



Blueprint to a Simpler Life

I HELP EMPTY NESTERS AND RETIREES SIMPLIFY THE TRANSITION TO THEIR NEXT HOME USING MY *BLUEPRINT TO A SIMPLER LIFE* METHOD.



The family home, once filled with laughter and activity, now feels too big, too quiet, and too much to maintain.

Managing the costs and upkeep of a house designed for a full household no longer makes sense, yet the idea of leaving is filled with mixed emotions. Nostalgia tugs at your heart while a fresh start calls your name. And then there's the overwhelming task of sorting through decades of memories and possessions—where do you even begin? The decision to downsize isn't just about moving; it's about navigating a major life transition with confidence and clarity.

Managing the costs and upkeep of a family-sized home without kids living there.

The house that once felt just right now feels like too much. With fewer people under the roof, the utility bills, property taxes, and maintenance costs seem harder to justify.

Cleaning rooms that no one uses, repairing aging systems, and keeping up with yard work can feel like a drain on both time and money. What used to be a space filled with purpose now might feel like a burden—one that takes more than it gives. The question lingers: Is it worth holding onto, or is it time to find a home that better fits this new stage of life?

Battling feelings of nostalgia and hoping for a fresh start

Every corner of the house holds a memory—the height marks on the doorframe, the well-worn spot on the couch where countless family moments were shared. Letting go feels like saying goodbye to a chapter of life that shaped you. At the same time, there's an undeniable pull toward something new—a home that better fits your needs, with less upkeep and more freedom. The struggle isn't just about moving; it's about reconciling the past with the future, honoring what was while embracing what's next. The challenge is finding a way to move forward without feeling like you're leaving everything behind.

Saying goodbye to belongings that have been accumulating in the family home for decades

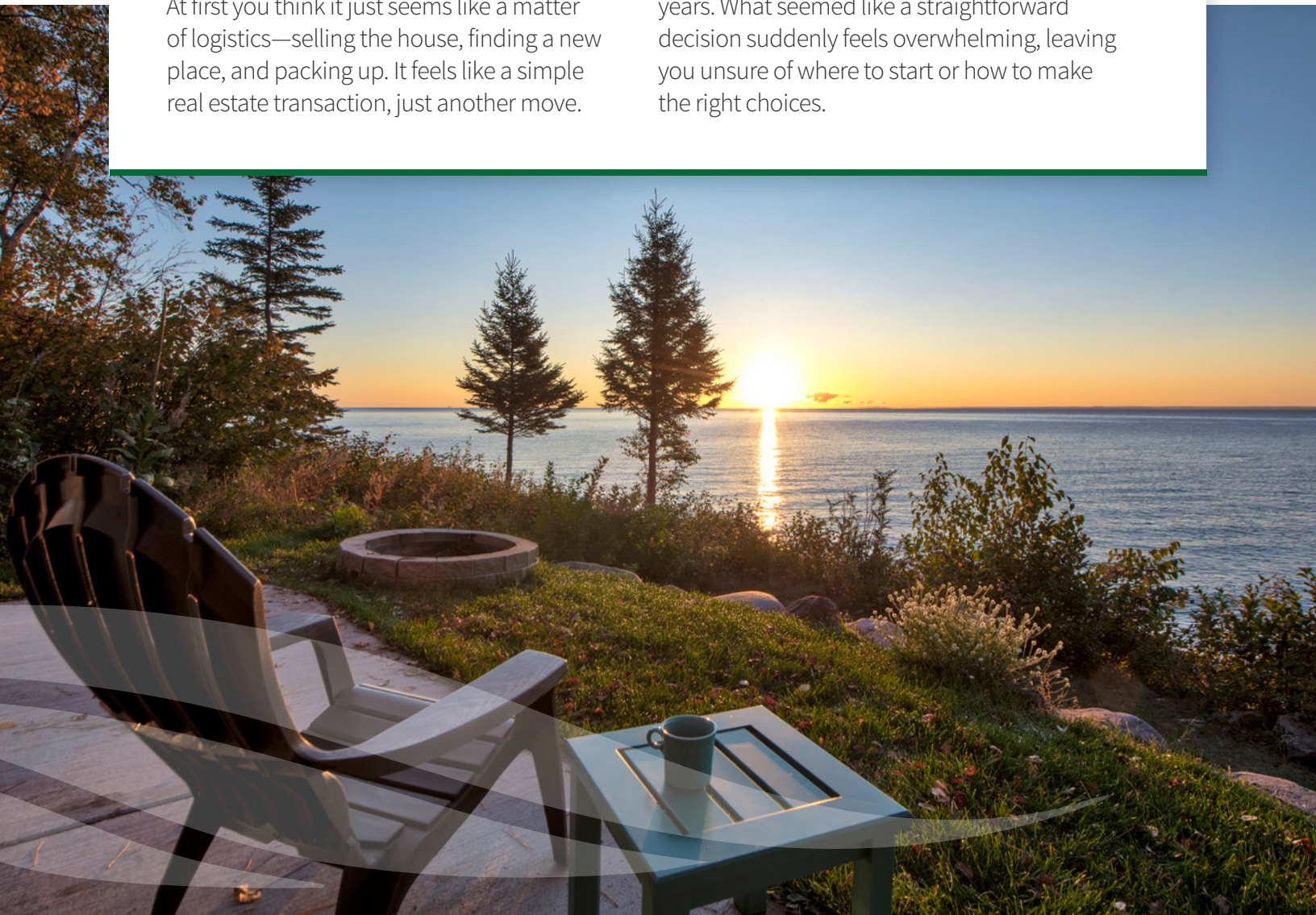
The closets are overflowing, the attic is packed, and the garage barely has room for the car. Decades of belongings—each with its own story—have quietly piled up over the years. Some things are easy to part with, but others hold sentimental value, making the process feel overwhelming. What should stay? What should go? And where does it all even begin? The thought of sorting through it all is exhausting, yet the idea of carrying everything into a new home isn't practical. It's a daunting task, not just physically, but emotionally, as every item seems to hold a piece of the past.

