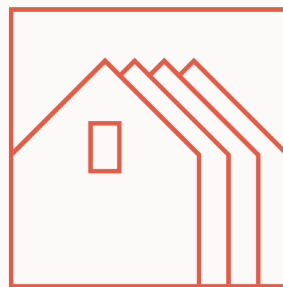


GREAT
WATER
HOMES



LISTED IN COLLABORATION WITH NIKA & CO

NIKA & CO
REAL ESTATE



Hi, we're Greatwater.

There are many old homes in Detroit, but very few new homes. At Greatwater Homes, we're changing that. We are building brand-new homes with modern floor plans and amenities, right in the heart of Detroit's most vibrant neighborhood. We're a small team of dedicated professionals focused on quality materials, design, and community.

FEATURED IN

Detroit Free Press

The Detroit News

npr

URBANIZE

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DETROIT

CRAIN'S
DETROIT
BUSINESS

wDET
101.9 FM

East Village

EV



A charming and evolving neighborhood located just east of Indian Village, offering a blend of history, character, and modern transformation. Most notably home to Little Village, a cultural corridor fostering an inclusive community centered around the arts. On the grounds of Little Village you'll find The Shepherd and Lantern, which both offer thoughtfully curated experiences for creative exploration and leisure.



THE SHEPHERD 1

A cultural arts center with multifaceted programming. On the grounds you'll find:

IT TAKES A VILLAGE SKATEPARK

Outdoor Recreation

Designed by skateboarding legend Tony Hawk and artist McArthur Binion

CHARLES MCGEE LEGACY PARK

Outdoor Recreation

"The sculpture garden is a place to contemplate, meditate and seek peace..."

ALEO

Hospitality

A one-of-a-kind boutique bed and breakfast nestled in the heart of Detroit's Little Village

WARDA PATISERRE

Food and Beverage

A James Beard Award Winning pâtisserie, focused on local ingredients with global flavors and techniques

FATHER FORGIVE ME

Food and Beverage

An indoor/outdoor wine and cocktail bar with a playful tribute to the Shepherd's previous life.

IVY KITCHEN 2

Food and Beverage

A Detroit restaurant that serves up contemporary American cuisine and signature cocktails

LANTERN 3

A mixed-use space centered around the arts and education. Inside you'll find:

SIGNAL-RETURN

Workshops and Retail

Letterpress printing community to learn and shop

CØLLECT

Food and Beverage

Laid-back beer hall providing community, craft beers, bites, and an indoor basketball hoop.

COUP D'ÉTAT

Retail

Unique apparel, accessories, and lifestyle items from independent designers and emerging brands.

SOCIAL STATUS 4

Retail

An immersive experience blending culture, fashion, hospitality, and art into one of the most storied neighborhoods.

RIVERWARDS MARKET 5

Grocery

Opening in the Fall of 2025. A new Neighborhood Market on Detroit's East Side

PEWABIC TILE HEADQUARTERS 6

Just east of Little Village and one of the oldest operating potteries in the country. An active working pottery, architectural tile studio, ceramic arts education center, and vibrant cultural destination that attracts visitors from around the world.

