

Concierge Real Estate · Denver Greater Metro Area



RIGHTSIZING WITH CONFIDENCE

A complete guide to downsizing, simplifying, and moving forward
— from first conversation to the right next home. *by Olivia*

A word from Olivia

Every move tells a story.
Let's write this one well.

Moving from a longtime home is one of life's most meaningful transitions. It can feel overwhelming – there are decisions about timing, belongings, repairs, finances, and where to go next, often all at once.

"My role is not simply to sell a home. It is to guide and manage the entire journey — so the process feels organized, supported, and far less daunting."

Whether you're navigating this move solo, alongside family, or as part of an estate matter, a clear plan makes all the difference. That plan starts here.



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Who this guide is for

Every situation is different. Every client deserves the right support.

This service is designed for anyone approaching a significant life transition that involves leaving a longtime home – regardless of their circumstances.

Solo transition

Moving forward independently, ready for a simpler and more manageable home

Family support

Family members helping coordinate a parent's or relative's move, near or from afar

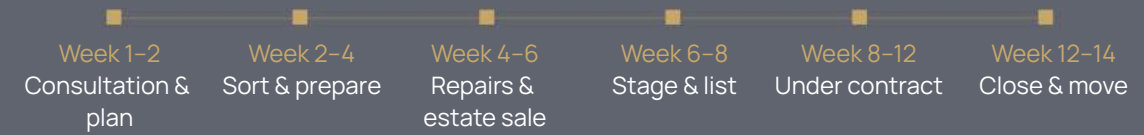
Estate matter

Executors or trustees managing the sale of a property during an estate settlement

Proactive planner

Getting ahead of a future move before a health event or life change creates urgency

Typical journey · 8-14 weeks





Why Downsizing Requires a Different Approach

A later-in-life move is often different from a traditional sale. It may include:

- Decades of belongings and memories
- Emotional attachment to the home
- Safety, mobility, or lifestyle considerations
- Major decisions about the next living environment
- Repairs or updates before listing
- Tight timelines
- Coordinating multiple service providers
- Desire for less maintenance and more ease

Clients often need more than an agent. They need a strategist, project manager, advocate, and calm guide.

One clear path, from beginning to end.

1 Private consultation

We begin with a confidential conversation to understand your goals, timeline, financial priorities, and lifestyle needs. This creates a clear roadmap and removes uncertainty from the start.

2 Finding the right next home

Before listing anything, we explore what comes next — smaller single-level home, maintenance-free condo, lock-and-leave residence, senior community, or rental flexibility. The goal is smarter, safer, easier living.

3 Home preparation & project management

We coordinate trusted vendors so you don't have to manage multiple contractors alone.

Deep cleaning

Paint touch-ups

Handyman repairs

Flooring

Landscaping

Junk removal

Donation coordination

4 Sorting belongings with care

Often the most emotional step. We help create a practical, respectful plan for what to keep, gift, donate, sell, store, or let go — moving at the right pace while keeping momentum.

5 Estate sale & valuable item support

When needed, we coordinate estate sale companies, consignment, auction referrals, and specialists for jewelry, art, and collectibles — maximizing value while reducing burden.

6 Professional staging & market preparation

Every home deserves to be presented at its best. We handle staging, photography, floorplans, digital marketing, and strategic pricing to attract the strongest buyers.

7 Negotiation & successful sale

From offer review through closing coordination, we protect the process at every stage — with a focus on smooth execution and the strongest possible outcome.

8 Moving forward with confidence

Support continues beyond closing with referrals for movers, packing teams, senior move managers, storage, utility transfers, and final cleanout. One plan, start to finish.



What clients appreciate most

More than a transaction —

Peace of mind

A clear, structured process during a major life moment — so nothing falls through the cracks.

Patience & dignity

Every client is treated with respect. This is not just a sale — it is someone's home and history.

Local market knowledge

Deep expertise across Denver Metro — from Cherry Creek to Highlands to the surrounding suburbs.

a transition done right.

One point of contact

No need to manage multiple vendors, timelines, or decisions alone. We handle the coordination.

Stronger results

Strategic preparation consistently leads to better presentations, faster sales, and stronger prices.

No pressure, no rush

We work at your pace. Whether timelines are urgent or flexible, the plan adapts to your needs.





What clients say

Real voices, real transitions.

"We will take the risk of sounding arrogant but this review is important to us and we need to write this as we see it. If you've ever been through real estate showings and sales and thought you've had the best realtor then you have never worked with Olivia Casa Monday.

Above and beyond doesn't even begin to describe Olivia's work ethic. Olivia is the most professional realtor we've been associated with in our decades of home buying and selling. She is on top of every situation ALWAYS and is the best communicator. There was never an issue we weren't made aware of and she answered calls and texts immediately.

Her experience provided us with the confidence we haven't really felt before. If she told us she was going to do something or find out the answer to a question, she did it and did it promptly.

