



Patricia Grieco

MOVE-UP GUIDE

The Busy Professional Guide To Selling Your Home For Top Dollar, With Confidence And Ease While Keeping Your Life In Balance



Your home was perfect for many years. It was a wonderful place to start your family, and build equity, and it taught you a lot about home ownership.

It may have been the first home you purchased when you got married. You brought your children home from the hospital here, and celebrated birthdays, holidays and anniversaries.



You may have upgraded and remodelled it and planted a little garden. It's safe and comfortable and everywhere you look there are so many special memories.

You knew at some point it may not be your forever home but were unsure when that time to move on might come.

Now your lifestyle has changed and what you didn't anticipate was that your home may no longer be the perfect fit for you.



You Are Running Out Of Space For Your Growing Family

Everywhere you look, stuff seems to be piling up, and there's no longer a place for everything. You've accumulated so many items that whenever you clean your home, you feel as though you are just shuffling items from one spot to another. You have tried to organize everything, but there's just no space to hide the toys, baby gear, etc.... You get anxious every time you walk into your home, and as Marie Kondo would say it no longer "sparks joy"



You Never Thought That Parking Would Be An Issue, The TTC Is Just Down The Street.

Times have changed and now your family needs a car to get around the city. You are tired of street parking, driving around in circles for hours trying to find parking close enough to your home so you can easily sneak groceries, your stroller and the baby's car seat to and from the car to the house. Late nights are the worst, especially when your neighbours are having a party and you have to park blocks from your home in order to find a spot.

You No Longer Have Your “Own” Space

You were so excited that you finally have your own private office space/den, a place where you could quietly work and/or hang out and watch the game, play on your turntables or house all of your favourite memorabilia.

That was before kids. Now your private den has turned into the kid's playroom and you are always tripping over toys, finding crayons lodged into your printer/scanner and scribbles all over your desk area. You no longer have a private place to work from home and are stuck doing paperwork on the kitchen counter so it is out of reach for the kids

We All Want A Wonderful And Memorable Childhood For Our Kids

When you first bought your home you could have cared less that it had very little outdoor space, that just meant there was less grass for you to cut and very low maintenance. Who actually spends time in their backyard, right?

But now your kids are mobile and you are scared that they are always cooped up inside being entertained by electronic devices. To play outside you have to trek down the block to your local park where you have to hover over your children to make sure they are safe. It wasn't the vision you had when you decided to have kids, you pictured them running around playing games in the backyard, learning to ride their bike on your front driveway, or splashing around with all of the neighbourhood kids in the backyard pool. You are worried that you are not giving them the best childhood experiences possible.

You've probably noticed many of these things and have tried to get past them.





Maybe you...

- Tried to make it work with only one bathroom but as your family grows mornings are becoming chaotic and there are constant “line-ups” for the bathroom
- Simply have no space for your own items and feel like you are now living out bins that are creatively stored under your bed or in other hidden corners of your home.
- Tried to organize by following the “Tidying Up Method” and purchasing “attractive” boxes or closets from IKEA to store toys and other items only to realize they take up way too much space.
- Used your garage to store toys and other things that you didn’t need on a daily basis but now realize you are running out of room, and your garage is extremely cluttered.

- Rented a storage locker to “temporarily” store things you might need... only to have an added monthly expense.
- Are embarrassed to host parties or family gatherings because you feel your space is too small and you can never keep it clean and neat.
- Always feel as though you have to take the kids out of the house to a playground or community centre to play since there isn’t much space for them in the yard.

But all of those things you’ve tried haven’t worked well. They’ve either made you spend more money or caused you more frustration.

Suddenly The Home You Loved Has Become A Major Source Of Tension.

You hate to admit it but everything seems to be affected - family, work, and your relationships.



You and your spouse are getting into arguments because there are things everywhere and nobody has much space for escape. You are blaming each other for the mess.



You feel like you are constantly cleaning and your home still feels messy and cluttered no matter what you do.



On top of that, you're growing frustrated that the market is getting away from you. Home prices are rising and you have other friends who are selling their homes and buying new homes. You are afraid this may not be an option for your family.

You have outgrown your home and it no longer fits your current lifestyle. You feel like you are compromising your family's happiness in order to make it work.

It's time to move.

But the thought of getting everything ready and actually going through with the move is exhausting. I see this all the time with our clients, so I know exactly how you feel and I have helped so many families find that same spark of excitement in their next home that they had when they walked into their first home.

