



MOVING TO

Twin Cities *West Metro*

GUIDE

BREEZY RILEY
BROWN & CO
RESIDENTIAL



Welcome

Hi, I'm Breezy.

I'm so glad you're here.

If you're thinking about relocating to Minnesota's West Metro, you've probably got a lot of questions—and that's exactly why I created this guide.

Moving to a new city is about so much more than finding the right house. It's about finding the neighborhood that fits your lifestyle, understanding the market, learning where the locals actually spend their time, and feeling confident every step of the way.

As a REALTOR® specializing in relocation throughout the West Metro.

I help families make long-distance moves feel simple and stress-free. Whether you're moving from across the country or just across the state, I'll be your local guide from our first conversation through closing day, and long after you've settled in.

Breezy

MAKE IT EASY. BUY & SELL WITH BREEZY.
Reach out for more info/tour!

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REALTY

Let's get you moved to **THE TWIN CITIES, WEST METRO**



Welcome to Minnesota's most sought-after suburbs.

If you're looking for top-rated schools, beautiful neighborhoods, incredible parks, shopping, restaurants, and an easy commute to Minneapolis, the West Metro checks every box.

From the walkable lake life charm of Wayzata and Excelsior to the family-friendly communities of Maple Grove, Plymouth, Minnetonka, Eden Prairie, and Medina, there's a neighborhood for every stage of life.

Whether you're relocating for work, looking for more space, or simply ready for a lifestyle upgrade, this guide will help you navigate everything you need to know before making the move.

As a local Realtor who specializes in the West Metro, I'm sharing everything I wish every relocating family knew before moving here

the steps to making **THE WEST METRO** *home*

01

CONNECT WITH ME

Working with the right agent from the very beginning means you'll have a trusted guide, a local expert, and a fierce advocate in your corner every step of the way. I'm SO excited to be working with you! We'll set up a buyer consultation to discuss criteria & get setup on MLS search.

02

LENDER RECOMMENDATION

The next step is getting in touch with a lender for a pre-approval. I have good recommendations of lenders I've used MANY times to make sure communication is smooth between all parties.

03

SHOWING HOUSES

Now this will vary if your out-of-state or not.. ALL of my out-of-state buyers usually have me doing video showings for them and some of the time they buy a house sight unseen. We can do neighborhood videos too. Also if you are flying into town we can coordinate and map out your whole trip!

04

WRITING AN OFFER/ GETTING UNDER CONTRACT

This means we have found you the perfect house and you've officially gotten it under contract we will work together to handle all inspections and negotiations throughout the entire process. Typically you will be in your dream home within 30 days

the steps to making **THE WEST METRO** *home*

05

INSPECTIONS

I recommend an inspection! I'll help coordinate inspection & get it scheduled as soon as possible to ensure we have the most time to get any/all repair request made prior to the inspection period ending.

06

APPRAISAL

After inspection, your lender orders appraisal (Might be some negotiation depending on how your offer was written)

07

IN ESCROW

You and the seller have officially agreed on terms & ALL contingencies have been removed. One step closer to closing!

08

FINANCING/ UNDERWRITING

Your home is pending and your lender may require additional documents during this time. This is normal! Once underwriting has officially reviewed everything from you, we get the clear to close.