Welcome to the Neighborhood



THE SHEPHERD
Multifaceted Arts Center



LANTERN
Mixed-Use Space



CØLLECT AND COURTYARD
Food and Beverage



IT TAKES A VILLAGE SKATEPARK
Outdoor Recreation



CHARLES MCGEE LEGACY PARK
Outdoor Recreation

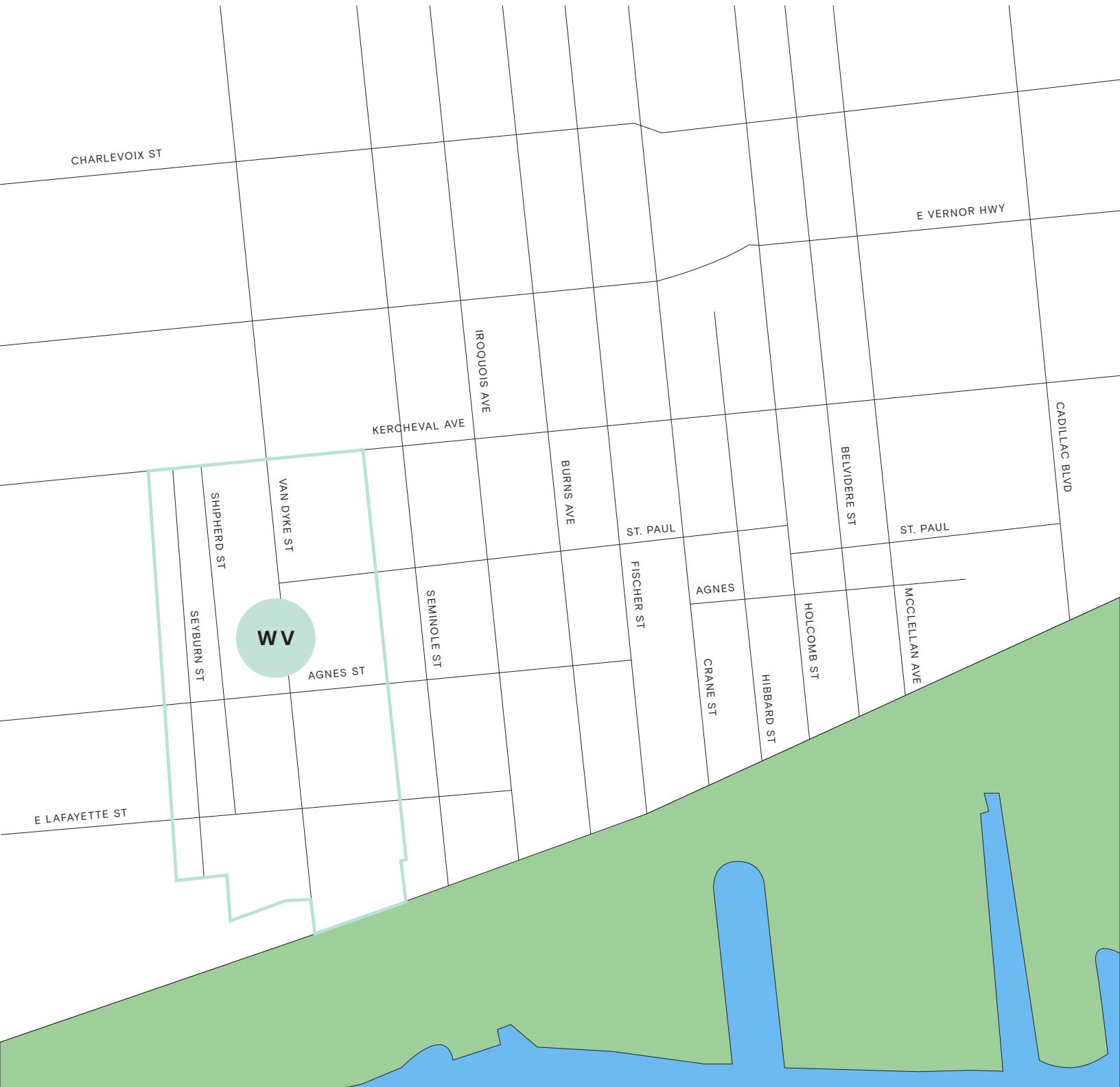


FATHER FORGIVE ME
Food and Beverage

West Village

WV

A community where intimate lot sizes allow conversations from one porch to another. Bike the Dequindre Cut or cross the bridge to Belle Isle and lie on the beach, walk the nature preserve or hit some golf balls. Walkable to anything of want or need - restaurants, cafes, or tennis.



