$374,900

FOR SALE

fully renovated by

urbanModern

feat. 3bd, 2.5ba
hardwood floors , quartz counters & more

6710 e ledge
cincinnati, oh 45227

Revolution
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EQUAL HOUSING OPPORTUNITY

In the heart of Madisonville's revitalization, equity builds w/ everything new in this full Urban Modern 2 story restoration. An 1894 stout "Blank Space" is now a modern masterpiece. Warm hardwood spans the 1st floor from the brick accent wall screaming "Welcome to New York" to the massive kitchen island of your "Wildest Dreams". Cut costs w/ 12yr tax abatement & amplify life w/ 2nd floor laundry & a massive primary suite. Go tell your current address "We Are Never Ever Getting Back Together".

Summary

List Price - $374,900
Number of Bedrooms - 3
Number of Bathrooms- 2.5
Lot Size - .265 acres
Building Size - 1596 sqft above grade
Market - Cincinnati
Submarket - Madisonville
Taxes - $2689.90
Buyer's Agency - 2.5%

Renovation Highlights

- New concrete drive & patio
- New windows by Simonton
- New Owens Corning Duration roof
- New HVAC
- New electrical- permitted & inspected
- New plumbing- permitted & inspected
- Fully insulated
- New engineered hardwood floors
- New quartz counters
- New fully tiled baths
- New privacy fence on oversized lot
- New appliances
- And much, much more…

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property details

Location Information

Property Address - 6710 E Ledge
City, State Zip - Cincinnati, OH 45227
County - Hamilton
Market - Cincinnati
Submarket - Madisonville
Cross Street - Camargo
Road Type - City Street
Nearest Highway - SR562 & I71
Nearest Airport - Greater Cincinnati Airport (CVG)

Property Details

Property Type - single family
Tax ID # - 035-0005-0013-00
Lot Size - .265 acres
Schools - Cincinnati Public
Taxes - $2689.90

Utilities & Amenities

Water - Public
Sewer - Public
HVAC - Goodman gas furnace, installed 2023
Water Heater - Rheem electric installed 2023
Range - Frigidaire Gas 30"- new 2023
Microwave - Frigidaire 1.6 cuft Over the Range- new 2023

Property Information

Building Details - 3 bd, 2.5 ba two story, everything renovated & new
Year Built - 1894
Occupancy - at closing
Number of Floors - 2 plus basement
Roof - Owens Corning Durations dimensional shingle installed 2023
Number of Buildings - 1
Exterior Walls - aluminum siding
Windows - American Craftsmen by Simonton Vinyl Replacement installed 2023
Laundry - 2nd floor
Parking - 2023 extended driveway with additional patio pad & street parking

Tour Virtually: click here or scan the QR code below to tour virtually

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financials- comparable sales

6710 e ledge	
Status	for sale- subject property
Courtesy of	Revolution PCG
details	
Bedrooms	3
Bathrooms	2.5
Sqft	1596
$ per SQFT	$235
Renovation	Full, modern style
Price	$374,900

Notes: full modern renovation including all fixtures, finishes & mechanics

4623 winona ter	
Status	Sold on 9/26/23
Courtesy of	Coldwell Banker Realty
details	
Bedrooms	3
Bathrooms	2.5
Sqft	1306
$ per SQFT	$292
Renovation	Full, modern style
Price	$381,000

Notes: stairwell causes odd entry to kitchen in floorpan, cheaper granite counters

5337 owasco	
Status	Sold on 6/23/23
Courtesy of	Coldwell Banker Realty
details	
Bedrooms	3
Bathrooms	2.5
Sqft	1330
$ per SQFT	$273
Renovation	Significant not full, modern finishes
Price	$363,000

Notes: cheaper marble counters, tiny island, lower ceilings

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financial - incentives

Owning this dream home is more affordable than you think.
With this offer, UP TO $1,780 IN CREDITS are available to you towards the purchase.

We have arranged a special incentive from Option Financial (NMLS #2380) available to you.
Option Financial is offering 1/2 percent of the loan amount to purchase this home as a buyer loan credit.
Assuming a $356,000 loan amount, that is $1,780 available to lower your costs.

Click here or scan the QR code to left to apply with Option Financial and put other people's money to work for you.