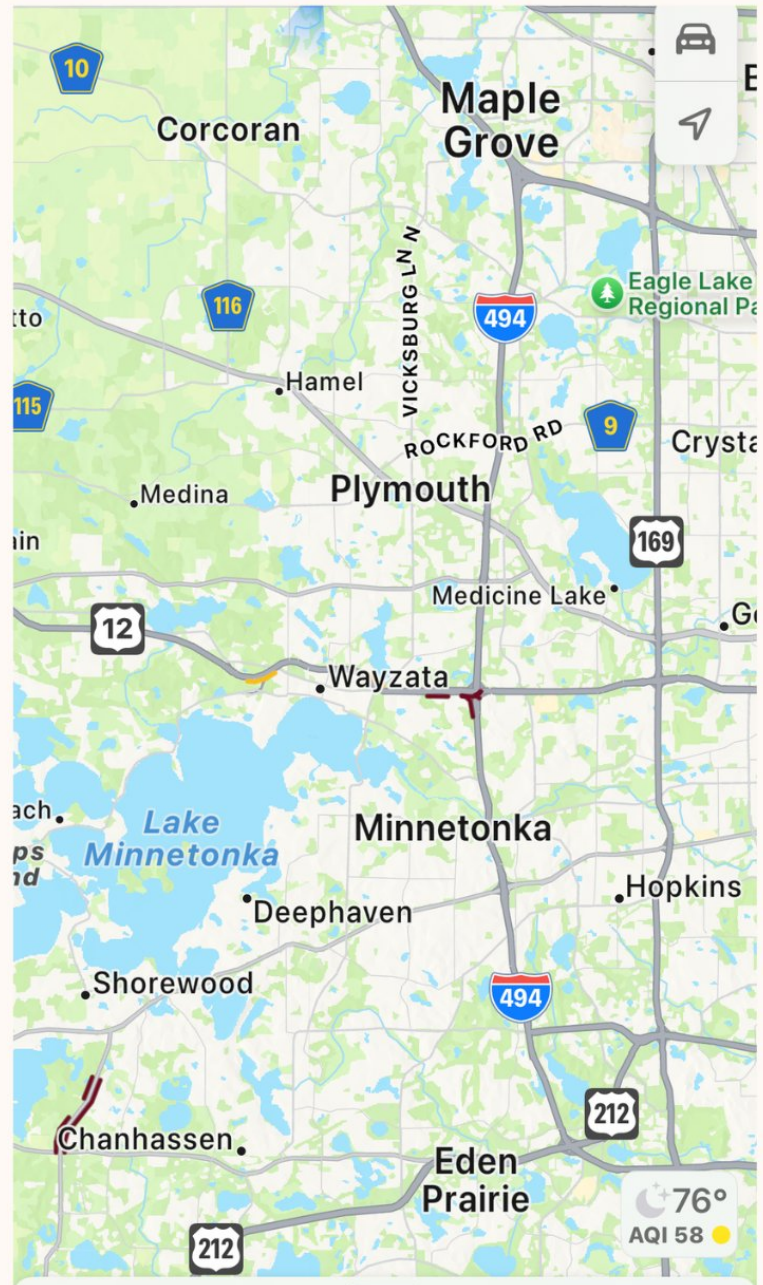
09

CLOSING DAY

This is everyone's favorite day!! You to sign on the dotted line and officially own your dream home. We will handle a final walk through the morning of closing typically to make sure the home is in great condition and all repairs have been made.

Living in the West Metro

The West Metro is where you'll find many of the Twin Cities' most desirable communities. Towns like Maple Grove, Wayzata, Plymouth, Minnetonka, Eden Prairie, Excelsior, Medina, each offer their own unique charm while sharing what makes this area so special. From beautiful lakes and miles of walking trails to highly rated schools, and convenient shopping, the West Metro offers the perfect balance of everyday convenience and outdoor living. Whether you're raising a family, working remotely, or looking for more space, there's a neighborhood to fit your lifestyle. One of the biggest reasons people choose this part of the Twin Cities is its variety. You can enjoy the lake lifestyle around Lake Minnetonka, newer neighborhoods in Maple Grove, or mature neighborhoods with larger lots in Minnetonka, all while being just 20–30 minutes from downtown Minneapolis and the airport.



Plymouth

Located just 15–20 minutes west of downtown Minneapolis, it's zoned for top rated Wayzata Schools. With miles of walking trails, golf courses, and Medicine Lake, it's a favorite for those who enjoy spending time outdoors while still being close to major employers and downtown Minneapolis. Plymouth offers a wide range of housing styles, making it attractive to everyone from growing families to professionals seeking a peaceful, well-established community.



Maple Grove

Known for its newer neighborhoods, highly rated schools, and abundance of parks and trails, the city also offers some of the best shopping and dining at The Shoppes at Arbor Lakes. I love the strong sense of community, year-round events, and easy access to both Minneapolis and surrounding suburbs, making Maple Grove an ideal place for an active, family-focused lifestyle.

Minnetonka

Minnetonka mixes peaceful, upscale suburban lifestyle centered around nature neighborhoods with mature tree. Known for its hills, wooded lots, and proximity to Lake Minnetonka, the city provides a quieter feel while still offering convenient access to Minneapolis and the surrounding west metro. Enjoy great parks, highly rated schools, and a strong sense of privacy, making Minnetonka especially appealing to those looking for timeless neighborhoods.



Eden Prairie

Eden Prairie is home to major employers like UnitedHealth Group, C.H. Robinson, Optum, and Starkey, the city attracts professionals who want a short commute without sacrificing that suburb community feel. Enjoy more than 1,000 acres of parks, miles of trails, lakes, and year-round recreation, along with highly rated schools and convenient shopping at Eden Prairie Center. It has a blend of family-friendly communities, and easy access to both downtown Minneapolis and the rest of the west metro.