THE RED HOOK
Coffee Shop

SEDO'S ICE CREAM
Ice Cream Shop

BARKSIDE
Bar + Dog Park

NORMS DINER
Breakfast and Lunch

METROPOLITAN
Dinner & Drinks

FAIRCLOTH
Retail

EUGENIE
Retail

THE VILLAGE GYM
Fitness

MARROW
Lunch + Dinner

FAUNO FLORAL
Florals and Retail

TWO BIRDS
Bar + Ice Cream

LA FONDA
Latin American Flavors

VAN DYKE BOOKS
Book Shop

HUDDLE SOFT SERVE
Soft Serve

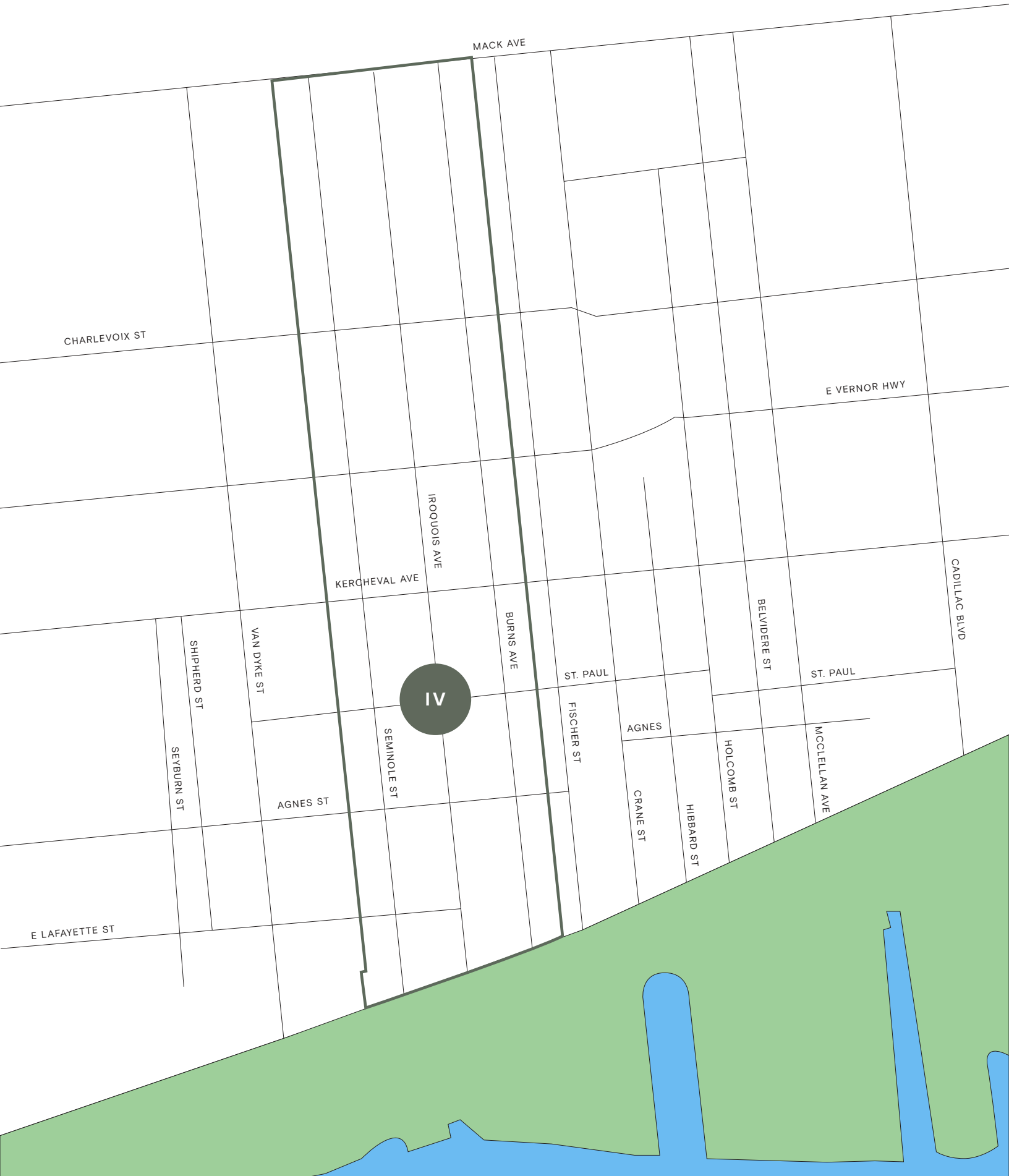
VILLAGE PARLOR
Salon



“It’s the perfect mix of exciting new development and incredible existing neighbors that make it a wonderful place to call home.”

- Danny, Real Estate Agent

Indian Village IV



Situated just east of downtown Detroit, Indian Village offers residents easy access to the city’s cultural, dining, and entertainment districts while maintaining a peaceful, residential atmosphere. The tree-filled streets are perfect for walking, and the community is known for its active neighborhood association, which organizes events and helps keep the area well-maintained.

INDIAN VILLAGE TENNIS CLUB
Outdoor Recreation

DETROIT WALDORF SCHOOL
School

NICHOLS ELEMENTARY
School



“The new builds of East Village have been a breath of fresh air. High build quality, great neighbors and proximity to historic and new neighborhood discoveries.”

- Chris, Automotive Designer

Included in Every Home

STRUCTURAL INTEGRITY

- Multiple Elevation Designs
- Full Poured Concrete Basement
- Full Egress Basement Window
- Zoeller Sump Pump System
- 2 x 6 Exterior Wall Construction
- Engineered Floor and Roof Trusses
- ¾" Tongue and Groove Subfloor Glued and Screwed
- 9'-0" First Floor Ceilings
- Two Car Detached Garage Available

EFFICIENT DESIGNS

- Alliance Windgate Low Energy Windows
- R-19 Fiberglass Insulation in Exterior Walls
- R-38 Insulation in Attic
- 95% Efficiency Gas Furnace
- Energy Efficient Air Conditioner
- Smart Programmable Thermostat
