

THE DOWNSIZING GUIDE

Helping you decide when to move, and how to get there.



INSIDE:

ARE YOU READY TO MOVE? QUESTIONS TO CONSIDER.

WHERE DO YOU WANT TO GO? OPTIONS FOR DOWNSIZING.

WHAT DO I DO WITH MY STUFF? A GUIDE TO THE "DEACCESSION" METHOD

Let this Guide Help You Find Answers

This is a seller's market--you have probably received postcards from realtors, heard stories about multiple offers on homes, and seen articles explaining that the greater Richmond area is a place more and more people want to live.

But we are talking about your home. It's not just about purchase price; it's about the memories, the work you've put in, and the neighborhood you're comfortable in.

Maybe it's about the hassle of moving that has held you back. Although often Realtors focus on the excitement of finding your new home, we tend to forget that along with that excitement comes the stress of packing and deciding what goes to the new home. This can be heightened by the number of years you've lived in your home, which allows us all to accumulate through the years.

ARE YOU READY TO MOVE?

Questions to consider



QUESTIONS TO CONSIDER:

What do I love about
my home?

What aspects of my
home cause me
stress?

How many rooms do I
currently use?

How much money do I
spend on my home on
a monthly basis?

IT'S NOT JUST ABOUT MARKET CONDITIONS

It's not just an asset. It's so much more than that. You may have thought the home you were in was your starter home, and never moved. Maybe you added on. Maybe it was your dream house, and you love it still. But sometimes, we just know it's time to move on. Perhaps we no longer need the space. Perhaps we don't want to maintain a yard. Maybe we have been wanting to convert our assets tied into our home to downsize and have money for travel or other adventures. Only you can answer these questions.

THE CHOICE TO MOVE

There are so many options for downsizing!

QUESTIONS TO CONSIDER:

If I could change anything about my home it would be

-----.

Do I want to remain in my general location?

How much maintenance do I want to do on the house or in the yard?

LIMITLESS

If you are considering a downsizing move, there are so many options. Do you love to garden? Perhaps a move to a smaller home with a yard is right for you. Do you want to walk to restaurants and shops? Perhaps you'd want to think about a downtown townhouse or condo. Do you want to explore active adult living? The RVA area has many 55+ communities, offering everything from standalone homes, to apartment-style condos, to assisted living communities. It's perfectly ok to preview options before you decide to move--feel free to contact me, and we can tour potential homes together. There is no obligation, and it can help you to better understand your choices.

The art of "deaccessioning"

Often we avoid moving because the thought of packing, determining what to keep, and how to get rid of unnecessary items is overwhelming. It is true that the less we move, the more we have accumulated. And the thought of where to start can be difficult. Here are some tips to begin the process of, as we say in museums, "de-accessioning" your items.

--Determine what you want to keep. It can be whatever makes you happy, and whatever you use! You don't need to justify it, but you do need to enjoy having it around!

--Ask family and friends if they would like anything you do not want to keep. Right now, or forever hold their peace. That way, you can be sure they are getting whatever means the most to them, and you will know it ended up with the people who appreciate it.

--Hold a "free" yard sale or estate sale. Once you have tagged what you want (and remove it to a safe space), invite the community via FB and other social media to a free yard sale. You can give away what you don't need directly to those who are looking. If you would rather do this piecemeal, search Facebook for Freecycle and Buy Nothing pages in your neighborhoods. You can post items as you go through what you have.

The following pages include many other options for helping you downsize.



