

Testimonial for Kathy Baldrige – Craig and JoAnne Lazinsky, Londonderry New Hampshire

Congratulations! You've made the difficult but necessary decision to downsize your home and move into a smaller place. Now the doubts and questions begin: "Where do I begin? How will I downsize (XX) years of possessions? How do I prepare my home or condo for sale? Where will I find a compatible Real Estate Agent? Should I sponsor an Estate Sale? I don't even know what that entails! How will all my furniture fit in the new place? How much will all this cost? *Oh My!!*"

Stop right there! Don't waste another minute overthinking and overstressing. Call Kathy Baldrige, Senior Real Estate and Downsizing Specialist <https://kathybaldrige.com/>. Kathy has been successful in the downsizing and real estate business for four decades. She knows how to interpret the needs of her clients. She listens to what they say they want, then helps interpret what they really need to achieve contentment in the next chapter of their lives. After interviewing several real estate and downsizing specialists, we honed in on Kathy's ethics and "can-do" attitude, her extensive knowledge of the local real estate market, and more importantly, how she can help us transition from a three-bedroom colonial suburban home filled with 26 years of possessions, to a one-bedroom apartment half the size in a new senior community. Over several months Kathy helped us prepare our home for a smooth sale. She recommended a water treatment specialist to solve water quality issues, and resolved a Radon gas issue at reasonable cost. Her recommended carpentry professionals repaired failing wood, restored unappealing exterior areas and fine-tuned interior issues in just several days. A dedicated cleaning team helped restore the interior sparkle, and an experienced professional photographer produced dazzling 3-D imagery, enticing prospective buyers to imagine themselves living in the space.

Kathy's experienced team of downsizing specialists helped thin out items that were no longer in use nor needed in our new environment. They accomplished in mere hours what my spouse and I could not agree on in many years! Kathy helped research similar properties and advise a pricing strategy that garnered several strong offers in a few days after the home was listed. She oversaw a smooth sale from initial offer through final closing with the new buyers - just days after we moved into our new apartment (we relied on Kathy's recommended moving company to pack and safely move our furniture and prized possessions). Immediately after move-in, Kathy's team helped unpack, store our items in the available space, and dispose of boxes and packing materials -- far faster and with less stress than we could have accomplished. As far as cost, Kathy and her team are compensated at fair market rates. I seriously doubt whether we could have assembled a comparable team of specialists at equal or lower overall cost.

Kathy is motivated, readily available to respond to questions and concerns, and eager to assist in making your transition. That's especially comforting for seniors who have little experience dealing with complex pricing strategies and overcoming challenges with local regulations encountered in the real estate industry. Yes, if you want a smooth transition while offloading much of the stress, call Kathy Baldrige!

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