Wayzata

Wayzata is a charming lakeside community on Lake Minnetonka, with a blend of luxury living, small-town charm, and stunning lake views on the Lakewalk. Its walkable downtown is filled with boutique shopping, date night worthy restaurants, coffee shops, and marinas, creating a lifestyle that's hard to match anywhere else in the Twin Cities. Wayzata is perfect for those who value lake life, elegance, and a close-knit community while remaining just minutes from Minneapolis.



Excelsior

Excelsior is a cute lakeside town on the southern shore of Lake Minnetonka, known for its historic downtown, cute boutiques, locally owned restaurants, and vibrant community events in the Commons. While smaller than many west metro suburbs, it deserves a spot on the list. Especially for my out of town buyers searching for their dream cabin. Excelsior has a lifestyle that feels like a year-round vacation. Think lake access, beaches, marinas, and a walkable downtown, and homes lined with hydrangeas. Summer brings farmers markets, concerts, dinner on the patios and boat traffic. Excelsior appeals to those looking for a slower pace, timeless charm, and the opportunity to live just steps from Lake Minnetonka.

Coming to visit!

You've decided the west metro of Minneapolis is where you want to call home, and now it's time to plan your visit. Whether you're here for a weekend of home tours or spending a few days exploring different communities, this guide will help you make the most of your trip. From where to stay and what to eat to shopping, coffee, and local favorites, you'll get a feel for the lifestyle before you ever move in.



Where to stay:

I personally LOVE [The Shoreline Hotel](#), every time I tell a client to stay there they have an amazing experience. This one's for you if you want to experience the Lake Minnetonka lifestyle while you're in town. This boutique, lakefront hotel is quiet, upscale vibe. There's an on-site restaurant, Cabana Anna's, after a day of touring homes and gives you a true taste of west metro living. Roughly 35 min to MSP

Of course there's plenty of AirBnb & hotel options. DM or text me for more recommendations that may be in your future suburb.

Where to eat:

Date night! For a nice dinner, head to Wayzata. Walk along the Lakewalk after dinner.

- COV (On Lake Minnetonka, great vibe but no reservations)
- 6Smith (Rooftop patio overlooking Lake Minnetonka, upscale)
- Giannis Steakhouse & Seafood (High quality & locally sourced)

Take the kids! Here's where I'd go for great food everyone will enjoy (And I'd bring my 3 kids)

- Northern Taphouse (Fan fav for everyone- Locations in Plymouth and Maple Grove)
- Malones (Maple Grove staple)
- Maynard's (Specifically Excelsior location. American food on Lake Minnetonka)

Local Coffee Spots

- The Fox and Pantry (Plymouth)
- The Lobby Coffee & Leisure (Excelsior)
- Blackwater Coffee & Cafe (Minnetonka)

Brunch!

- Smith Coffee & Cafe (Eden Prairie)
- Grocers Table (Wayzata)
- yum! Kitchen & Bakery (Minnetonka)

Treats!

- Adele's Frozen Custard (Excelsior)
- Uffda Donuts (Maple Grove)
- Ben & Jerry's (Wayzata)

DM me for more recommendations!!



Fun things to do:

During your visit, take some time to experience what makes the west metro such a great place to call home. These are a few of my favorite spots that give you a feel for the community beyond the houses.

- **Elm Creek Park Reserve** – Maple Grove’s outdoor gem with miles of walking and biking trails, a sandy swimming pond, mountain biking, picnic areas, and year-round recreation.
- **Central Park** – A community favorite featuring an ice skating loop in the winter, rollerblading and walking paths in the warmer months, plus a splash pad and playground for families.
- **Downtown Wayzata** – Walk along Lake Minnetonka, browse boutiques, grab coffee, or enjoy dinner on the water.
- **Excelsior** – Explore the charming downtown, lakeside parks, local shops, and seasonal events at the Commons.
- **Arbor Lakes** – One of the best shopping and dining destinations in the northwest metro.
- **Lake Minnetonka** – Rent a boat, enjoy a waterfront restaurant, or simply take in one of Minnesota’s most iconic lakes.
- **Minnesota Landscape Arboretum** – Beautiful gardens, walking trails, and seasonal displays perfect for every time of year.
- **Purgatory Creek Park** – One of Eden Prairie’s best spots for scenic boardwalks, hiking, and peaceful nature walks.



I hope this free resource is a wealth of knowledge for you as you decide on which suburb of the West Metro to move to. You honestly can't go wrong!

If you have any additional questions on moving to the area, finding a mortgage lender, or just want to connect.. Always feel free to DM me on Instagram or reach out to me.



AWARDS

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