceries, pharmacies, banks, and cafes? Being able to accomplish daily errands on foot provides independence and reduces reliance on driving.

## Social & Recreation

Community centers, parks, restaurants, cultural venues, libraries. Where will you spend your time? Choose a neighborhood that supports your interests and hobbies.

## Safety & Walkability

Well-lit streets, pedestrian-friendly infrastructure, low crime rates. Can you comfortably walk around your neighbourhood at any time of day?

## Family & Friends

How close do you want to be to loved ones? Many downsizers choose neighbourhoods that make visiting children and grandchildren easier.

# PROPERTY TYPE: CONDO VS. TOWNHOUSE VS. HOUSE

When downsizing in the Lower Mainland, you will likely consider condos, townhouses, or smaller houses. Each has distinct pros and cons worth understanding before you start your search.



## Condos (Apartments)

### Pros:

- Lowest maintenance - no yard work, no exterior repairs, no gutters to clean
- Building amenities like gym, pool, concierge, guest suites, party rooms
- Better security with controlled access, cameras, and often concierge
- Usually best located near transit, shopping, and urban amenities
- Single-level living options eliminate stairs
- Strata handles all exterior maintenance and major repairs
- Often the most affordable option in desirable neighborhoods

### Cons:

- Monthly strata fees (typically \$300-\$800+ in Lower Mainland, can increase)
- Less privacy - shared walls, floors, ceilings mean you hear neighbors
- Strata council rules and restrictions (pet policies, rental restrictions, renovation approvals)
- Special assessments possible for major building repairs
- Limited storage and no outdoor space beyond a balcony
- You have less control over building decisions
- Older buildings may have higher strata fees and deferred maintenance

### Best For:

Those who want true lock-and-go lifestyle, prioritize location over space, value amenities, and prefer single-level living.

# Townhomes

## Pros:

- More space than condos - usually multi-level with 2-3 bedrooms
- Small private yard or patio space for gardening or pets
- More privacy than apartment-style condos
- Feels more like a traditional house
- Often includes garage or extra storage
- Lower strata fees than condos (typically \$150-\$400)
- Good middle ground between condo and house

## Cons:

- Still have strata fees and rules (though usually fewer restrictions)
- Multiple levels mean stairs can be challenging long-term
- Some exterior maintenance may still be your responsibility
- Less central locations compared to condos in some areas
- Fewer building amenities than condo towers
- May still have some yard maintenance
- Higher purchase prices than comparable condos

## Best For:

Those who want more space and a yard, can handle stairs for now, like the house feel, and want a balance between maintenance and independence.

# Smaller Houses (Ranchers, Bungalows, Smaller Lots)

## Pros:

- Complete control over your property - no strata rules
- No strata fees or monthly HOA payments
- Privacy and outdoor space
- Potential for rental income (basement suite or laneway house)
- Greater flexibility for modifications and renovations
- Single-level ranchers available (no stairs)
- Your investment, your control

## Cons:

- Much higher purchase prices in most Lower Mainland areas
- Ongoing maintenance is entirely your responsibility
- Property taxes generally higher than condos
- Yard work, landscaping, snow removal all on you
- May be further from urban amenities and transit
- All repairs and replacements are your expense
- Less feasible lock-and-go lifestyle

## Best For:

Those who want maximum privacy and control, can afford higher prices, are willing to handle maintenance, and want potential rental income or multi-generational living.



# Making The Right Choice

## Ask Yourself:

- How important is low maintenance to me?
- Can I handle stairs long-term, or do I need single-level living?
- Do I want amenities like a gym, pool, or concierge?
- How much outdoor space do I actually need and use?
- Am I comfortable with strata fees in exchange for less responsibility?
- Do I need a lock-and-go lifestyle for travel?
- What is my realistic budget including monthly costs?
- How important is location versus space?

