GRAND RIVER REALTY

Grand River Realty | 330 Fuller Ave NE | Grand Rapids MI 49503

3365 Wildridge FAQ

1) What lake is the home on?

The property is on Perch Lake in Grand Rapids Township, a small, spring-fed, no-wake lake. One of the unusual benefits here is getting a genuinely private lake setting while still being very close to Grand Rapids.

2) How much lake frontage is there?

The property has approximately 95 feet of private frontage on Perch Lake.

3) Can you see the lake from the house?

Yes. The water is visible from the upper-level windows and from the large deck.

The current owners intentionally kept the property heavily wooded and natural, so there is considerably more potential to open up the view. We hired a tree service before listing to do some selective clearing. They completed some work, but several of the trees are oak, and additional work was recommended for the dormant season because of oak-wilt concerns.

Simply trimming and selectively clearing more vegetation could create substantially broader lake views.

4) Is there an HOA?

No, there is no Homeowners Association (HOA).

There is a lake weed-control assessment administered through the township and divided among lakefront owners. The most recent assessment we are aware of was approximately $273 for this parcel.

5) What is the lake water like?

Water quality is one of the strongest features of Perch Lake. It is spring-fed with remarkably clear water, and neighbors have described the lake as approximately 45 to 60 feet deep.

For a small residential lake this close to Grand Rapids, the clarity and overall character of the water are a significant part of the appeal.

6) Is Perch Lake a no-wake lake?

Yes. It is a no-wake lake, making it particularly well suited to paddleboarding, kayaking, fishing, swimming, small boats and pontoons.

Residents fish the lake regularly, and one neighbor has also cleared an area of the lake during winter for skating and hockey.

7) Can the shoreline be cleaned up?

Yes. The current frontage is intentionally quite natural and could look dramatically different with cleanup and landscaping.

Many neighboring lakefront properties are considerably more manicured. There is brush, natural vegetation and areas that could be opened up. The north side of the frontage is anchored by a beautiful mature weeping willow.

A future owner could create a much more finished recreational lakefront appearance through normal cleanup and landscaping. Any substantial grading, filling, dredging or alteration of the shoreline should be reviewed with the appropriate township and state authorities.

8) Could you create a beach or put sand at the water?

There appears to be considerable potential to improve the waterfront, and neighboring properties provide examples of more finished lakefront areas.

Exactly what can be done with sand, grading or alteration at the shoreline would need to be confirmed with the appropriate governmental authorities before undertaking that work.

9) What is the terrain like between the house and the lake?

The property essentially falls into three tiers.

The upper level contains the home, deck and walkout patio. Approximately halfway down is a flat clearing where the septic drain field is located. The property then continues down to the lower lakefront area.

There is a long stairway down to the water. This is a true hillside lake property rather than a level walk directly from the house to the shoreline.

An estimate from a reputable landscaping company to fix the wood stairway in like-kind fashion is available upon request.

10) Where is the septic system?

The septic drain field is located on the middle tier of the property, approximately halfway between the house and the lakefront, and was installed in 2022.

The two septic tanks and a third tank containing the pump that sends water to the drain field are accessible in the front yard. There is also a pump alarm designed to alert the homeowner if there is a problem sending water to the drain field.

This layout keeps the drain field separated from both the immediate house area and the lowest lakefront portion of the property.

11) What is unique about the house itself?

The home was built in 1972 and has a distinctive custom, vintage-contemporary design, with elements many people would associate with Mid-Century Modern architecture.

The house has more than 3,000 square feet of living space and an especially interesting architectural history. It was designed by architect Randy Cooper, known for his midcentury contemporary designs, for original owner Chester Alkema, a Grand Valley State University professor.

Period architectural details include dramatic lake-facing glass, open living areas, a double-sided floor-to-ceiling brick fireplace and a loft-style bedroom accessed by a spiral staircase.

12) How does the lower level work?

The walkout lower level functions almost like its own suite. It includes two bedrooms, a kitchen, dining room, living room, full bathroom and laundry room, along with direct patio access.

Sliders lead to a curved concrete patio, and the lower level shares the dramatic double-sided, floor-to-ceiling brick fireplace.

The layout provides unusual flexibility for multigenerational living, guests, extended family, older children, work-from-home space or simply additional recreational living space near the lake.

13) Is there a neighborhood or lake community?

Yes. Wildridge has a friendly and fairly connected group of residents.

Several nearby neighbors know one another, and there are informal social connections already established. One neighbor occasionally hosts small house concerts and invites people from the neighborhood, while another resident across the lake has organized winter skating and other lake activities.

When we reached out to surrounding homeowners in preparation for the listing, it was apparent that many knew both the sellers and one another. For someone interested in meeting neighbors and becoming part of the lake community, there seem to be several natural opportunities.

14) Is there public or community lake access?

There is an interesting historical piece of land immediately north of the property that apparently served as a common lake-access area many years ago and still contains an old stone fireplace.

Today it is overgrown and inaccessible. We have not researched ownership or established whether current residents have any legal right to use it, so it should not be considered an amenity of the property.

It is an interesting bit of lake history and potentially something a future owner could research further.

15) Is the property secluded?

Yes. Privacy is one of its defining characteristics.

The combination of mature trees, hillside terrain and lake frontage creates a setting that feels considerably more secluded than you might expect this close to Grand Rapids. The current owners intentionally favored that wooded feeling rather than maximizing every possible lake view.

A future owner could maintain that privacy or selectively open things up for a very different balance between woods and water views.

16) How do Grand Rapids Township property taxes compare with nearby Cascade Township?

One advantage of the location is that Grand Rapids Township has somewhat lower millage rates than nearby Cascade Township, even though both locations can be within the Forest Hills school district.

Current rates provided for Forest Hills Schools are:

- Grand Rapids Township: 28.88 mills for a 100% homestead property; 46.54 mills for a non-homestead property.
- Cascade Township: 30.81 mills for a 100% homestead property; 48.47 mills for a non-homestead property.

Michigan property taxes are based on taxable value rather than simply the purchase price, and taxable value generally uncaps following a transfer of ownership. Buyers should confirm their anticipated post-purchase tax bill with the township, but Grand Rapids Township has a modest tax advantage compared with a similar Forest Hills property in Cascade Township.

17) What is the biggest opportunity with the property?

Probably the combination of the waterfront, views and landscape.

The house already offers substantial space, architectural character, private frontage, privacy and clear lake views, but the current owners deliberately kept the grounds very natural.

A buyer who selectively trims trees, improves the stairs and lake access, cleans up the shoreline and creates a more finished waterfront could substantially change the way the property lives while preserving the characteristics that make it unique.

Thanks!

From the Grand River Realty team