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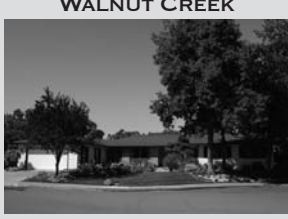
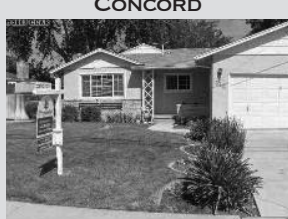

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Free-Nesting: Not Just for the Birds

By Ken Ryerson



Fred Cady owned this big house in Moraga for 36 year; he moved to Rossmoor last fall
Photo by Tara Rochlin

For many, retirement brings change, including new opportunities and rewards. This phase in life for after kids have grown and moved out of the house is often called empty-nesting.

But the concept of retirement itself has evolved much in recent years. Many Baby Boomers and even Gen X-ers are choosing to retire from a traditional forty hour a week job at a much younger age than did their parents. This new phenomenon calls for the creation of a whole new descriptive name, and the term "free-nesting" fits the bill nicely.

While retirement is often viewed as being associated with aging, free-nesting is really about the next evolution in life where people can explore themselves and the world more than ever. They finally have the time and the money, and are free to do many of the things they have always wanted to do. For some, all their tireless effort has paid off and the need to work and raise children has passed. For others, the release from the work routine affords much more freedom. Chances may arise to do more travel, pursue hobbies, or spend more time visiting with children, grandchildren, or parents and friends.

Because the old house may not suit these new opportunities, it often makes sense to look for a new home to better fit this new, evolving lifestyle. Many factors influence the decision to move to a new dwelling; these factors often revolve around accommodating the changing needs

of free-nesters.

Perhaps the most obvious factor is property size and landscape. Many free-nesters choose single-story flat properties, foreseeing the day when stairs and slopes may become burdens. If frequent travel or socializing is anticipated, free-nesters may prefer a smaller property or condominium to minimize the need for maintenance and yard work, or to realize equity that may have built up in their family home over the years. Conversely, if a new goal or hobby like gardening or caring for animals is an interest, free-nesting may offer the opportunity to purchase a larger property or small ranch to accommodate such activities.

Another important factor in choosing a home for free-nesting is demographics. A neighborhood dominated by young families may not offer the best experience for free-nesters, given the noise and disturbances that boisterous children can bring. Although some free-nesters like the energy of neighborhood children, others may enjoy retirement communities for the comfortable society they provide -whether you enjoy chess, bridge, or golf, there are usually others nearby who share the same interests.

Still others prefer city life and its easy access to cultural centers, restaurants, and events. Living in a city or a walkable town can also address the issue of transportation as you age. A car can be a wonderful luxury but a costly necessity, and choosing the right home for free-

nesting can provide the best of both worlds — retaining the freedom to drive while eliminating the need to do so on a daily basis provides the opportunity to enjoy the benefits of a car with minimal hassle. At the same time, living a short distance from transit can expand your opportunities for travel without worrying about rush-hour traffic or coordinating with family members for pick-up.

Finally, many choose their new home to be close to family and loved ones. Study after psychological study finds the society of family and friends important to happiness, which confirms what we all intuitively know. Without the requirements of living near the office or good schools, many free-nesters are free to live where they choose and, for many, living near—but maybe not too near—loved ones is a savvy choice.



Ken Ryerson is a long-time Lamorinda resident, and a Realtor with Pacific Union GMAC Real Estate in their Orinda Office. For questions or comments, he can be reached at 925-878-9685 or via email at Ken@RyersonRealty.com.

Selling the family home and free-nesting may seem challenging, but moving to a home that truly suits the needs and desires of your evolving lifestyle can greatly increase your quality of life. The factors listed here count among the most common considerations for free-nesting, but are by no means the only ones; there are as many reasons as there are free-nesters.

When choosing a new home, it is important to consider all your goals and desires to develop a customized plan for free-nesting. Don't forget to work with a knowledgeable tax accountant to ensure that any tax implications associated with your potential move are taken into consideration. Consulting with a qualified realtor, who can assist you with retaining your current property's tax basis, may also be helpful for traditional retirees. But remember, the most important consideration is to develop a plan that fits you and your newly evolving lifestyle!

Lamorinda Home Sales continued



LAFAYETTE	Last reported: 16
LOWEST AMOUNT: \$477,500	
HIGHEST AMOUNT: \$3,000,000	
MORAGA	Last reported: 15
LOWEST AMOUNT: \$430,000	
HIGHEST AMOUNT: \$2,000,000	
ORINDA	Last reported: 7
LOWEST AMOUNT: \$500,000	
HIGHEST AMOUNT: \$2,298,000	

Home sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither Cal REsource nor this publication are liable for errors or omissions.

