

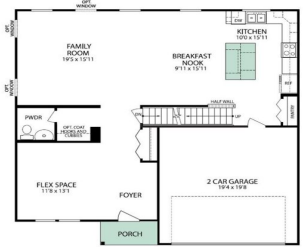
**3095, CANVASBACK, COURT, FRANKLIN TWP, OH, 45005**

<https://www.flourishteam.com>

3095, Canvasback, Court, Franklin Twp, OH, 45005



**\$535,000**



NEW LOWER PRICING! Brand-new Birmingham by Maronda Homes in the desirable Trails of Greycliff! This to-be-built 4-bed, 2.5 bath home offers 2,691 sq ft with a full unfinished basement on a 1/3-acre tree-lined lot. Features include 9' ceilings, open concept living, luxury vinyl plank flooring, Chef's Kitchen with 42" cabinets, a kitchen island with seating, [...]

- 4 beds
- 3.00 baths
- Single Family
- Residential
- Active
- 2691 sq ft

## Rooms & Units Description

**Rooms Total:** 10

**Number Of Half Baths On Level 1:** 1

**Room Count:** 10

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



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## Location Details

**County Or Parish:** Warren

**School District:** Springboro

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** Irregular

**Parcel Number:** 0821482016

**Construction Type:** Brick,Vinyl

**New Construction:** New

**Levels:** 2 Story

**Subdivision Name:** Trails of Greycliff

**Distressed Property:** None

**Ownership:** Corporate Owned

**Transaction Type:** Sale

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## Property Features

**Inside Features:** Electric Water Heater,High Speed Internet,Smoke Alarm(s),Walk in Closet

**Utilities:** 220 Volt Outlet,City Water,Natural Gas,Sanitary Sewer,Storm Sewer

**Appliances:** Cooktop,Dishwasher,Garbage Disposal,Home Warranty,Microwave,Wall Oven

**Basement:** Full,Unfinished

**Windows:** Double Pane,Vinyl

**Heating:** Forced Air,Natural Gas

**Cooling:** Central

**Kitchen Features:** Island,Open to Family Room,Pantry,Quartz

**Garage:** 2 Car,Built In

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## Miscellaneous

**HOA Condo Fee:** 655.00

**HOA Fee Frequency:** Annually

**Taxes Semi Annual:** 0.00

**Assessments:** Nona



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# 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

