Homeowner Insights

Property Address: 1911 Hutchinson Avenue Southeast, Grand Rapids, MI 49506

What do you love about this home?

We?ve loved our 3 years in this charming home and welcoming neighborhood, surrounded by beautiful trees and friendly neighbors, this is truly a special place to live. The home has great character, featuring detailed trim and molding, original hardwood floors in great condition, and a layout that feels open and inviting. One of the standout features is the backyard, unusually spacious for the area, we've refreshed the landscaping front and back, and created a cozy pebble patio fire pit area that?s become a favorite gathering spot. During our time here, we?ve updated and maintained the home throughout. Some special adds including a custom stairwell mural by a local artist, conversion of the sunroom into a functional mudroom with new tile floors, a remodeled basement transformed into a speakeasy-style hangout space, an updated upstairs bathroom, and the addition of carpet runners on both staircases. This home has great bones, has been exceptionally well cared for!

Service Providers & Typical Bills

	Provider	Average Bill Amount	Bill Frequency
Electric	Consumers	$142	Monthly
Gas/Propane	DTE	$82	Monthly
Trash & Recycling	City of GR	$20	Monthly
Snow Removal/ Lawn Care	NA		
Neighborhood/ Condo Association	NA		
Cable/Internet	AT&T	$75	Monthly

What improvements have you done to the home and/or property during your ownership?

Since purchasing the home, we've completed extensive professional updates and thoughtful improvements throughout. All plumbing was professionally inspected, sewer lines have been cleared semi-annually, plumbing was added for a basement washer, and additional plumbing was installed to accommodate a double-sink vanity in the upstairs bathroom. The electrical system was also professionally inspected, the breaker box was updated, additional breakers were installed to better support garage and kitchen appliances, and the entire system was grounded. Inside the home, we converted the sunroom into a functional mudroom with new tile flooring, remodeled the basement into a speakeasy-style hangout space, and updated the upstairs bathroom. We also added a custom stairwell mural by a local artist, installed carpet runners on both staircases, and added window treatments throughout the house. Outside, we refreshed the landscaping in both the front and backyard, created a pebble patio fire pit area, repainted the fence, and modernized the front exterior with a new mailbox, updated house numbers, and added window boxes. Throughout our ownership, the home has been carefully maintained with meaningful upgrades and cosmetic improvements that enhance both its function and charm.

Anything else you'd like potential future homeowners to know?

We have truly loved every minute of living in this home. There's something so special about this neighborhood - from our favorite 0.7-mile walk to Village Cone to the charming local shops, bakeries, and everyday conveniences just minutes away. There?s even a little pop-up bakery stand down the street with fresh bread and treats that makes weekends feel extra special. The East Gate neighborhood has such a genuine sense of community - from the helpful Facebook group to neighbors who truly look out for one another. Our next-door neighbors are wonderful, and it?s the kind of place where you're greeted with a wave and friendly conversation. You're also just minutes, or an easy bike ride, from East Town, Gaslight Village, and Alger Heights. And then there's the backyard. In the summer, when the back tree fills in with leaves, it feels like your own private retreat - perfect for slow evenings outside. The neighborhood is quiet and calm, and the only sounds you'll likely hear are neighbors chatting and kids playing nearby. We can honestly say there isn't a bad thing to share about this home or this community. We?re so grateful for our time here and feel confident that the next owners will fall in love with it just as deeply as we have.

LR &CO