EPIQUE

REAL ESTATE

A LOCAL GUIDE

MOVING TO GRAND RAPIDS

Living and building in Ada, Cascade & West Michigan

YOUR LOCAL REAL ESTATE ADVISORS · ADA, MICHIGAN

From Epique Real Estate and Epique Homes. One local team for your land, your custom home and your move.
epiquerealestate.com

WHY WE LOVE IT HERE

Why Grand Rapids, and why Ada

Ada gives you small-town life about 15 minutes from a growing city, with top-rated schools and Lake Michigan beaches within an hour.

CLOSE TO EVERYTHING

Downtown Grand Rapids and Gerald R. Ford International Airport are each about 14 minutes away.

STRONG SCHOOLS

Most of Ada is served by Forest Hills Public Schools, rated A+ by Niche.

ROOM TO BREATHE

The Grand and Thornapple rivers run through the township, past wooded lots, trails and the 1867 Ada Covered Bridge.

A REAL JOB BASE

Ada is home to Amway's world headquarters, and Grand Rapids is a hub for health care, manufacturing and design.

LAKE LIFE ON WEEKENDS

Grand Haven's beaches on Lake Michigan are about 49 minutes west.

A GROWING AIRPORT

Ford International set a passenger record in 2025, topping 4 million, with new routes still being added.

FIND YOUR FIT

Towns and neighborhoods

Most families moving to the east side of Grand Rapids land in one of these areas. Each has a different pace, school district and type of lot.

AREA	FEELS LIKE	SCHOOLS	GOOD FIT FOR
Ada	Small village on the Thornapple River, wooded lots, Amway's hometown	Forest Hills (most of the township)	Families who want space and top schools close to the city
Cascade / Forest Hills	Established neighborhoods next to the airport and the Thornapple	Forest Hills	Frequent flyers and families who want quick access to everything
East Grand Rapids	Walkable streets around Reeds Lake, closest to downtown	East Grand Rapids	Buyers who want a walkable, in-town lifestyle
Rockford	Lively downtown on the Rogue River, on the White Pine Trail	Rockford	Outdoor lovers who want a small-town main street
Lowell & Vergennes Twp.	Quiet small town where the Flat and Grand rivers meet, more acreage	Lowell Area	Buyers who want land, privacy and lower density
The lakeshore	Grand Haven, Holland, Saugatuck and Whitehall, about an hour west	Varies by town	Second homes and full-time lake life

> **Where Epique has home sites now:** Woodside Oaks (Ada and Cascade) and two wooded lots on Beckwith Drive (Vergennes Township, Lowell schools). Coming soon: 5 new home sites near Quail Ridge Golf Club in Cascade. Ask us what's available this month.

SCHOOLS

Forest Hills Public Schools

Forest Hills serves most of Ada and is a big reason families choose the area. Niche rates the district A+, and U.S. News ranks all three of its high schools among Michigan's top public schools.

- ☐ 18 schools, including an environmental school for 5th and 6th graders
- ☐ About 174 high school courses, including 19 AP courses
- ☐ Spanish and Mandarin Chinese immersion from kindergarten through 12th grade
- ☐ 95% of graduates go on to college or other post-secondary education

Before you buy or build, confirm the district and attendance area for the address. Forest Hills will check an address at (616) 493-8800. Part of northeast Ada is in Lowell Area Schools. We're happy to set up school tours for you.

GETTING AROUND

Everything within 15 minutes

FROM ADA TO	DRIVE	MILES
Downtown Grand Rapids	About 14 min	9
Ford Airport (GRR)	About 14 min	9.5
Grand Haven & Lake Michigan	About 49 min	43
Detroit	About 2 hr 30 min	155
Chicago	About 3 hr	190

Typical drive times without traffic. Chicago is on Central time, one hour behind Michigan.

FOUR REAL SEASONS

Weather and seasons

West Michigan has four real seasons, and winter brings plenty of snow. Grand Rapids averages about 78 inches of snow a year, compared with about 45 inches in Detroit.

