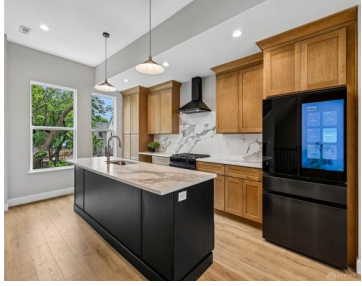


# 3906, EDWARDS, ROAD, CINCINNATI, OH, 45209

<https://www.flourishteam.com>

3906, Edwards,  
Road, Cincinnati,  
OH, 45209



Completed in 2026, this newly constructed 3-bedroom, 3.5-bath residence offers the opportunity to be its first owner. Built to LEED Gold standards, the property has completed all required inspections for a pending 15-year tax abatement. Current tax information does not reflect the anticipated abatement. The main level features an open-concept design with 10-foot ceilings, expansive [...]

- 3 beds
- 4.00 baths
- Attached Homes, Single Family
- Residential
- Active
- 2251 sq ft

## Rooms & Units Description

**Unit Number:** C

**Room Count:** 7

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

**Rooms Total:** 7

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

**Number Of Full Baths On Level 3:** 2



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## Location Details

**County Or Parish:** Hamilton

**School District:** Cincinnati

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** of record

**Parcel Number:** 040-0003-0236-00

**Construction Type:** Brick,Vinyl

**Levels:** 4 Story

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Outside Features:** Patio,Porch,  
Patio,Porch

**Inside Features:** Gas Water Heater,Paddle  
Fans,Smoke Alarm(s),Walk in Closet

**Utilities:** 220 Volt Outlet,Public  
Water,Sanitary Sewer

**Appliances:** Dishwasher,Garbage  
Disposal,Range,Refrigerator

**Basement:** Slab

**Windows:** Aluminum,Double Hung,Double Pane

**Heating:** Forced Air,Natural Gas

**Cooling:** Central

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

**Garage:** 2 Car,Attached,Opener

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## Miscellaneous

**Virtual Tour URL:**

<https://www.zillow.com/view-imx/dfdccd5b-7b50-4962-80e7-a2b6c436bffc?initialViewType=pano>

**HOA**

**Condo**

**Fee:**

180.00

**HOA Fee Frequency:** Monthly

**Taxes**

**Semi**

**Annual:**

6503.98

**Assessments:** of record



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# Courtesy of

**Office Name:** Luma Realty

**Agent Email:** cassandra@lumarealtyohio.com

**Agent Name:** Cassandra Rankin

**Agent Phone:** (937) 925-6962