- Tankless Water Heater
- Energy Seal Package to Reduce Air Infiltration
- Energy Star Appliances

DURABLE EXTERIORS

- GAF 30 Year Roof Shingles
- James Hardie Fiber Cement Siding
- Raised Panel Therma-Tru Fiberglass Front Door
- Landscape Package
- Seamless Aluminum Gutters
- Frost Resistant Water Spigots
- Exterior Waterproof Outlets

MODERN INTERIORS

- Karastan Flooring Included
- Solid Oak Flooring Available
- Sherwin Williams Paint
- Kwikset Door Hardware
- Stained Oak Handrails
- Convenient Laundry Adjacent to Primary Suite
- Large Closets with Shelving & Built in Pantry
- Walk in Bedroom Closets



Yep, Still Included...

PROFESSIONAL KITCHENS

- Solid Construction American Made Cabinets
- Soft Close Doors and Drawers
- Oversized Island with Additional Storage Per Plan
- Quartz Countertops
- Delta Faucet and Stainless-Steel Sink
- ½ Horsepower Badger Disposal
- Stainless-Steel Appliances
- Customized Kichler Lighting Package

FUNCTIONAL ELECTRIC

- Underground Electric Service
- Customized Kichler Light Fixtures
- Exterior Lighting at Porch and Rear Entrance
- Motion Activated Lighting at Garage Peak
- Wired Fan/Light in Bedrooms
- Smart Video Doorbell

ELEGANT BATHROOMS

- Tile Floors and Shower Walls
- Matching Cabinetry with Multiple Drawers
- Quartz Vanity Tops in Full Bathrooms
- Designer Pedestal Sink in Powder Room
- Delta Faucets and Fixtures
- Mirrors, Towel Bars and Paper Holders
- Toto Drake Universal Height Toilets

PEACE OF MIND

- Neighborhood Greatwater Homes Office
- Dedicated Greatwater Homes Team Members
- 10 Year Limited Structural Warranty by RWV
- 1 Year Limited Warranty on All Materials and Craftsmanship
- Individual Product Warranties to be Provided

Reduced Property Taxes

This property has been approved for NEZ – New Construction – a tax abatement reducing the homeowner's future property taxes significantly for principal residents.



