

26107 Beeson Street

NOTABLE FEATURES & RECENT IMPROVEMENTS

Property and Setting

- 3.56-acre country setting in Cassopolis
- Historic home built in the 1850s
- Mature maple, sycamore, birch, black walnut, and cedar trees
- Small orchard with approximately 15 apple, peach, and pear trees
- Approximately 1-acre paddock
- Private, open grounds with established shade and landscape character
- Additional recent landscape plantings
- One-car attached garage

Outdoor Living

- Saltwater inground pool
- Pool house
- Fresh exterior paint on pool house
- Newly installed firepit
- Added privacy landscaping near the pool
- Barn and pole barn
- Flexible outdoor space for recreation, hobbies, gardening, or equipment
- New gutters on the home

Interior Highlights

- Warm thick-plank hardwood floors
- 9-foot ceilings on main and upper levels
- Large wood-burning fireplace in main living area
- Spacious rooms with historic scale and character
- Fresh interior paint throughout
- Upgraded LED recessed lighting
- Heated tile floor in bathroom
- Large foyer and comfortable gathering spaces
- Main-level flex room

Kitchen and Main Level

- Large kitchen with center island
- Main-level bathroom with tub and separate shower
- Entry area near attached garage
- Practical flow between kitchen, living room, foyer, and flex room
- Comfortable layout for everyday living and entertaining

Bedrooms and Upper Level

- Three upper-level bedrooms shown on floor plan
- Spacious upper bedrooms with generous dimensions
- Upper-level sitting room/flex space
- Central upper hallway with natural circulation
- 9-foot ceiling height continues upstairs
- Flexible rooms for guests, office, hobbies, or creative use

Basement and Storage

- Multiple basement areas
- Additional storage and utility space
- Three separate basement rooms shown on floor plan
- Great utility potential for a historic country property

Recent Improvements and Systems

- Two furnace and A/C systems, one serving each level
- Smart thermostats for convenient climate control
- Entire interior freshly painted (2022)
- Recessed light fixtures upgraded to LED (2023)
- New gutters installed on home (2025)
- Pool house exterior freshly painted (2026)
- New firepit installed (2025)
- Added privacy landscaping near pool (2023)
- Additional fruit trees added to orchard (2023-'24)