3906, EDWARDS, ROAD, CINCINNATI, OH, 45209

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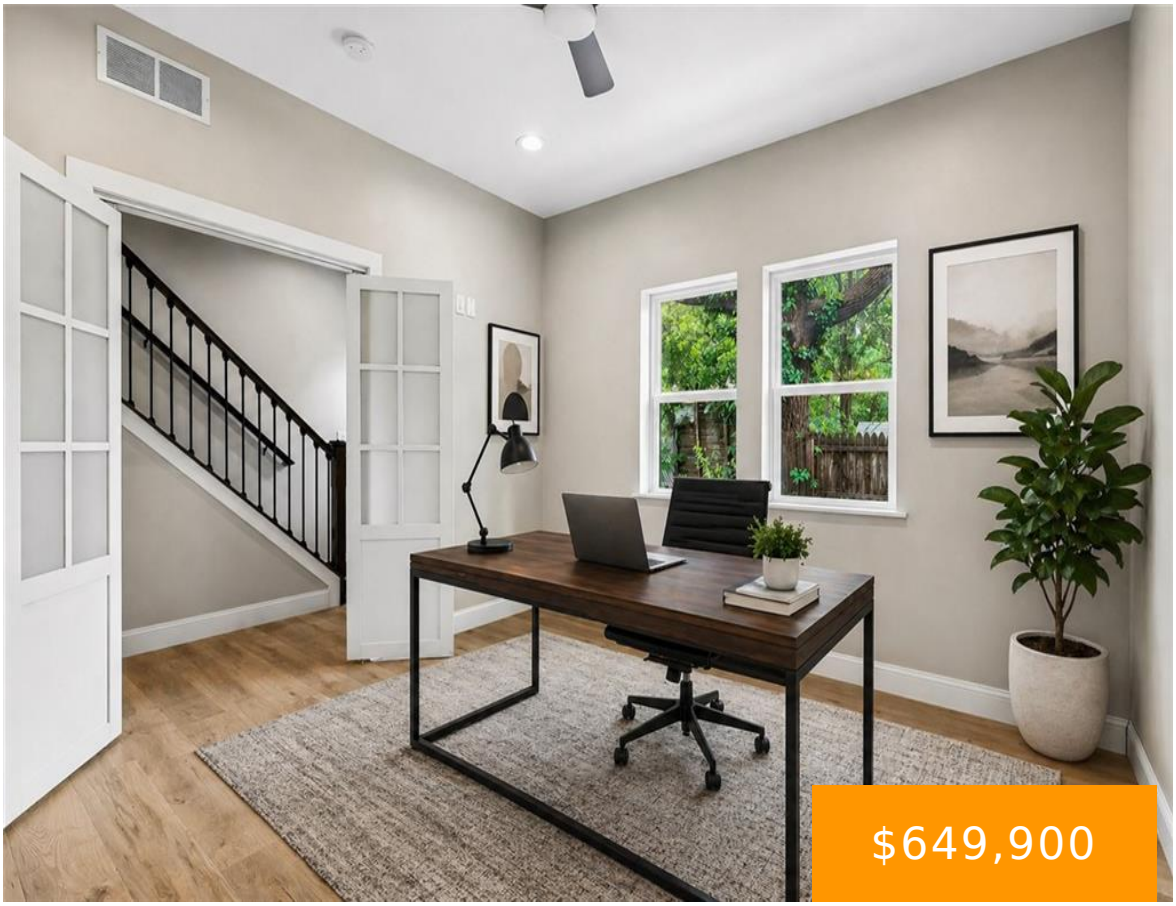
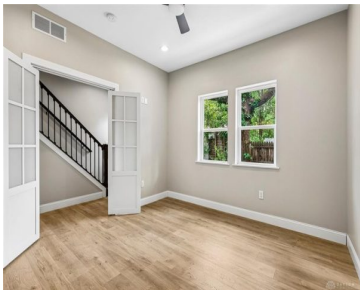
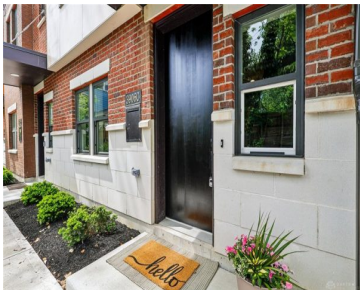


$649,900







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

Rooms Total: 7

Room Count: 7

Number Of Full Baths On Level 1: 1

Number Of Half Baths On Level 2: 1

Number Of Full Baths On Level 3: 2

Location Details

County Or Parish: Hamilton

School District: Cincinnati

Zoning: Residential

Property Details

Lot Dimensions: of record

Parcel Number: 040-0003-0236-00

Construction Type: Brick,Vinyl

New Construction: New

Levels: 4 Story

Distressed Property: None

Transaction Type: Sale

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: Double Hung,Double Pane,Vinyl

Heating: Forced Air,Natural Gas

Cooling: Central

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

Garage: 2 Car,Attached,Opener

Miscellaneous

HOA Condo Fee: 180.00

HOA Fee Frequency: Monthly

Taxes Semi Annual: 6503.98

Assessments: of record

Courtesy of

Office Name: Luma Realty
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