Consignment/Auction Options

EstateSales.Net keeps a comprehensive list of area estate/auction sales providers, along with their contact information:

<https://www.estatesales.net/companies/VA/Richmond>

If you want to take in items yourself, here are a few stores:

Ashby, Carytown

<https://shopashbyrva.com/>

Baggio, Short Pump

<https://www.baggioconsignment.com/>

Clementine, Carytown

<https://shopclementinerva.com/>

Clothes Mentor, Glen Allen

<https://www.facebook.com/ResaleRVA>

Fit for a Queen, Near West End, Henrico

<http://fitforaqueenrva.com/>

Indigo Avenue, Tuckahoe

<https://indigoavenueclothes.com/>

It's a Man's World, Richmond

<https://www.itsamansworld.store/>

It's Chic Again, Midlothian

<https://itschicagain.com/>

Montage Boutique, North Chesterfield

<https://montagetreasures.com/>

Peace Pieces, Chesterfield

<http://www.peacepieces12.com/>

Uptown Cheapskate, North Chesterfield and Short Pump

<https://ucmidlothian.com/>, <https://www.uptowncheapskate.com/location/short-pump>

These stores focus on furniture and houseware:

GoodStuff Consignments, Bon Air

<http://www.goodstuffconsignments.com/goodstuffconsignments.com/Goodstuff.html>

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Impulse, LLC, Tuckahoe
<https://www.impulselive.com/>

Izzie's Consigning With Grace, Midlothian
<http://www.izziesconsignments.com/>

Jujubees, Lakeside
<https://www.facebook.com/jujubeeslakeside/>

Revival Consignment, Glen Allen
<https://www.revivalconsignment.com/>

Whispers of Time, Lakeside
<https://www.facebook.com/Whispers5512/>

Selling items yourself:

Do-it-yourself yard sales (be sure that your neighborhood allows this!)

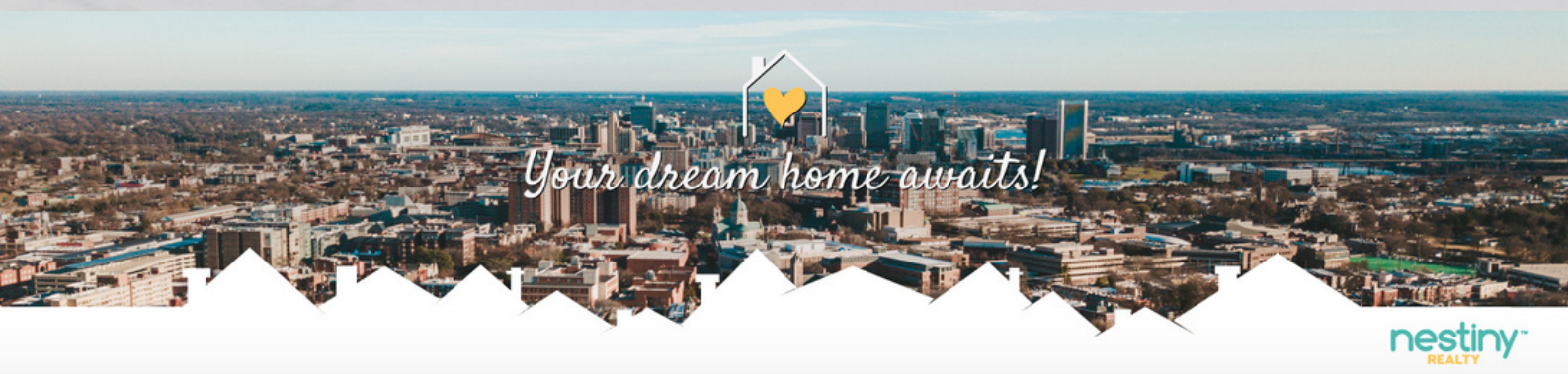
Craigslist (<http://www.craigslist.com>)

Ebay (<http://www.ebay.com>)

Facebook Marketplace

Mercari (<http://www.mercari.com>)

Offerup (<http://www.offerup.com>)



Donate

Support a good cause as you're downsizing!

There are many places that accept your donations, beyond Goodwill, which is one of the best-known.

Goodwill has many drop-offs around the greater Richmond area, and you can check out their websites for more information (<https://www.goodwill.org/locator/>).

