



Detached Single MLS #: **12746872** List Price: **\$315,000**
 Status: **NEW** List Date: **08/31/2026** Orig List Price: **\$315,000**
 Area: **410** List Dt Rec: **08/31/2026** Sold Price:
 Address: **26149 W Tallgrass Trl , Channahon, IL 60410**
 Directions: **RT 6 To Bell S To Tallgrass Then to Home**
 Sold by:
 Closed:
 Off Market:
 Year Built: **1998** Blt Before 78: **No**
 Dimensions: **96X137X44X133**
 Ownership: **Fee Simple** Subdivision: **Hunters Crossing** Model:
 Corp Limits: **Channahon** Township: **Channahon** County: **Will**
 Coordinates:
 Rooms: **5** Bathrooms (full/half): **1 / 1** # Fireplaces: **1**
 Bedrooms: **3** Master Bath: **None** # Spaces: **Gar:2**
 Basement: **Full** Bsmnt. Bath: **No** Parking Incl. In Price: **Yes**

Remarks: **Welcome to this well-cared-for 3-bedroom, 1.5-bath two story home offering 1,394 square feet, roomy living room with a fireplace, in the desirable Hunters Crossing neighborhood of Channahon, located within the highly sought-after Minooka grade and High school districts. This home offers a comfortable and functional layout, with an unfinished basement that provides excellent potential for additional living space, a recreation room, home office, or storage. All appliances, including the washer and dryer, will stay for added convenience. Step outside and enjoy the backyard pool, perfect for summer fun and entertaining. Conveniently located near schools, parks, shopping, dining, and everyday amenities, this home offers the perfect blend of comfort, convenience, and community. A wonderful opportunity to own a well-maintained home in a prime location at an affordable price point! Recently replaced A/C. This one won't last!**

School Data		Assessments		Tax		Miscellaneous	
Elementary: (17)	Amount: \$300	Frequency: Annual	Amount: \$8,197	Waterfront: No			
Junior High: (17)	Special Assessments: No	Special Service Area: No	PIN: 0410191040240000	Water Body Name:			
High School: (111)	Master Association: No	Master Assc. Freq.: Not Required	Mult PINs:	Habitable Residence YN:			
			Tax Year: 2025	Flood Zone:			
			Tax Exmps:	Appx SF: 1394			
				Main + Upper SF: 0			
				SF Source: Assessor			
				Bldg. Assess. SF: 1394			
				Acreage:			

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	17X15	Main Level	Wood Laminate		Master Bedroom	11X14	2nd Level	Carpet	
Dining Room		Not Applicable			2nd Bedroom	12X13	2nd Level	Carpet	
Kitchen	15X10	Main Level	Wood Laminate		3rd Bedroom	11X12	2nd Level	Carpet	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Wood Laminate Floors**

Exterior Property Features:

Age: 26-30 Years	Laundry Features:	Roof:
Type: 2 Stories	Additional Rooms: No additional rooms	Sewer: Sewer-Public
Style:	Garage Ownership: Owned	Water: Public
Exterior: Vinyl Siding	Garage On Site: Yes	Const Opts:
Air Cond: Central Air	Garage Type: Attached	General Info: None
Heating: Gas, Forced Air	Garage Details:	Amenities: Park/Playground, Pond/Lake, Sidewalks, Street Lights, Street Paved
Kitchen: Eating Area-Table Space	Parking Ownership:	Asmt Incl: Lake Rights
Appliances: Oven/Range, Dishwasher, Refrigerator, Washer, Dryer	Parking On Site:	HERS Index Score:
Dining:	Parking Details:	Green Discl:
Attic:	Driveway: Asphalt	Green Rating Source:
Basement Details: Unfinished	Foundation:	Green Feats:
Bath Amn:	Exst Bas/Fnd:	Sale Terms:
Fireplace Details:	Disability Access: No	Possession: Closing
Fireplace Location: Living Room	Disability Details:	Occ Date:
Electricity:	Exposure:	Rural:
Equipment:	Lot Size: Less Than .25 Acre	Vacant:
Other Structures:	Lot Size Source:	Relist:
Door Features:	Lot Desc: Mature Trees	Zero Lot Line:
Window Features:		

Broker Private Remarks: **Buyers agent to attend all showings and inspections. Home is a vacant go and show. Sellers brokerage 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		
Listing Type: Exclusive Right to Sell	Holds Earnest Money: No	Lock Box: Combination Box (Located at Front)

Addl. Sales Info.: **None**

Showing Inst: **Please remove shoes or wear booties.** Cont. to Show?:

Expiration Date: **03/03/2027**

Lock up and turn off all lights upon leaving. Thank You for showing.

Mgmt. Co:

Owner:

Broker:

List Broker:

CoList Broker:

OOR

Marquette Properties, Inc (79948) / (815) 941-0207

Cynthia Rice (705372) / (815) 768-9454 / cindy.marquetteprop@gmail.com

Contact Name:

Ph #:

Phone:

Broker Owned/Interest: **No**

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 #: 12746872

Prepared By: Cynthia Rice | Marquette Properties, Inc | 09/01/2026 08:42 AM