Tip: Visit different property types in your target neighborhoods. Attend open houses for condos, townhouses, and houses to get a real feel for how each one fits your lifestyle

# CHAPTER 4

## THE DOWNSIZING PROCESS



# STEP 1: DECLUTTERING YOUR HOME

For most people, decluttering is the most emotionally challenging part of downsizing. The good news? With the right approach, it can also be incredibly liberating.

## The Four-Box Method

As you go through each room, sort items into four categories:

### 1 - KEEP

Items you use regularly or truly love. These move with you.

### 2 - DONATE/SELL

Good condition items you no longer need. Someone else will treasure them.

### 3 - TRASH/RECYCLE

Broken, damaged, expired, or unusable items.

### 4 - MAYBE

Items you are unsure about. Revisit these at the end.



## Your 8-Week Decluttering Timeline

Do not try to do everything at once. Here is a suggested room-by-room timeline:

### Weeks 1-2: Guest Rooms, Attic, Basement

Start with rarely-used spaces. This builds momentum without disrupting daily life.

### Week 3: Home Office

Sort paperwork (keep 7 years of taxes, shred the rest), old electronics, books you will never read again.

### Week 4: Living Areas

Furniture, decor, entertainment items. Keep what fits your new space vision.

### Week 5: Bedrooms

Clothing (if you have not worn it in 2 years, let it go), accessories, linens beyond what you need.

### Week 6: Kitchen

Duplicate items, rarely-used appliances, dishes for 12 when you need dishes for 4.

### Week 7: Garage/Storage

Tools, sports equipment, seasonal items, things you forgot you owned.

### Week 8: Final Review

Go through your Maybe boxes. You will find you can let go of most of it.



## Emotional Strategies That Actually Work

- Take photos of sentimental items before letting them go - you keep the memory, not the object
- Pass items to family members who will treasure them (but do not guilt them into taking things)
- Remember: You are keeping the memories, not the stuff
- Focus on the freedom and simplicity you are gaining
- Work in short sessions (1-2 hours max) to avoid burnout and decision fatigue
- Celebrate progress with small rewards - you are doing hard work
- Invite a trusted friend to help - they can be objective when you cannot
- Start with easy decisions (broken things, duplicates) to build confidence

## Where to Donate or Sell

- Habitat for Humanity ReStore (furniture, building materials, appliances)
- Value Village, Salvation Army, or local thrift stores (clothing, household items)
- Libraries (books in good condition)
- Senior centers or community centers (craft supplies, games)
- Facebook Marketplace or Craigslist (furniture, electronics)
- Estate sale companies (for large quantities or valuable items)
- Consignment shops (high-quality furniture and decor)

# Step 2 - Preparing Your Home For Sale

## Essential Repairs & Improvements

### Fresh Paint

Neutral colors (whites, soft grays, beiges) make spaces feel larger and appeal to more buyers. This is the highest ROI improvement you can make.

### Deep Clean

Spotless is non-negotiable. Hire professionals for carpets, windows, and a final deep clean. Buyers notice cleanliness immediately.

### Fix the Obvious

Leaky faucets, squeaky doors, cracked tiles, loose handles. These small issues make buyers wonder what else has been neglected.

### Curb Appeal

Fresh landscaping, clean windows, tidy entrance, new house numbers. First impressions happen at the curb.

### Declutter & Depersonalize

Remove family photos, collections, excess furniture. Buyers need to envision their life here, not yours.

### Light It Up

Replace all burned bulbs, open curtains, add lamps to dark corners. Light and bright sells.



## What NOT to Spend Money On

Save your money on these projects - they typically do not pay off for sellers:

- Major renovations (kitchen, bathrooms) - buyers may have different tastes and you will not recoup the cost
- Expensive landscaping projects - basic tidying is fine, but elaborate gardens do not add equivalent value
- New flooring throughout (unless current flooring is damaged or very dated)
- Pool installation or major outdoor features
- Luxury upgrades like smart home tech or high-end fixtures - these do not appeal to all buyers

## Staging: Worth It or Not?

Staged homes in the Lower Mainland sell faster and for more money. Your realtor can help you decide whether to stage with your current furniture or bring in professional staging.

