

3074, CANVASBACK, COURT, FRANKLIN TWP, OH,  
45005

<https://www.flourishteam.com>

3074, Canvasback,  
Court, Franklin Twp,  
OH, 45005



NEW LOWER PRICING! Brand-new Miramar Ranch by Maronda Homes in the desirable Trails of Greycliff! This to-be-built 3 bed, 2 bath home offers 2,039 sq ft with a full unfinished basement on a 1/3-acre site backing up to greenspace. Features include 9' ceilings, open-concept living, luxury vinyl plank flooring, Chef's Kitchen with 42" cabinets, a [...]

- 3 beds
- 2.00 baths
- Single Family
- Residential
- Active
- 2039 sq ft

## Rooms & Units Description

**Rooms Total:** 6

**Room Count:** 6

**Number Of Full Baths On Level 1:** 2



---

# Location Details

**County Or Parish:** Warren  
**Zoning:** Residential

**School District:** Springboro

---

# Property Details

**Lot Dimensions:** Irregular  
**Construction Type:** Brick,Vinyl  
**Levels:** 1 Story  
**Distressed Property:** None  
**Transaction Type:** Sale

**Parcel Number:** 0821484013  
**New Construction:** New  
**Subdivision Name:** Trails of Greycliff  
**Ownership:** Corporate Owned

---

# Property Features

**Outside Features:** Deck, Deck  
  
**Utilities:** 220 Volt Outlet,City Water,Natural Gas,Sanitary Sewer,Storm Sewer  
**Basement:** Full,Unfinished  
**Heating:** Forced Air,Natural Gas  
**Kitchen Features:** Island,Pantry,Quartz

**Inside Features:** Electric Water Heater,High Speed Internet,Security / Surveillance,Smoke Alarm(s),Walk in Closet  
**Appliances:** Central Vacuum,Dishwasher,Garbage Disposal,Home Warranty,Microwave,Range,Wall Oven  
**Windows:** Double Pane,Vinyl  
**Cooling:** Central  
**Garage:** 2 Car,Built In

---

# Miscellaneous

**HOA Condo Fee:** 655.00  
**Taxes Semi Annual:** 0.00

**HOA Fee Frequency:** Annually  
**Assessments:** None



---

## Courtesy of

**Office Name:** New Home Star Ohio LLC

**Agent Email:** [cheekt@maronda.com](mailto:cheekt@maronda.com)

**Agent Name:** Timothy Cheek

**Agent Phone:** (513) 484-7355