Luxury Options Available

AESTHETIC OPTIONS

- Black Windows
- Direct Gas Fireplace
- Arched Door Walls
- Tray Ceiling
- Ceiling Beams
- Crown Molding

BACKYARD OPTIONS

- Two Car Detached Garage
- Backyard Concrete Patio
- Backyard Concrete Pad (larger)
- Gas Line Stub

GARAGE OPTIONS

- Finished Interior with Insulation, Drywall and Paint
- Added Window
- Add EV Prep Line

STRUCTURAL AND FINISHING

- Finished Lower Level
- Finished Lower Level with Guest Suite
- Full Bathroom to Lower Level
- 3 Piece Bathroom Rough In/Prep

LOWER LEVEL FLOORING OPTIONS

- Upgraded Carpet Level
- Upgraded Karastan LVP Flooring
- Upgraded Tarkett Vinyl Flooring

“There’s nothing like it in the city right now.”

- Vince, Art Director



The Bellaire

AVAILABLE IN 3 ELEVATIONS



1,513 SQFT | 3 BEDROOMS | 2.1 BATHS
 FULL BASEMENT, AN ADDITIONAL 600 SQFT
 2-CAR GARAGE IF LOT ALLOWS



The Alden

AVAILABLE IN 3 ELEVATIONS



1,000 SQFT | 2 BEDROOMS | 1 OR 2 BATHS
FULL BASEMENT, AN ADDITIONAL 600 SQFT
2-CAR GARAGE IF LOT ALLOWS

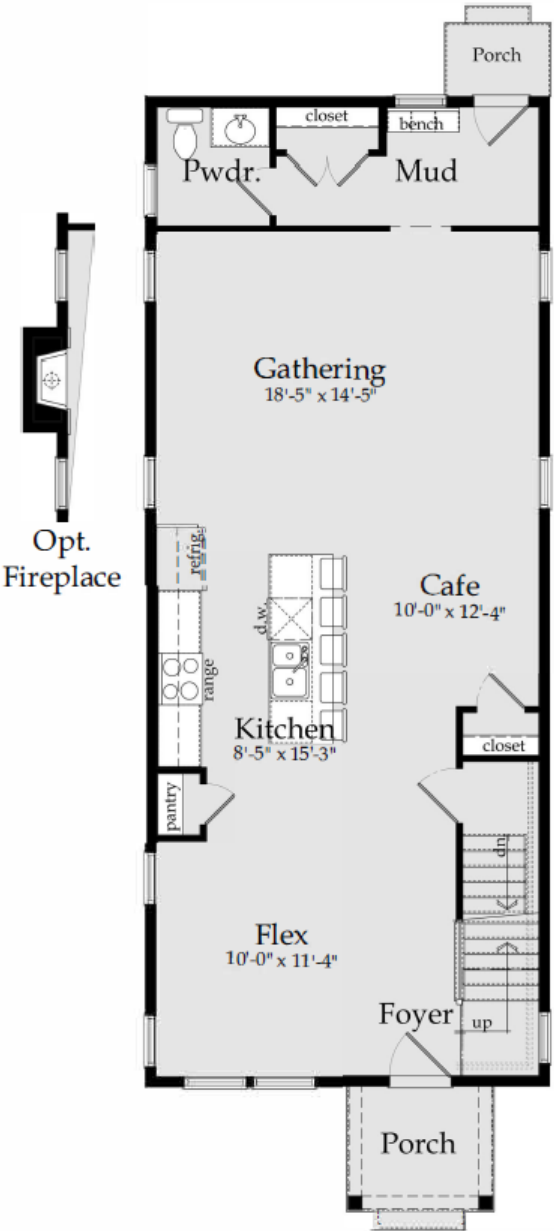
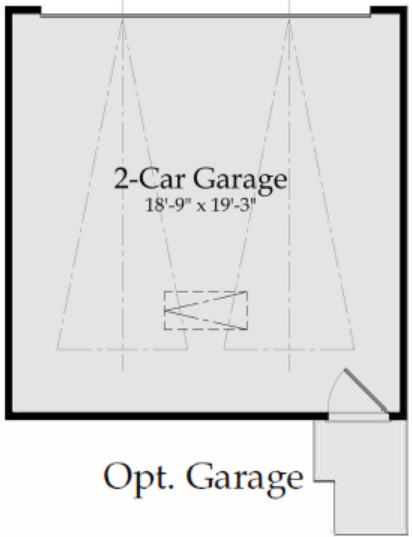