Either way, the goal is to help buyers envision themselves living in your home. This means:

- Remove personal items and family photos
- Arrange furniture to show traffic flow and room function
- Create inviting spaces that feel spacious, not cluttered
- Use neutral colors and simple decor
- Make sure each room has a clear purpose

## Step 3 - Timing Your Transaction

One of the biggest questions downsizers face:

Should I sell first or buy first? There is no one-size-fits-all answer, but here is how to think about it.

### **Option 1: Sell First, Then Buy**

Pros:

- No stress about carrying two mortgages or double payments
- You know exactly your budget for the new home
- Stronger negotiating position on your purchase (no subject-to-sale condition)
- More time to find the perfect new home without pressure
- No financial risk if the market shifts

Cons:

- May need temporary accommodation if you have not found your new home yet
- Moving twice (current home to temporary to new home) is exhausting
- Risk of not finding a suitable property in your timeline
- Storage costs for your belongings during the gap
- Market could shift and new homes could become more expensive

Best For:

Those who need to know their exact budget, are flexible on timing, can handle temporary housing, or are in a hot market where selling quickly is easy.

## Option 2 - Buy First, Then Sell

### Pros:

- Move directly from old home to new home - much less stressful
- Take your time staging and selling current home without living in it
- No temporary housing needed
- Can be strategic about selling season and timing
- Less disruption to daily life

### Cons:

- Need financing or cash for both properties temporarily
- Pressure to sell current home quickly at good price
- May need to include subject-to-sale condition (makes your offer weaker)
- Financial risk if sale takes longer than expected
- Carrying costs for both properties can add up

### Best For:

Those with financial flexibility, strong equity position, who want less stress, or who are downsizing to a very specific property they do not want to lose.

## Option 3 - Hybrid Approach (Coordinated Closings)

Your realtor can help negotiate completion dates and possession terms that give you flexibility.

### Common strategies include:

- Sell with a 90-day completion and negotiate a rent-back for 30 days
- Buy with a long completion (subject to selling your home)
- Coordinate both transactions to close on the same day or week
- Use bridge financing for a short overlap period
- Negotiate flexible possession dates with both buyer and seller

The right approach depends on your financial situation, risk tolerance, market conditions, and timeline. A good realtor will help you navigate this decision strategically.

# CHAPTER 5

## WORKING WITH THE RIGHT REALTOR



“DOWNSIZING INVOLVES UNIQUE CHALLENGES THAT REQUIRE SPECIFIC EXPERTISE. NOT ALL REALTORS UNDERSTAND THE EMOTIONAL AND LOGISTICAL COMPLEXITIES OF THIS LIFE TRANSITION.

## WHAT MAKES A DOWNSIZING SPECIALIST DIFFERENT

A good downsizing realtor brings more than just market knowledge. Look for these qualities:

- Deep experience with downsizers and understanding of your life stage
- Strong knowledge of condo and townhouse market, strata documents, and building quality
- Established connections to movers, organizers, estate sale services, and contractors
- Patient, empathetic approach to emotional decisions - this is not just a transaction
- Excellent negotiation skills for coordinating both buying and selling
- Proven track record of successful dual transactions with minimal stress
- Marketing expertise to maximize your current home sale price
- Strategic thinking about timing, market conditions, and risk management
- Clear communication and responsiveness throughout the process



# MY APPROACH TO DOWNSIZING

I specialize in helping Lower Mainland homeowners navigate downsizing transitions with clarity and confidence. My approach is strategic, client-focused, and designed to minimize stress while maximizing outcomes.