- LAFAYETTE**
- 100 Camelia Lane, \$1,975,000, 4 Bdrms, 2562 SqFt, 2003 YrBlit, 8-8-07
 - 10 Crest Road, \$1,500,000, 8-15-07
 - 1250 El Curtola Boulevard, \$725,000, 3 Bdrms, 1077 SqFt, 1951 YrBlit, 8-10-07
 - 525 Florence Drive, \$791,500, 3 Bdrms, 1468 SqFt, 1951 YrBlit, 8-9-07
 - 3230 Greenhills Drive, \$1,753,000, 5 Bdrms, 4899 SqFt, 1987 YrBlit, 8-16-07
 - 4034 Happy Valley Road, \$3,000,000, 3 Bdrms, 2510 SqFt, 1974 YrBlit, 8-7-07
 - 3756 Highland Road, \$1,037,500, 5 Bdrms, 2346 SqFt, 1951 YrBlit, 8-16-07
 - 1102 Magnolia Lane, \$900,000, 3 Bdrms, 1872 SqFt, 1951 YrBlit, 8-14-07
 - 3254 Marlene Drive, \$477,500, 3 Bdrms, 1160 SqFt, 1972 YrBlit, 7-31-07
 - 3351 Mildred Lane, \$623,000, 3 Bdrms, 1097 SqFt, 1951 YrBlit, 8-16-07
 - 1332 Reliez Valley Road, \$1,760,000, 4 Bdrms, 3301 SqFt, 1968 YrBlit, 8-3-07
 - 118 Rodeo Court, \$1,620,000, 4 Bdrms, 3205 SqFt, 1987 YrBlit, 8-1-07
 - 1689 Springbrook Road, \$675,000, 3 Bdrms, 1124 SqFt, 1953 YrBlit, 8-3-07
 - 3363 St. Marys Road, \$880,000, 2 Bdrms, 1421 SqFt, 1955 YrBlit, 8-10-07
 - 1720 Toyon Road, \$2,550,000, 4 Bdrms, 1899 SqFt, 1998 YrBlit, 8-2-07
 - 507 Winchester Court, \$1,670,000, 5 Bdrms, 3489 SqFt, 1989 YrBlit, 8-14-07
- MORAGA**
- 115 Alta Mesa Court, \$854,000, 3 Bdrms, 1954 SqFt, 1974 YrBlit, 8-15-07
 - 2075 Ascot Drive #122, \$430,000, 3 Bdrms, 1152 SqFt, 1971 YrBlit, 8-10-07
 - 31 Broadmoor Street, \$1,150,000, 3 Bdrms, 1708 SqFt, 1984 YrBlit, 8-2-07
 - 905 Camino Ricardo, \$1,010,000, 5 Bdrms, 2026 SqFt, 1968 YrBlit, 8-9-07
 - 679 Carroll Drive, \$1,006,000, 3 Bdrms, 1660 SqFt, 1959 YrBlit, 8-10-07
 - 751 Crossbrook Drive, \$1,210,000, 5 Bdrms, 2414 SqFt, 1967 YrBlit, 8-3-07
 - 121 Cypress Point Way, \$755,000, 2 Bdrms, 1464 SqFt, 1973 YrBlit, 8-15-07
 - 312 Donald Drive, \$1,249,000, 4 Bdrms, 2129 SqFt, 1969 YrBlit, 8-15-07
 - 2069 Donald Drive, \$1,205,000, 3975 SqFt, 1962 YrBlit, 8-3-07
 - 14 Harrington Road, \$1,375,000, 2 Bdrms, 2336 SqFt, 1986 YrBlit, 8-8-07
 - 26 Laird Drive, \$992,000, 3 Bdrms, 1416 SqFt, 1959 YrBlit, 8-16-07
 - 395 Redfield Place, \$1,060,000, 4 Bdrms, 3082 SqFt, 1968 YrBlit, 8-3-07
 - 86 Sanders Ranch Road, \$2,000,000, 4 Bdrms, 3401 SqFt, 1987 YrBlit, 8-16-07
 - 1913 St. Andrews Drive, \$1,079,000, 3 Bdrms, 1880 SqFt, 1978 YrBlit, 8-9-07
 - 15 Williams Drive, \$1,290,000, 4 Bdrms, 2552 SqFt, 1985 YrBlit, 8-1-07
- ORINDA**
- 35 Barbara Road, \$500,000, 1 Bdrms, 866 SqFt, 1949 YrBlit, 8-10-07
 - 24 Crescent Drive, \$749,000, 3 Bdrms, 1588 SqFt, 1953 YrBlit, 8-15-07
 - 26 Fern Way, \$854,000, 3 Bdrms, 1844 SqFt, 1968 YrBlit, 8-14-07
 - 45 Muth Drive, \$731,000, 3 Bdrms, 1388 SqFt, 1962 YrBlit, 8-14-07
 - 29 St. Stephens Drive, \$1,775,000, 4 Bdrms, 3792 SqFt, 1993 YrBlit, 8-3-07
 - 40 Valley View Road, \$2,298,000, 4 Bdrms, 2457 SqFt, 1960 YrBlit, 7-31-07
 - 8 Via Floreado, \$950,000, 3 Bdrms, 1292 SqFt, 1951 YrBlit, 8-10-07

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