Several of these places will do pickups for large items or a large group of items, but make sure to schedule that pickup well in advance of your needing the donation out of the house! Also, be sure to clarify what kinds of donations each is currently accepting. Here are just a few of the local places that accept donations—there are certainly more than are listed on the next page. In addition, if you have artifacts or manuscript collections, I have included contacts for area museums/archives.

Donating your items gives you an opportunity to think creatively about your possessions-- did you know that some nursing homes will take dolls and stuffed animals for their memory care units? They might even display porcelain ones. Schools often need musical instruments in good condition, so it's worth calling around to assess needs.

CARITAS: Provides items to families needing housewares and furniture through their Furniture Bank. They will pick up for a small fee.

<https://www.caritasva.org/give-help/donate-items/items-accepted/>

804-358-0964

CHKD Thrift Store: Proceeds help to support the Children's Hospital of the King's Daughters, which includes providing medical care to children.

<https://www.chkd.org/Support-Us/Thrift-Stores/Donations-Guidelines/>

804-437-KIDS or 804-346-KIDS

Crater Community Hospice Thrift Shop: Proceeds provide financial support for services to hospice patients. The original store is in Petersburg, but they have expanded to North Chesterfield.

<https://cratercommunityhospice.org/thrift-shop/>

804-526-4300

Diversity Thrift: Donates proceeds to many organizations that assist the LGBTQ+ population, including Side by Side, Jewish and Lutheran Family Services (to assist in adoption expenses), and community health providers.

http://diversitythrift.org/?page_id=555

804-353-8890

Dress for Success Richmond: Provides direct donations of professional clothing to women who are transitioning into the professional workforce, as well as career services and other support.

<https://centralvirginia.dressforsuccess.org/>

804-234-3034

Furbish Thrift: Proceeds support animal rescue throughout the area.

<http://www.furbishthrift.org>

804-505-3117

Good Samaritan Thrift Store: Accepts clothing, housewares, and furniture, and will pick up larger items. Proceeds fund their program to help the homeless, addicted, or impoverished with their support programs.

<https://gsamministries.com/good-sam-thrift-store/>

804-231-9995

Habitat for Humanity ReStore: Accepts furniture, housewares, and building materials to help fund Habitat for Humanity's program of building houses. The page explains what is accepted, and how to schedule a pickup.

<https://www.richmondhabitat.org/restore/>

804-299-4552, 804-228-1305

Mercy Mall: Provides clothing and small housewares to people in need, who can come in and "shop" the store to receive items. Please contact them to schedule a dropoff.

<https://mercymallva.org/donations/>

info@mercymallva.org

Thrifty Quaker: Donates proceeds to different mostly-local charities each month, and also helps fund the FriendShare program, which offers financial assistance to people in need. Please call before dropping off large items, as they have limited space!

<http://www.thriftyquaker.com/donating.html>

804-794-7158

Thrifty Sisters: The Little Sisters of the Poor gives proceeds to the Home for the Aged.

<https://thriftysistersrva.org/donate/>

804-658-4153

Books/Media Donations

Many libraries welcome donations of books and other media, which they sell to raise money for programming. Guidelines are listed on the websites below:

Chesterfield County Public Library System

<https://library.chesterfield.gov/308/Material-Donations>

Henrico County Public Library System

<https://henricolibrary.org/at-the-library/support-the-library#:~:text=We%20accept%20donations%20of%20books,using%20them%20in%20library%20programs.>

Pamunkey Regional Library System: Each branch will have its own Friends group

https://www.pamunkeylibrary.org/client/en_US/default/?rm=LOCATIONS0%7C%7C%7C1%7C%7C%7C0%7C%7C%7Ctrue&dt=list

Richmond Public Library System

<https://rvalibraryfriends.org/get-involved/donate/books/>

Pet Items

Bedding (including blankets/sheets), Tanks, Cages, Unopened Food, clean litter boxes, toys/scratching posts, gently-used leashes can often be donated. There are so many local rescue organizations that can use your gently-used pet items. Here are just a few, and please check the websites for contact information. You'll want to be sure to ask what they are accepting at this time before you take your donations to the site.

