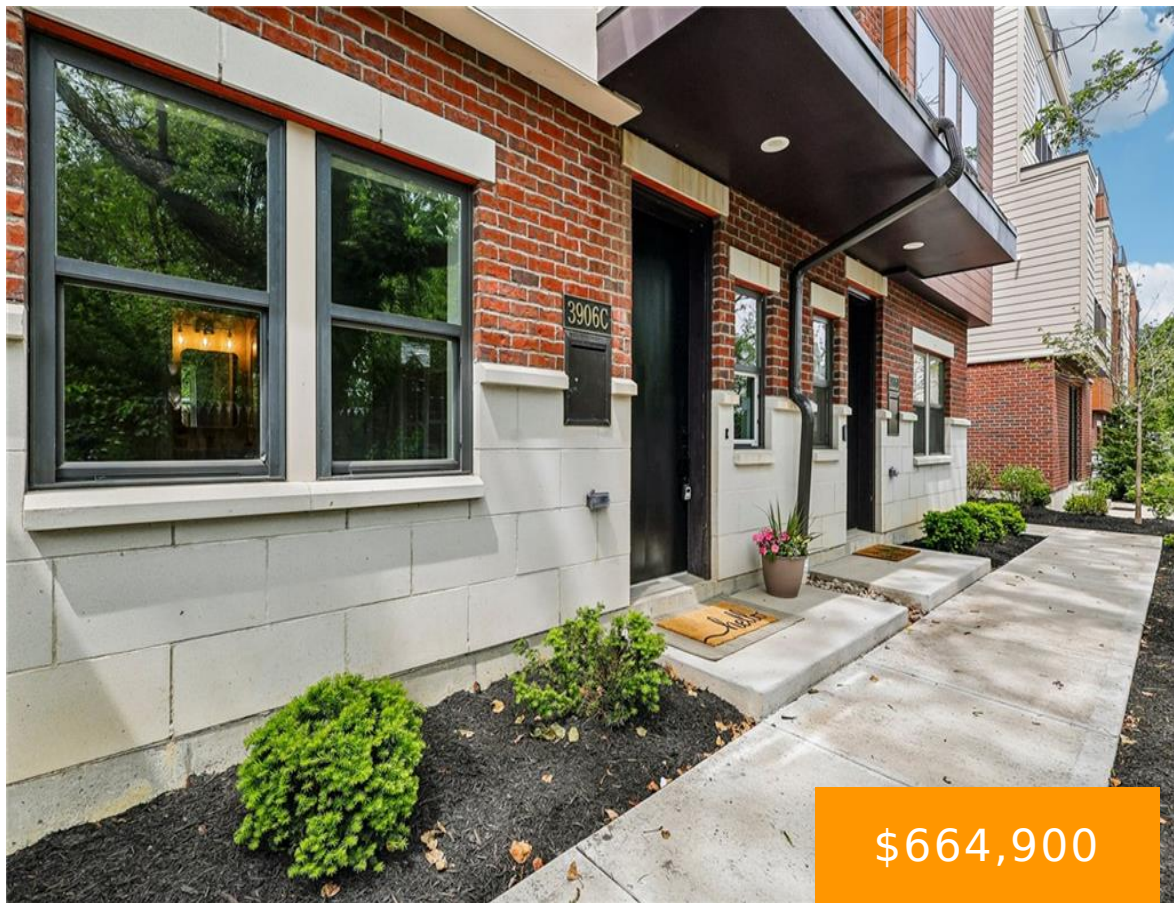


3906, EDWARDS, ROAD, CINCINNATI, OH, 45209

<https://www.flourishteam.com>

3906, Edwards,
Road, Cincinnati,
OH, 45209



\$664,900



Completed in 2026, this newly constructed 3-bedroom, 3.5-bath residence offers the opportunity to be its first owner. 500,000 LEED Gold tax abatement will start with first owner and run until 2038. *Current tax rate does not reflect tax abatement. The main level features an open-concept design with 10-foot ceilings, expansive windows, and abundant natural light. [...]

- 3 beds
- 4.00 baths
- Attached Homes
- 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



Location Details

County Or Parish: Hamilton
Zoning: Residential

School District: Cincinnati

Property Details

Lot Dimensions: of record
Construction Type: Brick,Vinyl
Levels: 4 Story
Transaction Type: Sale

Parcel Number: 040-0003-0236-00
New Construction: New
Distressed Property: None

Property Features

Outside Features: Patio,Porch,
Patio,Porch
Utilities: 220 Volt Outlet,Public
Water,Sanitary Sewer
Basement: Slab
Heating: Forced Air,Natural Gas
Kitchen Features: Island,Open to Family
Room,Pantry,Quartz

Inside Features: Gas Water Heater,Paddle
Fans,Smoke Alarm(s),Walk in Closet
Appliances: Dishwasher,Garbage
Disposal,Range,Refrigerator
Windows: Double Hung,Double Pane,Vinyl
Cooling: Central
Garage: 2 Car,Attached,Opener

Miscellaneous

HOA Condo Fee: 180.00
Taxes Semi Annual: 6503.98

HOA Fee Frequency: Monthly
Assessments: of record

Courtesy of



Office Name: Luma Realty

Agent Email: cassandra@lumarealtyohio.com

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Agent Phone: (937) 925-6962

