

Address: 3090 S 37 Road , Cadillac , MI ; 49601



MLS#:201835345

List Price: \$ 299,000

Type:Residential Acreage

Status:Active

Prop Type:Residential

Bedrooms:3

Bathrooms:1

Gar Y/N:Yes

Gar Type:Detached/UN

Gar Stall:2

Gar Size:18 x 18

Style:2+ Story

Waterfront:Yes

County:Wexford

Lake/River Other: pond

Amt of Frontage:1312

Tax ID:2210-24-1101

Above SqFt:1001

School District:Cadillac

Ownership Status:Estate

Half Baths:0

Construction:Frame

#Acres:35.62

Total SqFt:1001

Township/City/Village:Selma

Realtor.com Type:Residential-Single Family

Internet Access:Unknown

Frontage:None

Lot Dim:36.62

SqFt Source:Agent Measure

Subdivision or T/R:T22N R10W

Full Baths:1

Public Remarks: Pure Michigan Farmstead on 36 Acres - Cadillac, MI Step back in time without giving up today's comforts! This classic 3-bedroom farmhouse sits high on 36 acres with its own spring-fed pond—an everyday postcard. Inside, coved plaster walls, an inviting fireplace, and hardwood floors whisper with 1920s charm, while the wrap-around sun porch floods every season with light and sweeping views. Out back, trails weave through woods that hold trophy deer and turkey; open pastures are ready for crops, hobby livestock, or food plots. • 3 spacious bedrooms & 1 baths • Wrap-around four-season porch—perfect for morning coffee Back deck offers evening sunsets. Full basement

Directions: FROM CADILLAC TAKE 131 N TO BOON ROAD WEST TO S37 ROAD NORTH.

Legal: DIST:2210 CITY/MUNI/TWP:SELMA TWP SEC/TWN/RNG/MER:SEC 24 TWN 22N RNG 10W NE 1/4 OF NE 1/4 EXC E 209 FT OF S 260 FT EXC HWY; ALSO EXC W 209 FT OF N 365 FT EXC HWY; ALSO EXC E 418 FT OF N 129 1/2 FT O

Showing Instructions: Appointment Only; Lock Box; Showingtime

Rooms:Living Room Size: 20 X 13.8; Living Room Level: 1st; Dining Room Size: 9.6 X 16/2; Dining Room Level: 1st; Kitchen Size: 12 X 11.8; Kitchen Level: 1st; Bedroom 1 Size: 12 X 13.2; Bedroom 1 Level: 1st; Bedroom 2 Size: 13.3 X 10; Bedroom 2 Level: 1st; Bedroom 3 Size: 9.4 X 7; Bedroom 3 Level: 1st; Bath 1 Type: Full; Bath 1 Size: 8 x 8

Other Rooms:Formal Dining

Interior Features:Doorwall; Fireplace; Wood Laminate; 1st Flr Master Bdrm

Appliances & Equipmt:Ceiling Fan; Refrigerator

Foundation:Basement

Basement Basement Size: 20'8" X 22' 10"

Specifics:

Schools:High School: Cadillac

Taxes and Possession:Taxes: 1624 38; Tax Year: 2023; Homestead: Yes; Special Assessments: No; Possession: IMMEDIATE; Association Dues: No

Heating/Air:Forced Air; Natural Gas; Wood

Laundry:Basement

Water:Well

Sewer:Septic

Age:31+ Years Approx

Exterior:Vinyl

Exterior Features:Deck; Hunting Prop; Natural; Patio/Porch

Road:Paved; Maintained; Public

Terms:Cash; Conventional Mortgage

Sign:Sign: Yes

Ownership Status:Estate

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