Beacon of Hope Dog Rescue

<https://www.beacondogrescue.com/>

Hanover Humane Society

<https://www.hanoverhumanesociety.org/>

Henrico Humane Society

<https://www.henricohumane.org/contact/>

Hooves and Paws Animal Rescue

<http://www.hoovesandpaws.org/donate.html>

Lost Dog Foundation

<https://www.facebook.com/lostdogfoundation/>

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Richardsons Rescue

<https://richardsonsrescuerva.org/>

Richmond Animal League

<https://www.ral.org/>

Richmond Ruff House

<https://richmondruffhouse.org/>

Richmond SPCA

<https://richmondspca.org/>

Smitty's Cat Rescue

<https://www.facebook.com/smittyscatrescueshelter/>

St. Francis Humane Association

https://www.stfrancisha.org/about_us

Rare Books/Manuscript Collections/Diaries/Organizational Records:

Many local repositories hold collections related to either their institution, local history, state history, organizational histories, and biographical histories. Before you throw out personal correspondence, diaries, or minutes from that organization you have been involved with, call a curator! If you have especially valuable collections, you may get a tax write-off, but you will need an independent assessment of value. Most special collections acquire within very specific guidelines, so call around to see which ones might be best suited for what you have. This is just a representative list; there are certainly countless archives that may want your materials!

Black History Museum and Cultural Center

804-780-9093

<https://www.blackhistorymuseum.org/contact-us-2/>

Chesterfield Historical Society

804-796-7152

<http://www.chesterfieldhistory.com>

Hanover County Historical Society

1738courthouse@gmail.com

<https://hanoverhistorical.org/donations.html>

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Henrico County Library and Dabbs House Research Library

804-521-7275

<https://henrico.us/rec/history/>

Library of Virginia

804-692-3607

<https://www.lva.virginia.gov/involved/gift.asp>

Maggie L. Walker National Historic Site/Richmond National Battlefield Parks

804-771-2808

<https://www.nps.gov/mawa/getinvolved/donate.htm>

<https://www.nps.gov/rich/getinvolved/donate.htm>

Randolph Macon University Special Collections, McGraw-Page Library

804-752-3203

<https://library.rmc.edu/library/specialcollections>

University of Richmond Special Collections

804-289-8458

<https://library.richmond.edu/collections/rare/index.html>

Valentine Museum

804-649-0711

<https://thevalentine.org/collections/donate-an-object/>

Virginia Museum of History and Culture

804-340-2280

<https://www.virginiahistory.org/collections/donating-collections>

Virginia State University Special Collections

804-524-1023

<https://libguides.vsu.edu/specialcollections>

Virginia Union University Special Collections

804-278-4117

<https://www.vuu.edu/library/archives-special-collections>

VCU Special Collections

804-828-1108

<https://www.library.vcu.edu/research-teaching/special-collections-and-archives/collections/>



Your dream home awaits!

nestiny
REALTY

Want to talk
more?
Please contact
me!



I have owned eleven homes, so I've moved a good deal myself. We also downsized from two homes--with seven bedrooms total--to a single two bedroom Cape house. I can help you talk through different options, with no obligation. I have worked with dozens of clients in the last few years who need to manage complicated moves; I'd love to help you next!