I want to do the same for you by selling your current home new place that will be right for your family's needs and lifestyle now.

Hi, I Am Patricia Grieco



I initially started my career as a Chartered Accountant (CPA) and MBA working for great companies like Brookfield and Colliers within the Commercial Real Estate realm. After 15 successful years in the industry, I decided to make a change.

Considering my love of design, architecture, and Toronto, coupled with my desire to interact with clients and help them achieve their goals, the move into real estate was a natural, almost obvious one.

My background in the financial realm has served me well. The communication and negotiation skills that I fine-tuned throughout my professional career has made me a top-notch REALTOR®. I have tons of experience under my belt, which has proven to be highly useful in the field of real estate.

With my finger on the pulse of all things innovative, my smart use of technology as a tool for marketing helps me stay competitive in this industry.

I share my home with my husband Roberto and our Bulldog Vito.

So How Exactly Does It Work?

I have designed a 5 step system to help families in the exact same position. It guides you through the entire process so you can sell your home without being stressed and/or worried about how everything is going to get done.

Then we can go forward and find the perfect home for your family!





STEP 1

Plan search to find a dream home. First, we learn about your goals and timelines that are important to you.

We develop a completely custom plan just for your family that gets you on the path to create the lifestyle you desire regarding your new home. This will alleviate your fears, worries, and time constraints to let you see exactly how this process will unfold.

We will discuss your vision for your next home and explore different neighbourhoods and house features that will best suit your needs. I will also set you up with an MLS search function so you can start looking at homes online and we can go and view any homes that pique your interest.

We want to get an idea of what you like and what you don't like so we can focus on the things that are most important to you.



STEP 2

Research and start preparing your home

We help to prioritize what needs to be done in your current home to get it ready for the market to increase its competitiveness among active buyers.

I provide a checklist to help keep everything on track and my complete team of trusted experts will step in to keep the stress and time constraints off you so you can focus on family, work, and do what you like to do best.



STEP 3

Organize the executive team

During this process my team will get your home ready to list, we will have it professionally cleaned, and decluttered and perform a pre-home inspection to see if there are any deficiencies you were not aware of that we can resolve before it is put up for sale.

My professional stager will then come into your home and get it ready to list. By the time the stager is done your home will look like a showroom.

We will make sure this works on a timeline that is best suited for you and your family's schedule.



STEP 4

Achievement time

We will get ready to sell your home and professionally market your home using my advanced marketing strategy so that it gets maximum exposure and as many possible buyers.

I will also provide clear and ongoing up-to-date market data regarding your listed home - competition, prices, showing statistics, feedback and negotiations. We want to make sure we are on the right track to help you achieve your goals and lifestyle change with

On the purchase side, I will keep you updated with sales statistics and new listings in your desired neighbourhood. Our objective search system will help you narrow down your choices to a home that will be the best fit for you and your family. We will then take the necessary steps of getting you the best home possible for your family.



STEP 5

Management and Continued Care

Once the goal of finding a buyer for your current home and you have found your move-up home have been achieved. I will continue to manage the entire process with the same care, clear communication, and attention to detail that you have already seen up to this point.

I will continue to be your resource for any need pertaining to real estate long after and help you if any questions or needs arise.

Your Lifestyle Is About To Change For The Better!

Once you have used my 5-step Move-Up System to facilitate your amazing lifestyle change from one home to another you will:

- Feel confident that you have an educated and clear understanding of how the entire process works.
- Able to have minimum disruption to your normal day-to-day schedule with your kids, work and other activities since the process will be laid out clearly for you.
- Be set up for "Real Estate Success" and have a proper process to use if another future change should arise.
- Know that you are building equity that you will be able to leverage in the future.

Once you moved from your current home into your "dream" home you will enjoy:

- A house that no longer feels cramped and cluttered all of the time.
- That everything can be planned out to have a proper place in your new home so it will no longer feel as messy.
- An amazing home and more positive energy since everyone no longer feels anxious about the lack of space.
- Amazing home to entertain friends and family.
- More outdoor space to enjoy summer days and nice. Plus a wonderful outdoor space for the kids to play freely.





HAVE ANY QUESTIONS?

Book a 15-minute strategy call to:

- Discuss your goals, dreams, and timelines.
- Answer any questions you may have about my system.
- Learn more to see if we're a good fit for each other.

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