Now let's talk about follow through. In the past we've had realtors who bounced once the paperwork was in place. Not Olivia. She stayed with us and made herself available all the time. She made excellent suggestions and recommendations and we knew she was giving us quality people to work out any issues post-sale and she was always conscious of costs.

We felt like we were in good hands, yes. But we also felt pampered.

The energy Olivia puts out is unfathomable. Her knowledge, professionalism, her attention to detail and engaging personality make this so easy to write: we wholeheartedly recommend Olivia. If you're not working with her, you're not working with THE BEST.

From the bottom of our hearts we need to thank Olivia for working with us.."

– Charlie P.



Common questions

Good questions deserve straight answers.

How long does the process typically take?

Most transitions take 8–14 weeks from initial consultation to closing, though this varies depending on the home's condition, the timeline for sorting belongings, and market timing. We'll map out a realistic schedule at our first meeting.

What if the home needs a lot of work before it can be listed?

That is very common and exactly what we plan for. We assess what updates are worth doing, coordinate trusted vendors, and oversee the work — so you are not managing contractors or making costly guesses alone.

What happens to belongings that aren't coming to the new home?

We help sort through everything thoughtfully — coordinating estate sales, consignment, donations, and removal as needed. Nothing is discarded carelessly, and we move at a pace that feels right.

Can you help if I'm not sure yet where my parent should move?

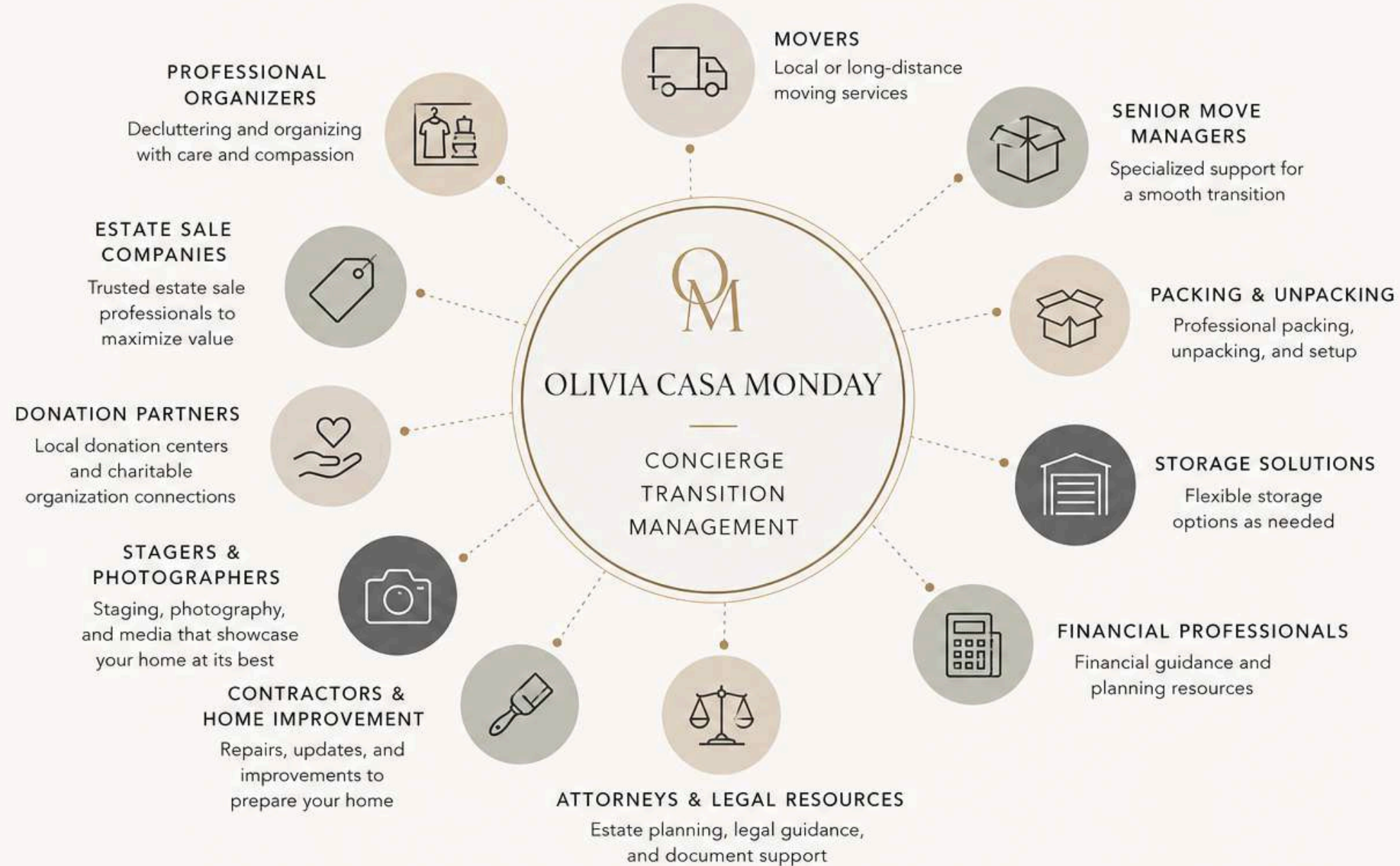
Absolutely. Identifying the right next home is one of the first things we work through together — before anything else is decided. We explore all options based on lifestyle, health, budget, and preference.