804.476.2852

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<http://www.shockleysellsrva.com>



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DISPOSAL/REMOVAL

If you need to dispose of items, there are several options. There are always the county/city landfill sites, which offer recycling as well. But if you need disposal directly from your home, there are ways to get that done:

Do it yourself—The Bagster: Trust me when I say these are extremely sturdy and can hold as much as they state. We filled two of them when we had to move my mother-in-law from her four bedroom home to a two bedroom condo. It was the most cost-efficient and easy way to deal with four decades of unwanted articles, particularly when many were deteriorated past the point of use. For information, check out Waste Management's site:

<https://www.thebagster.com/default.aspx?>

[gclid=Cj0KCQjwPdQDBhCSARIsAEUJ0hO7u50avaMmgKFdvk2Em3F9Px76G0zEpsFoRDWYnUdT77dYy8L1stYaAgbQEALw_wcB](https://www.thebagster.com/default.aspx?gclid=Cj0KCQjwPdQDBhCSARIsAEUJ0hO7u50avaMmgKFdvk2Em3F9Px76G0zEpsFoRDWYnUdT77dYy8L1stYaAgbQEALw_wcB)

Another option is Bin There, Dump That:

<https://va.binthedumpthat.co/chesterfield-county-dumpster-rental?>

[matchtype=e&keyword=junk%20removal&device=c&adposition=&network=g&gclid=Cj0KCQjwPdQDBhCSARIsAEUJ0hMEw8S_jZqr_1KbuuPhZRyK2ticNHMOEZFLWtNUXPGfH6jtI7SpIggaAqUDEALw_wcB](https://va.binthedumpthat.co/chesterfield-county-dumpster-rental?matchtype=e&keyword=junk%20removal&device=c&adposition=&network=g&gclid=Cj0KCQjwPdQDBhCSARIsAEUJ0hMEw8S_jZqr_1KbuuPhZRyK2ticNHMOEZFLWtNUXPGfH6jtI7SpIggaAqUDEALw_wcB)

For a fee, these services will clean out your place and try to donate/recycle as much as they can. Be sure to check their websites for items they cannot take (generally, any hazardous materials, for example).

College H.U.N.K.S. Hauling Junk:

<https://www.collegehunkshaulingjunk.com/donation-pickups/>

Get My Junk:

<https://getmyjunk.com/junk-removal-service-areas/>

Junk King:

<https://www.junk-king.com/locations/richmond/>

123 Junk:

<https://www.123junk.com/>

Junk Goats:

<https://junkgoatsrichmond.com/about-us/>

Junk Luggers of Central Virginia:

<https://www.junkluggersofcentralva.com/junk-removal-services.html?>

[ppc=googleppc&srvid=1602&gaw=nw:s:id:426502127690;kw:garbage%20haulers;type:b;ap:;device:;placement:&gclid=Cj0KCQjw1PSDBhDbARIsAPeTqreyJELt7AgkBBANQXtH4xdcpUJZX1rlXVvX3n0CBa5jPY9EkxSDGn8aAlovEALw_wcB](https://www.junkluggersofcentralva.com/junk-removal-services.html?ppc=googleppc&srvid=1602&gaw=nw:s:id:426502127690;kw:garbage%20haulers;type:b;ap:;device:;placement:&gclid=Cj0KCQjw1PSDBhDbARIsAPeTqreyJELt7AgkBBANQXtH4xdcpUJZX1rlXVvX3n0CBa5jPY9EkxSDGn8aAlovEALw_wcB)

Load Up:

<https://goloadup.com/about/>

Here are some other options for disposal of unwanted items:

J.J.'s Junk Removal: <https://jjaysjunk.com/?>

[gclid=Cj0KCQjwPdQDBhCSARIsAEUJ0hN8LVQRQyVUzeEszSqwIy6dB-dVdDxSzXjJ-TD6ZnaYdZurUuxjH4oaAhtBEALw_wcB](https://jjaysjunk.com/?gclid=Cj0KCQjwPdQDBhCSARIsAEUJ0hN8LVQRQyVUzeEszSqwIy6dB-dVdDxSzXjJ-TD6ZnaYdZurUuxjH4oaAhtBEALw_wcB)

1-800-Got-Junk:

https://www.1800gotjunk.com/us_en/locations/junk-removal-richmond