Here's how I support my downsizing clients:

- ✓ Comprehensive market analysis and professional home valuation
- ✓ Strategic timing recommendations based on current market conditions
- ✓ Coordination with trusted vendors (movers, organizers, contractors, stagers)
- ✓ Detailed guidance on condo vs. townhouse vs. house options
- ✓ Strata document review and explanation in plain language
- ✓ Neighborhood tours and property viewings tailored to your lifestyle
- ✓ Marketing strategy to maximize your current home sale price
- ✓ Negotiation expertise for both your sale and purchase
- ✓ Timeline planning and transaction coordination
- ✓ Ongoing support and communication throughout the entire process

“

---

**My role is to provide clarity, perspective, and steady guidance as you plan your next chapter without pressure, without rushing, and with your best interests at the center of every decision.**

# NEXT STEPS



You now have a comprehensive understanding of the downsizing process in the Lower Mainland. While this guide provides the framework, every downsizing journey is unique - and that is where personalized guidance makes all the difference.

## **READY TO TAKE THE NEXT STEP?**

As a specialized realtor working with downsizers throughout the Lower Mainland, I understand the unique challenges and opportunities you are facing. I would be honored to help you navigate this transition with confidence, clarity, and care.

## **Book Your Complimentary Downsizing Consultation**

I offer a no-obligation, no-pressure consultation where we will discuss:

- Your personal downsizing goals, timeline, and concerns
- A professional valuation of your current home
- Neighborhoods and property types that match your lifestyle and budget
- A customized action plan specific to your situation
- Market conditions and timing recommendations
- Answers to all your questions about the process
- Next steps - only if and when you are ready



SHAW REALTY

# THANK YOU FOR BEING HERE!

I am excited to get to work together! Please let me know if you have any questions or would like more information on how I can help you downsize.

*Ian Shaw*

Personal Real Estate Corporation

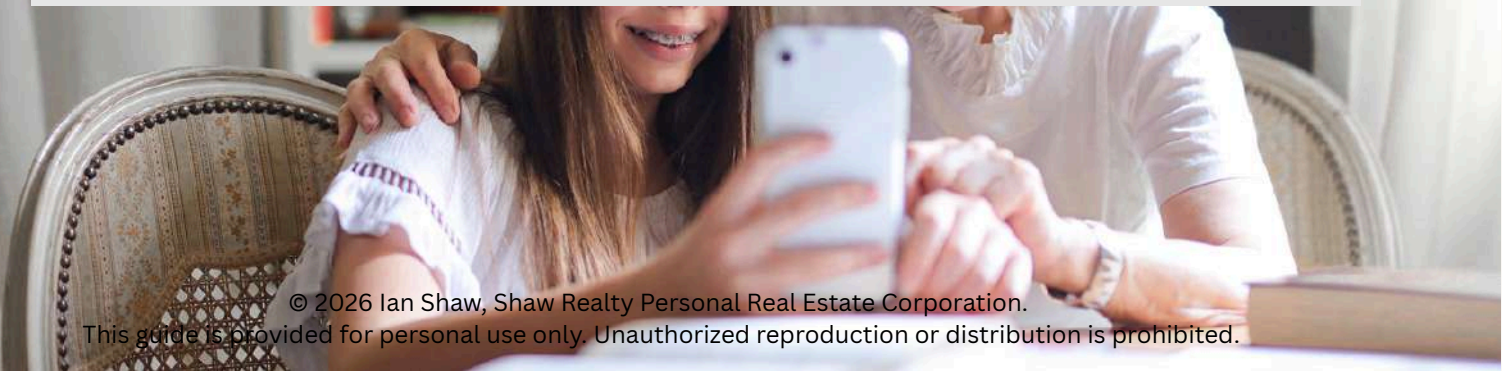
604.753.7514

ian@shawrealty.ca

www.shawrealty.ca



THIS GUIDE IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE FINANCIAL OR LEGAL ADVICE.



© 2026 Ian Shaw, Shaw Realty Personal Real Estate Corporation.  
This guide is provided for personal use only. Unauthorized reproduction or distribution is prohibited.