At first you think it just seems like a matter of logistics—selling the house, finding a new place, and packing up. It feels like a simple real estate transaction, just another move.

Maybe it's about getting a good price or finding the right location.

In an effort to make the process easier, maybe you've tried bringing in help—hiring a professional organizer to sort through the clutter, calling movers to handle the heavy lifting, even scheduling a junk removal service to haul things away.

As the process unfolds, the deeper challenges start to surface. It's not just about the house; it's about the memories, the emotions, and the sheer volume of stuff collected over the years. What seemed like a straightforward decision suddenly feels overwhelming, leaving you unsure of where to start or how to make the right choices.





If nothing changes, the burdens of your current home will only grow heavier. Maintenance projects will pile up, becoming more costly and difficult to manage. The once-comfortable home may start to feel like a financial trap, draining resources that could be better spent on enjoying the years ahead. Delaying the decision to downsize could mean missing the opportunity to secure a home that truly fits your needs, potentially impacting your long-term financial security. The fear of making a wrong move can keep you stuck—but inaction comes with its own risks, and before you know it, the decision may no longer be yours to make.

The truth is, you need more than just a real estate agent—you need a guide who understands the emotional and logistical challenges of downsizing. This isn't just about selling a house; it's about creating a clear, step-by-step plan to help you transition with confidence.

With the right support, downsizing doesn't have to feel overwhelming—it can be an exciting opportunity for a fresh start.

That's why I designed a 5 step process to help you. Through my *Blueprint to a Simpler Life* method, I'll help you navigate every part of the process, from sorting through your belongings to finding the right home that fits your next chapter.

My *Blueprint to a Simpler Life* method provides a clear, step-by-step process to make downsizing easier and less overwhelming. From our initial Coffee and Consult to organizing your move and finding the right home, I guide you through every decision with a plan tailored to your needs. With my support, you'll have a structured approach that simplifies the transition, so you can move forward with confidence and peace of mind.

Here's how it works:

1 Coffee & Consult - STEP 1 Let's Plan Your New Adventure!

Moving to a new home is a big step, and I'm here to help make it easy and fun! First, I'll come visit you at your house. We'll sit down and talk about what you want and need in your new home. Do you want to be close to your family? Do you want to live near the amenities that are most important to you? I'll listen carefully to everything you say.

