



Some photos may be virtually staged

Detached Single MLS #: **12740529** List Price: **\$419,000**
Status: **NEW** List Date: **09/01/2026** Orig List Price: **\$419,000**
Area: **410** List Dt Rec: **09/01/2026** Sold Price:
Address: **24555 S Moorman Ave , Channahon, IL 60410**
Directions: **RT 6 (EAMES) S Tonka Ave, Channahon, IL 60416**
Sold by:
Closed:
Off Market:
Year Built: **1991** Contract:
Bl Before 78: **No** Mkt. Time (Lst./Tot.): **4/4**
Dimensions: **95 X168.1 X95 X 167.9** Concessions:
Ownership: **Fee Simple** Financing:
Subdivision: **Springbrook Estates Channahon** Contingency:
Model: Curr. Leased:
Corp Limits: **Channahon** Township: **Channahon** County: **Will**
Coordinates: # Fireplaces: **1**
Rooms: **8** Bathrooms (full/half): **2 / 1** Parking: **Garage**
Bedrooms: **4** Master Bath: **Full, Whirlpool** # Spaces: **Gar:2**
Basement: **Full** Bsmnt. Bath: **No** Parking Incl. In Price:

Remarks: **Custom-built 4-bedroom, 2.5-bath home tucked away on a quiet dead-end street offering exceptional privacy! This generously sized home has no neighbors directly behind the property or on the adjoining open lot, creating a peaceful and private setting. The area behind the home is protected wetland, providing a beautiful natural backdrop with no future residential construction planned directly behind the property. Upon entering, you're welcomed by a beautiful two-story oak staircase that creates an impressive first impression. Inside, you'll find a spacious and inviting layout featuring a kitchen with granite countertops, ample cabinets and is open to the family room, formal dining room with hardwood flooring, main-level living room, granite countertops throughout, and all new carpet also. The family room features a cozy wood-burning fireplace, while the beautiful deck just off the kitchen is perfect for relaxing or entertaining. The spacious primary suite offers an oversized room with two walk in closet spaces, teak flooring, tiered ceiling, a beautiful private bath with a jetted oversized tub and granite countertops. All appliances stay with the home. The partially finished basement provides even more usable living space and features wood laminate flooring with plenty of opportunity to customize the remaining area. Additional highlights include durable vinyl-coated steel siding, attic storage in the garage with pull down stairs, and two garage heaters. A truly special home offering generous living space, privacy, beautiful surroundings, and thoughtful custom features in a location that's hard to duplicate! Beyond the home, enjoy the exceptional lifestyle Channahon is known for, with award winning Park District, scenic walking and recreational trails, beautiful community parks, athletic and fitness facilities, and a wide variety of year round recreational opportunities. Convenient access to area schools and community amenities adds even more appeal to this desirable location.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (17)	Amount:	Amount: \$8,082	Waterfront: No
Junior High: (17)	Frequency:	PIN: 0410093530010000	Water Body Name:
High School: Minooka Community (111)	Not Applicable	Mult PINs:	Habitable Residence YN:
	Special Assessments: No	Tax Year: 2025	Flood Zone:
	Special Service Area: No	Tax Exmps:	Appx SF: 1936
	Master Association:		Main + Upper SF: 0
	Master Assc. Freq.: Not Required		SF Source: Assessor
			Bldg. Assess. SF: 1936
			Acreage:

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X11	Main Level	Carpet	Drapes	Master Bedroom	12X16	2nd Level	Hardwood	
Dining Room	13X11	Main Level	Hardwood		2nd Bedroom	11X11	2nd Level	Carpet	
Kitchen	15X20	Main Level	Ceramic Tile	Blinds	3rd Bedroom	11X14	2nd Level	Carpet	
Family Room	16X15	Main Level	Carpet		4th Bedroom	11X11	2nd Level	Carpet	
Laundry Room									

Interior Property Features: **Vaulted Ceiling(s), Hardwood Floors, Wood Laminate Floors, Walk-In Closet(s), Open Floorplan, Some Carpeting, Drapes/Blinds, Granite Counters, Separate Dining Room, Some Storm Doors, Pantry**
Exterior Property Features: **Deck, Storms/Screens**

Age: 31-40 Years	Laundry Features:	Roof:
Type: 2 Stories	Additional Rooms: No additional rooms	Sewer: Septic-Private
Style:	Garage Ownership: Owned	Water: Public
Exterior: Steel Siding	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: School Bus Service
Heating: Gas	Garage Details: Garage Door Opener(s), Transmitter(s)	Amenities: Curbs/Gutters, Sidewalks, Street Lights
Kitchen: Eating Area-Table Space, Island, Granite Counters	Parking Ownership:	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer	Parking On Site:	HERS Index Score:
Dining: Separate	Parking Details:	Green Discl:
Attic: Dormer	Driveway: Concrete	Green Rating Source:
Basement Details: Partially Finished	Foundation: Concrete	Green Feats:
Bath Amn: Whirlpool	Exst Bas/Fnd:	Sale Terms:
Fireplace Details: Wood Burning, Gas Starter	Disability Access: No	Possession: Closing
Fireplace Location: Living Room	Disability Details:	Occ Date:
Electricity:	Exposure:	Rural:
Equipment: CO Detectors, Ceiling Fan, Sump Pump	Lot Size: .25-.49 Acre	Vacant:
Other Structures: Shed(s)	Lot Size Source:	Relist:
Door Features:	Lot Desc: Mature Trees, Sidewalks, Streetlights	Zero Lot Line:
Window Features:		

Broker Private Remarks: **Agent to be present at all showings and inspections. Listing office does not hold earnest money.**

Does seller agree to display on VOW?:	Yes	Remarks on Internet?:	Yes	Addr on Internet?:	Yes
VOW AVM:	No	VOW Comments/Reviews:	No	Broker Notices:	
Does seller agree to display online / Comments on IDX? :	Yes / No	Holds Earnest Money:	No	Lock Box:	Combination Box (Located at Front)
Listing Type:	Exclusive Right to Sell				

Addl. Sales Info.:	None	Cont. to Show?:	Expiration Date:	03/01/2027
Showing Inst:	Please use showing time for all appointments. Please use booties or remove shoes, turn off all lights and lock up upon leaving. Thank You for showing!			

Mgmnt. Co:		Contact Name:	Phone:
Owner:	OOR	Ph #:	Broker Owned/Interest: No
Broker:	Marquette Properties, Inc (79948) / (815) 941-0207		
List Broker:	Cynthia Rice (705372) / (815) 768-9454 / cindy.marquetteprop@gmail.com		
CoList Broker:		More Agent Contact Info:	

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12740529

Prepared By: Cynthia Rice | Marquette Properties, Inc | 09/04/2026 01:02 PM