WINTER · DEC–MAR

Lake-effect snow means frequent light snowfalls, and roads are cleared quickly. Many locals enjoy outdoor activities like skiing, skating and snowshoeing.

SPRING · APR–MAY

Cool and green, and a great time to walk lots.

SUMMER · JUN–AUG

Warm and sunny, with beach days on Lake Michigan and evenings on the rivers.

FALL · SEP–NOV

The season many locals love most, with colorful hardwoods, cider mills and football Fridays.

> **What it means for your home:** we build for this climate. Every Epique home meets or exceeds Energy Star requirements, which keeps heating bills lower in winter.

YOUR OPTIONS

Buy, build, or both

Because Epique Homes builds and Epique Real Estate sells, one team can help with any of these paths, and you don't have to pick one before you talk to us.

BUILD ON AN EPIQUE HOME SITE

Choose one of our available lots, then design your home with our in-house team. Best if you want a custom home without hunting for land.

BUILD ON YOUR OWN LOT

Buy land anywhere in West Michigan. We help you check it before you buy, then build. Best if you have a specific area or acreage in mind.

BUY AN EXISTING HOME

Epique Real Estate finds and negotiates a home that fits. Best if you need to move in soon.

BUY NOW, BUILD LATER

Buy or rent a home now, build your custom home, then we sell the first one for you. Best if you're relocating on a deadline but want to build.

LAND EXPERTS

Have land? Need land?

We build on your lot as well as ours, and we know West Michigan land. Before you buy a parcel, we can tell you what it will really take to build a home on it.

We also keep track of land coming up for sale around Ada and Cascade, including lots that never hit the open market. Tell us what you're looking for and we'll watch for it.

WHAT WE CHECK FOR YOU

- ☐ **Perc test and septic:** whether the soil will pass, and what system it needs
- ☐ **Well or city water and sewer:** what's at the road and what it costs to connect
- ☐ **Excavation and site work:** slopes, soils, tree clearing, fill and long driveways
- ☐ **Building site and walkout potential:** where the house should sit for views, sun and drainage
- ☐ **Zoning and setbacks:** township rules on size, placement and outbuildings
- ☐ **Utilities:** power, gas and internet at the road

FROM OUT OF TOWN

Building from out of town: how it works

You don't need to live here to build here. Most of the process happens by video call, and you'll see every step of your build online.

01 **VIDEO CALL WITH TROY AND HEATHER**
Tell us your timeline, budget range, must-haves and where you're moving from.

02 **VIRTUAL LOT TOUR**
We walk available home sites on video and send photos, plat maps and school district details.

03 **ONE PLANNING VISIT**
Most families make one trip to walk their top lots, tour a finished Epique home and meet our designers.

04 **DESIGN REMOTELY**
Our in-house designers work with you on floor plans and selections by video, email and shared files.

05 **WATCH YOUR HOME GO UP ONLINE**
Every client gets a secure webpage for their home with selections, schedule and site photos.

06 **WALK-THROUGH AND MOVE-IN**
We do a final walk-through with you, then hand over the keys.

Meanwhile, Epique Real Estate can help you sell your current home or find a place to rent or buy while you build.

STAY ON TRACK

Your moving checklist

- ☐ Decide on your path: buy, build, or buy now and build later
- ☐ Set a budget range and get pre-approved for a mortgage or construction loan
- ☐ Book a video call with Epique to talk through areas and lots
- ☐ Confirm the school district and attendance area for any address you like
- ☐ Plan one trip to tour lots, finished homes and neighborhoods
- ☐ List your current home for sale, or decide to keep it until you move
- ☐ Line up temporary housing if your move date comes first
- ☐ Get Michigan driver's licenses and register your vehicles
- ☐ Register to vote and enroll the kids in school
- ☐ Set up utilities, internet and trash service

TALK TO US

We'd love to help you get here

Call, text or email either of us. We're happy to set up a video call wherever you're living now.

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Drive times are approximate. Confirm school districts for any specific address with the district. Epique Real Estate is a locally owned real estate company serving our community with personalized service, local expertise, and a client-first approach. We are not affiliated with Epique Realty, a separate national brokerage.