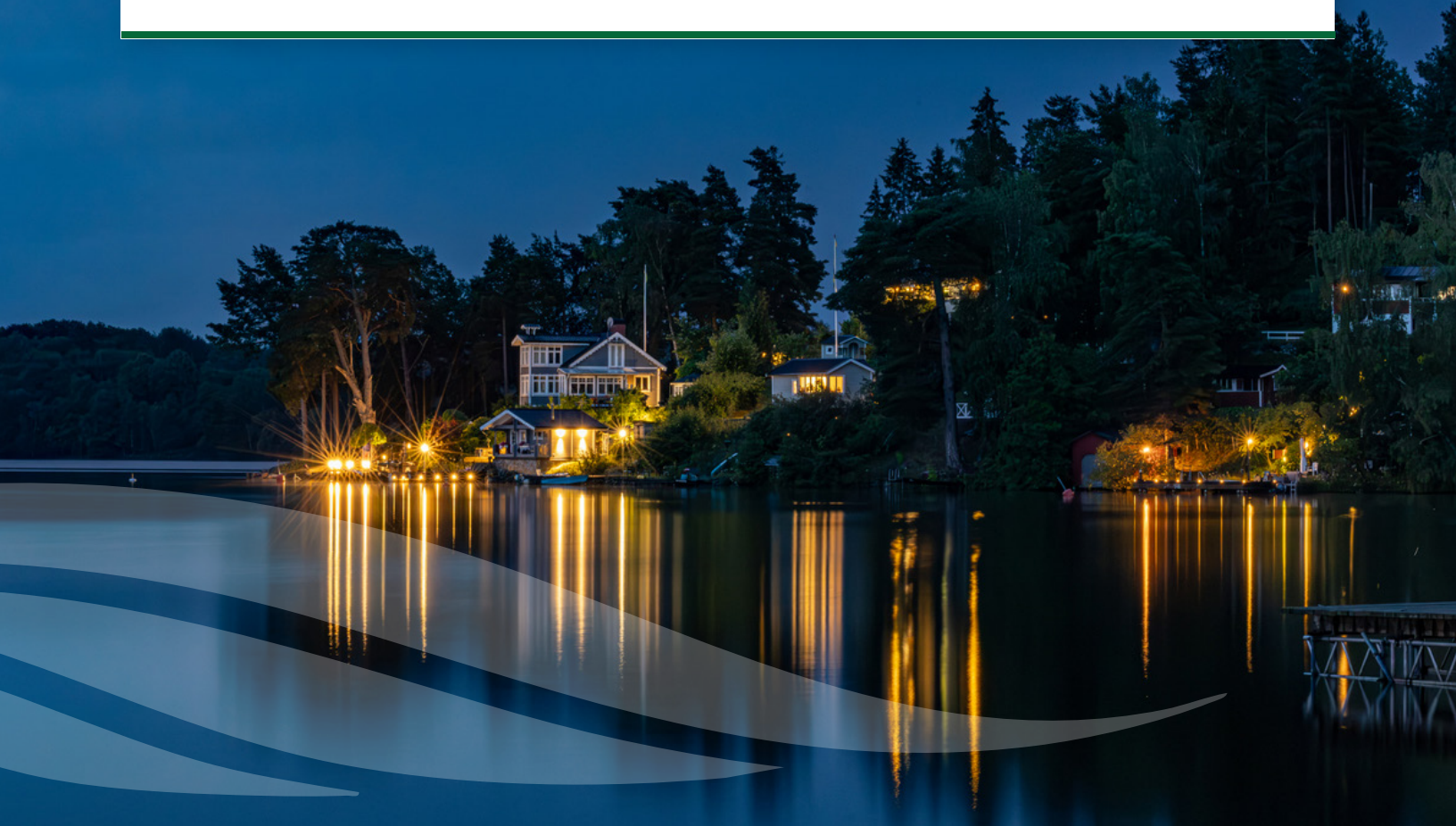
Together, we'll make a timeline for your move. This will help us stay on track and make sure everything goes smoothly. I'll also give you some helpful tips and resources to make packing and sorting through your things a little easier.

We'll talk about how much money you want to spend on your new home and moving costs.

I'll help you make a budget that works for you, so you don't have to worry about any surprises.

I know that going through all your belongings and deciding what to keep can be tough. It's hard to say goodbye to a home where you've made so many memories. But I'll be there to help you every step of the way. We'll work together to figure out what you really need and want in your new home.

By the end of this step, you'll have a clear picture of what your new adventure looks like. You'll feel excited and ready to take on this big change in your life. And remember, I'm always here to help and answer any questions you have along the way!





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STEP 2

Prep, Price, Photos - Let's Make Your Home Shine!

Now that we have a plan, it's time to get your home ready for its big debut! First, we'll work together to make your home sparkle. This means getting rid of things you don't need and giving your home a really good cleaning. A clean home shows buyers that you've taken good care of it, and it can help you get more money when you sell. Don't worry, I have a team of helpers who can make this part easy for you.

Next, we'll talk about how much to ask for your home. This is really important because if we ask for too much, people might not want to come see your home. I'll help you find the price that matches what you want and what buyers are looking for.