The Charlevoix

AVAILABLE IN 3 ELEVATIONS



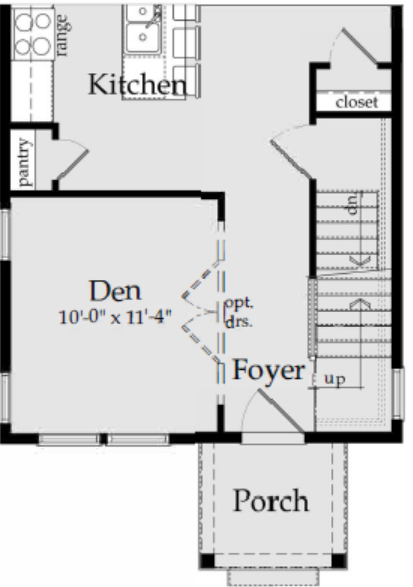
1,840 SQFT | 3 BEDROOMS | 2.1 BATHS
FULL BASEMENT, AN ADDITIONAL 600 SQFT
2-CAR GARAGE IF LOT ALLOWS



First Floor Plan



Second Floor Plan



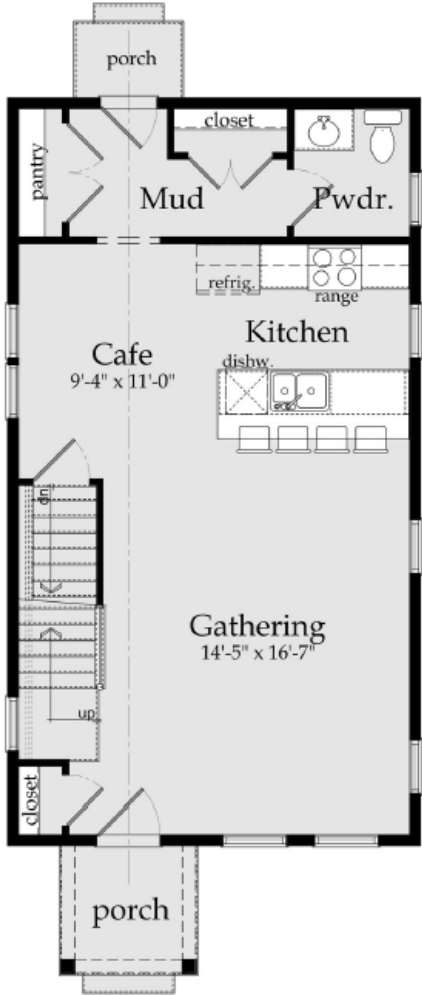
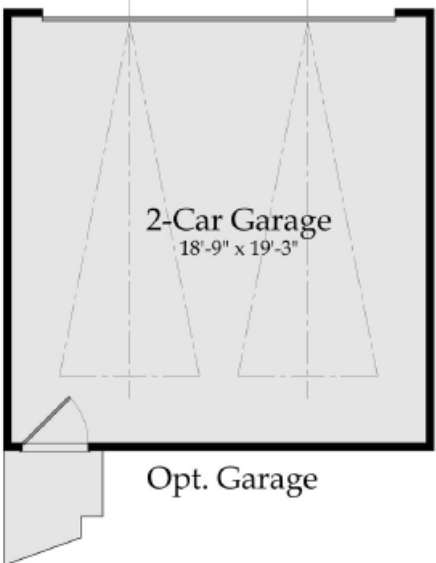
Opt. Den

