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QUALITY, NOT QUANTITY

Downsize Your Home for an Increase In Amenities

ST. LOUIS, MO (July 18, 2011) – Downsizing is becoming increasingly common among American homeowners, but you can make the experience your own by embracing it. A recent survey by the National Association of Home Builders found that 60 percent of potential homebuyers would rather have a smaller house with more amenities than the other way around. Think about what kind of amenities you will enjoy most once your mortgage payments, utility bills, and maintenance hours and costs have all decreased thanks to your cozy new abode.

“Downsizing to a more manageable home is like choosing numerous small gifts over one large gift. And, it allows you to invest elsewhere,” said Jim Dohr, president of Coldwell Banker Gundaker. “It is a trend we are seeing with budget-conscious families and empty nesters alike.”

Simplify your living space with this advice:

- **Customize with less cost.** Putting your personal stamp on your home is easier with minimal space to fill. Instead of worrying about decorating many rooms, you can get creative with the space you do have and give each room a custom feel to truly make your house a home. Your Realtor can offer insight on décor for compact spaces.
- **Size it up.** Compare the rooms in your soon-to-be, new home to those rooms in your current home with similar dimensions. For instance, your living room-to-be might be roughly the same size as your current bedroom. You may think you can squeeze two sofas into the space, but this kind of reality check could help you realize what will fit comfortably.
- **Right size home, right size bill.** Heating or cooling unused space in a large home could be a drain. On the other hand, smaller homes like condos and townhouses often come with certain fees. So, evaluate and weigh the differences for your pocketbook before you buy and if you will truly make adequate use of all the rooms.

Coldwell Banker Gundaker, the leading residential real estate brokerage company in St. Louis, operates 23 offices with nearly 2,000 sales associates serving metropolitan St. Louis and east-central Missouri. Coldwell Banker Gundaker is part of NRT LLC, the nation’s largest residential real estate brokerage company. NRT, a subsidiary of Realogy Corporation, operates Realogy’s company-owned real estate brokerage offices. For more information, please visit www.cb Gundaker.com.

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