After that, it's time to take some amazing pictures of your home!

I'll bring in a professional photographer who will capture all the best parts of your home. They'll take lots of photos, create a virtual tour, and even make floor plans. This way, buyers can fall in love with your home before they even step inside.

I know getting your home ready to sell can feel like a lot of work, but I'm here to help every step of the way. I have a whole team of people who can help with cleaning, fixing things, and making your home look its best. And once we have those beautiful photos, we'll be ready to create a special marketing plan to help your home stand out from the rest.

By the end of this step, your home will be shining like a star, and we'll have everything we need to get buyers excited about making it their new home!

3 STEP 3 Marketing & Listing - Let's Tell Your Home's Story!

Now that your home is looking its best, it's time to let everyone know it's for sale! I'll create a special marketing plan to make sure lots of people see your home online and in person. We'll even start telling people about your home before it's officially for sale. This will get buyers excited and ready to make an offer.

When someone wants to buy your home, they'll make an offer. Sometimes, you might get more than one offer at the same time. This is great news! If this happens, I'll make a special chart that shows all the offers side by side. This will help you compare them easily and decide which one you like best. You can even make a counteroffer if you want to change something in the offer you like.

I know that selling your home and dealing with offers can feel a little scary sometimes. That's why I'm here to help you every step of the way. My job is to make sure you always know what's happening and what to expect next.

By having a great marketing plan, we'll make sure that lots of serious buyers see your home. This means you won't have to wait too long to sell your home and move on to your next adventure. And with my help, you'll feel confident and in control when it's time to look at offers and make decisions.

At the end of this step, your home will be on the market, and buyers will be lining up to make their best offers. You'll be one step closer to making your downsizing dreams a reality!





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STEP 4

Navigating the Home Purchase - Let's Find Your Perfect New Home!

Now it's time to start looking for your new home! Remember when we first met and talked about what you wanted and needed in your new place? We'll use that information to help us find the perfect home for you.

We'll think about things like whether you want a smaller house, a condo, or maybe a home in a community for people who are 55 and older. We'll also consider if you want to be close to fun activities, your family, or other things that are important to you. All of these things will help us narrow down our search and find the best options for your new chapter in life.

When we find a home you love, I'll be right there to help you make an offer. I'll use my expertise to create an offer that the seller will find attractive and help you get the best deal possible.

Throughout this process, my goal is to help you feel confident and in control. Buying a new home is a big decision, and I want to make sure you have all the information you need to make the right choice for you. I'll be by your side every step of the way, answering your questions and providing guidance when you need it.

By the end of this step, you'll have found your perfect new home and be ready to start the next exciting chapter of your life!

5 STEP 5 Celebrating the Next Chapter - Welcome to Your New Home!

Congratulations! You've made it to the finish line, and it's time to celebrate your new home and the exciting adventures ahead.

After you close on your new home, I'll give you a special binder that has all the important papers about your home. This includes things like the purchase agreement, inspection reports, and closing documents. Having all these papers in one place makes it easy for you to find what you need, whether it's for taxes or making repairs to your new home.

I know that moving can be a lot of work, but don't worry! I have lots of helpful lists and resources to make your move go smoothly.

I can even suggest some great companies that can help you pack and move your things.

The best part? Just because you're settled in your new home doesn't mean we have to say goodbye! I'll always be here for you, ready to help with anything you need. Whether you want advice on making changes to your home, building a special extra living space, or just want to catch up and chat, I'm just a phone call away.

So, let's raise a glass and cheer to this exciting new chapter in your life. You've worked hard to get here, and you deserve to celebrate. Welcome home!





Living Your Simpler Life after implementing the 5 steps

Live closer to family, for support and community.

Imagine waking up every morning knowing your loved ones are just a short drive away. No more long treks or plane rides to get in those precious grandkid snuggles. You can pop over for Sunday dinners, cheer at sporting events, and be the first one there for all of life's big moments. Birthdays, recitals, graduations - you won't miss a thing. And it's not just about being there for them. It's about letting them be there for you too. As you enter this new phase of life, you crave that built-in support system. The impromptu coffee dates with your siblings. The standing golf game with your son. The comfort of knowing that no matter what life throws your way, your people are right around the corner, ready to catch you.

Greater flexibility and ease with reduced home maintenance responsibilities.

You've spent decades keeping a home running. Mowing the lawn, fixing the leaks, shoveling the snow. It's time to let someone else handle the honey-do list for a change. In your new downsized home, maintenance is a breeze. No more weekends spent on endless projects.