The Ellsworth

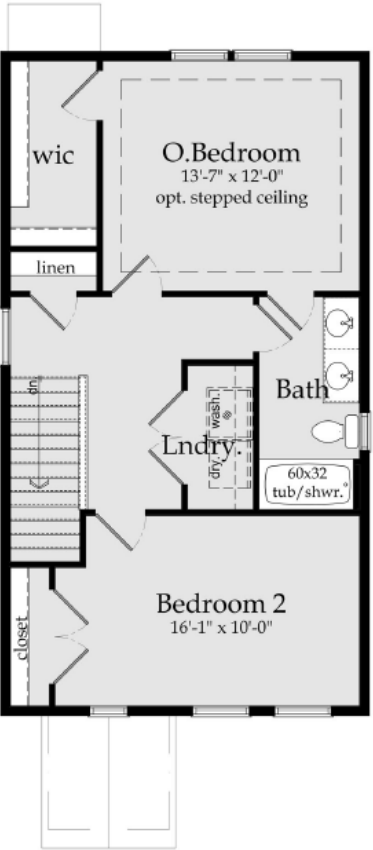
AVAILABLE IN 3 ELEVATIONS



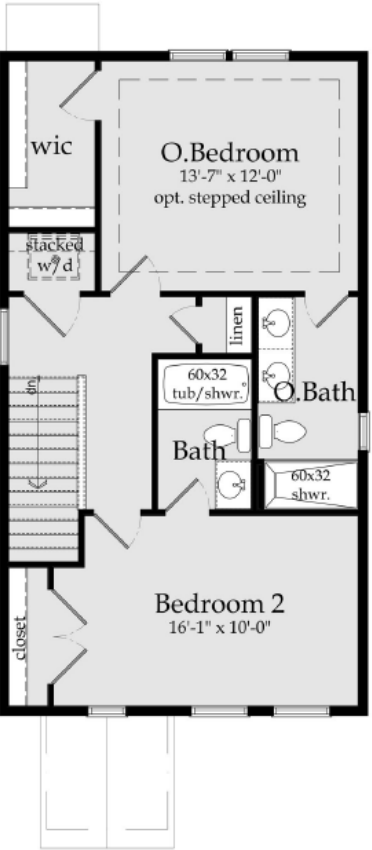
1,325 SQFT | 2 BEDROOMS | 2.1 BATHS
FULL BASEMENT, AN ADDITIONAL 400 SQFT
2-CAR GARAGE IF LOT ALLOWS



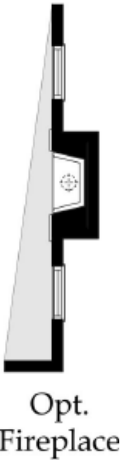
First Floor Plan



Second Floor Plan



Opt. Owner's Bath



Opt. Fireplace



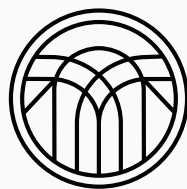
A multi-phase new construction development in Detroit’s East Village

Greatwater homes has secured a series of home sites and assembled an experienced team of designers and builders with decades of experience in homebuilding.

Lot availability is changing daily, so please contact Nika & Co for the latest availability.

- GREATWATER LOT
- NOT GREATWATER

Interested in calling
East Village Home?
We're here to help.



info@nika.co
(313) 725-1774