Do I need to be in Denver to work with you?

No. We work with many out-of-town family members who need a trusted local advocate to manage the process in Denver. Remote coordination is something we do regularly and well.

A FULLY COORDINATED TRANSITION

ONE TRUSTED GUIDE. A NETWORK OF EXPERIENCED PROFESSIONALS.



You focus on what matters most. We coordinate every detail.

A SEAMLESS TRANSITION FROM START TO FINISH.

Checklist

Rightsizing Preparation Checklist

A thoughtful transition starts with a clear plan. Use this checklist to help simplify the process and reduce stress along the way.

Planning & Lifestyle Goals

- Define your ideal timeline for moving
- Determine monthly housing budget and living expenses
- Consider desired lifestyle changes and priorities
- Discuss long-term needs for comfort, mobility, and accessibility
- Explore neighborhoods or communities of interest

Evaluating the Next Home

- Decide between home, condo, townhome, or senior living community
- Consider single-level living or elevator access
- Review maintenance responsibilities and HOA services
- Evaluate proximity to healthcare, shopping, restaurants, and activities
- Determine desired guest space, office, or hobby areas
- Consider future accessibility and aging-in-place features

Preparing the Current Home

- Schedule a home consultation and market evaluation
- Identify repairs or updates that may improve value
- Create a decluttering and organization plan

- Begin sorting items to keep, donate, gift, or sell
- Schedule cleaning, handyman, or contractor services if needed
- Discuss staging recommendations and marketing preparation

Belongings & Transition Support

- Create an inventory of valuable or sentimental items
- Coordinate estate sale or consignment services if appropriate
- Arrange donation pickups or junk removal
- Obtain moving and storage estimates
- Confirm moving timeline and logistics

Financial & Legal Preparation

- Review mortgage payoff or home equity position
- Meet with financial or legal professionals if needed
- Organize important documents and records
- Review estate planning documents and beneficiary information
- Prepare utility and address change information

Final Moving Steps

- Schedule movers and packing assistance
- Confirm move-in dates and building requirements
- Transfer utilities and subscriptions
- Arrange final cleaning and home handoff
- Celebrate the start of a new chapter

What to ask

Questions to Ask When Evaluating Your Next Home

Choosing the right next home is about more than square footage. The goal is to create a lifestyle that feels simpler, safer, and easier to maintain for years to come.

Lifestyle & Daily Living

- Does this home support the lifestyle I want moving forward?
- Will this space feel comfortable and manageable long term?
- Am I looking for more convenience, less maintenance, or more flexibility?

Accessibility & Comfort

- Are there stairs or mobility concerns to consider?
- Would single-level living better support future needs?
- Is the home easy to navigate and maintain?
- Are bathrooms, hallways, and entrances accessible?

Location & Community

- Is the location close to healthcare, shopping, dining, and activities?
- Do I want a quieter setting or a more social community?
- How important is walkability or proximity to family and friends?
- Does the neighborhood align with my current lifestyle goals?

Home Maintenance

- How much maintenance will this property require?
- Are landscaping and exterior maintenance included?
- Will I need ongoing repairs or upkeep?
- Does the HOA provide services that simplify daily living?

Financial Considerations

- What are the monthly costs beyond the mortgage?
- Are HOA fees, taxes, and insurance manageable long term?
- Does this move improve financial flexibility or simplify expenses?

Emotional Considerations

- Does this home feel peaceful and comfortable?
- Can I picture myself enjoying daily life here?
- Does this transition support the next chapter I want to create?

The right move is not simply about downsizing. It is about creating a home and lifestyle that better support the way you want to live moving forward.

About Olivia

A specialist who understands what this transition really means.

Olivia Casa Monday is a Denver-based real estate specialist focused on downsizing and rightsizing transitions. With years of experience guiding clients through some of life's most significant moves, she brings a rare combination of market expertise, project management, and genuine human care to every engagement.

Her approach is personal, process-driven, and built around one goal: helping each client arrive at the right next chapter – with clarity, dignity, and confidence.

The right next chapter starts with a conversation.





Olivia Casa Monday

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Private consultations are available at no obligation.
Serving Denver Metro and surrounding communities.

Olivia Casa Monday
REALTOR



LUXURY COLLECTIONSM

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