No more worrying about the next big repair bill. This is your chance to reclaim your free time and spend it exactly how you please. Traveling, exploring new hobbies, or simply putting around in a space that's perfectly suited to your needs. A home that gives you the flexibility to lock up and go whenever adventure calls. A home that works for you, not the other way around.

A renewed sense of freedom and less time spent on household chores.

Dusting rooms no one uses. Mopping floors you could eat off of, but never do. Washing dish after dish after dish. What if you could trade in all those tiresome chores for more moments of joy? That's the promise of downsizing. A smaller home means less to clean, less to manage, less to worry about. Imagine having the freedom to spend your days exactly as you please, without the guilt of an unfinished to-do list hanging over your head. You can linger over your morning coffee, get lost in a good book, or take off on a spontaneous day trip, knowing that your home will be a breeze to tidy up when you return. This is your chance to focus on what truly matters - the people and experiences that bring you happiness.

What Clients Are Saying:

I highly recommend Sue. She is experienced and knowledgeable with the market and what to do to make a house visually appealing to help sell it. Sue is also calm when everything appears out of control. I wish I had another house to sell or buy so Sue could represent us.

~Joyce and John ★★★★★

We want to thank Sue for her professional help with the sale of our rental property we bought to help our children. This was (I am sure) the longest sale she has had. She stood by us the whole process of the short sale. We can not thank her enough! Very knowledgeable. Thank you!

~Phil and Kate ★★★★★

Very Satisfactory. Would recommend Sue to all of my colleagues and friends. Great job! Efficient. Responsive.

~Deb ★★★★★

Our overall experience with Sue Durst was excellent. Sue is a good listener - she asked good questions to help us understand and clarify our priorities on what we were looking for. She also expressed her opinion and guided us when appropriate. Sue is excellent at communication - email, phone call, text and her responsiveness was speedy and on point. We would recommend Sue to anyone looking to buy or sell.

~Mark & Sheila ★★★★★

32 days from the offer to closing! Sue helped me to find the house of my dreams. She answered all of my questions and I'd recommend Sue to anyone buying or selling their home! She's the best.

~Lindsay ★★★★★



If you're ready to take the next step, reach out and let's book a call.

Click below to chat with me in Facebook Messenger



The blue button opens a chat with me on Facebook Messenger.

207-756-5007    



My Story

Hi, I'm Sue Durst. Growing up, I moved every single year of my life until I got married. I was an only child who dreamed of being part of a big family and being free from constant change. My favorite times were of spending time with family and friends. I especially loved being part of the hustle and bustle of the home of a family friend who had seven children—it was always full of energy and warmth.

My world changed when I started my own family. Now, I'm blessed with four adult children, six grandkids, and a wonderful husband. We have two dogs, a cat, and we love to travel. Camping and kayaking

in Maine or exploring National and State Parks are some of our favorite adventures. We're a big, happy, blended family, and I cherish every moment we spend together.

I worked many jobs throughout my 20's and then spent 19 years as the Jury Administrator at the US District Court. In my late 40's I decided to change careers and my husband said he thought I'd be great at real estate. It felt like a risky move, especially since I got my license in November 2008, right before a huge market crash. But my husband believed in me, so I took a leap of faith.

Entering the real estate world during the crash was tough. I was scared, wondering how I'd make this new career work. But I love helping people and teaching, so I decided to create First-Time Home Buyer classes and even ran Foreclosure Bus Tours. Teaching these classes gave me joy and helped me start my journey in real estate.

As I taught, I found deep satisfaction. People who bought their first homes with me often came back when they wanted to upsize. My career started to blossom, and I knew I'd made

the right choice. It showed me that changing careers wasn't a setback but an opportunity for growth.

I felt happy helping others find homes knowing that I was making life a little simpler and more joyful for them. The more people I helped, the more I knew this was my calling. I realized my teaching and helping others achieve their dreams was all I wanted to do.

Now, I focus on helping retirees and empty nesters find the perfect home that suits their needs. With my "*Blueprint to a Simpler Life*," I guide them to make the transition smooth and stress-free. I stand by my core values: family, authenticity, and curiosity.

Every day, I show up ready to help people find their dream homes, and it fills my heart with joy. I am my clients' guide and advocate in the buying and selling process and I hope they recognize and feel the care in every interaction.

When the world feels overwhelming, it's the peace of home that brings us happiness, and I wish to share that with everyone I meet.