It commits you to nothing & answers everything.

this home with financial incentives	
Sale Price	$374,900
Approx 5% Downpayment	$18,900
projected details	
Amount Financed	$356,000
Estimated 1/2% Lender Credit	$1,780
Est. Interest Rate w/ $1800 1/8 point buy down	7.875%
Term	30 years
Est. Monthly P&I Payment	$2581.25

another home without financial incentives	
Sale Price	$374,900
Approx 5% Downpayment	$18,900
projected details	
Amount Financed	$356,000
No Lender Credit	$0
Est. Interest Rate w/o buy down	8%
Term	30 years
Est. Monthly P&I Payment	2612.20

- The breakdown to left shows the monthly financial difference between purchasing this home vs another home of equal price with no financial incentives from the lender.
- Buying down an interest rate typically costs 1/2% of the loan amount to lower the rate 1/8 percentage points
- In this example, with 1/2% of the loan amount incentive from Option Financial ($1780) has been used to buy down the interest rate from 8% to 7.875% for the life of the loan. This costs you nothing.
- Monthly savings equate to $30.95, however, the real savings occurs over the life of the loan. Savings are more than 6 times the cost.

This $1780 incentive equals an interest savings of over $11,000 over the life of the loan.

*all terms are estimated for illustration purposes and and not warranted for accuracy. Buyer to verify interest rates, payments, lender incentives & all other financing terms. Taxes & escrow items not reflected.

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12 year tax abatement

A property tax abatement is available for any increased valuation that results from improvements to the property for new construction and renovation. Tax abatement benefits stay with the property the entire length of the abatement and transfer to any new property owner within the approved time period.

source: https://choosecincy.com/homeowner-renter-assistance/residential-tax-abatement/#:~:text=A property tax abatement is,within the approved time period.

	6710 e ledge- 12 yr abatement w/ incentive	same home w/ no abatement or incentive	Non-abated comparable local sale
Sale Price	$374,900	$374,900	$345,000
5% Downpayment	$18,900	$18,900	$17,250
Projected Tax Abatement*	$200,000	$0	$0
Est. Taxable Value*	$174,900	$374,900	$345,000
	financial details	financial details	financial details
Interest Rate	7.875%*	8%	8%
Term	30 year	30 year	30 year
Monthly Payment Before Taxes*	2581.25	2612.20	$2404.91
Monthly Property Taxes*	$369.16	$779.53	$685.27
Monthly Net Payment	2950.41	3391.73	$3090.18

Over $441 more monthly

Less house, more money monthly

A buyer will save $53,159 in taxes over the life of the abatement

This home cost $441 less per month than purchasing a non-abated home at the same price.

This home has LOWER monthly cost than buying a neighboring comparable property with fewer features

*all terms are estimated for illustration purposes & are not warranted for accuracy. Buyer to verify interest rates, incentives, payments, tax savings & all figures. Tax abatement will be applied for PRIOR to closing/occupancy.

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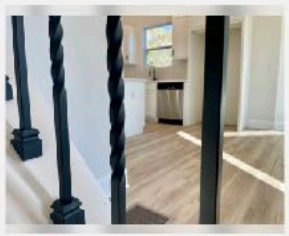
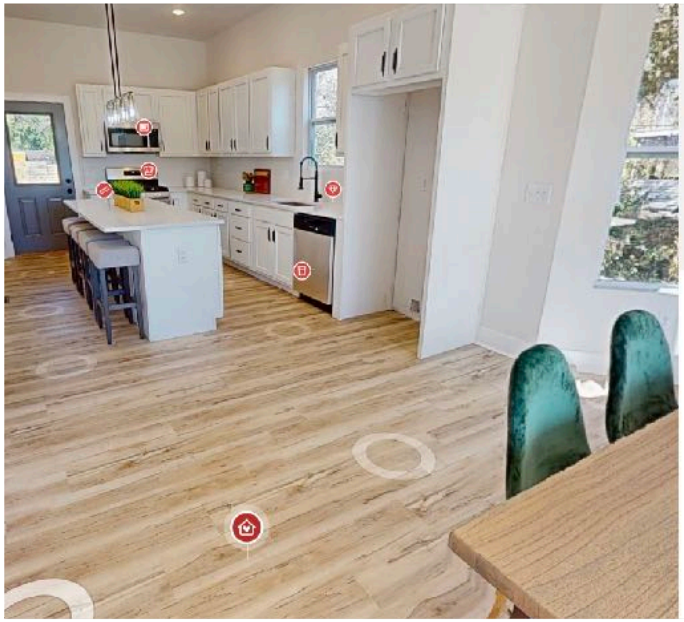
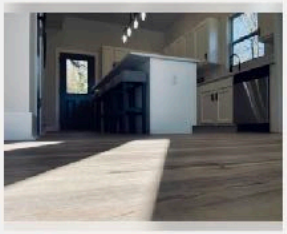
feature highlights- to view these & more in detail visit the virtual tour



Beauty in Balusters

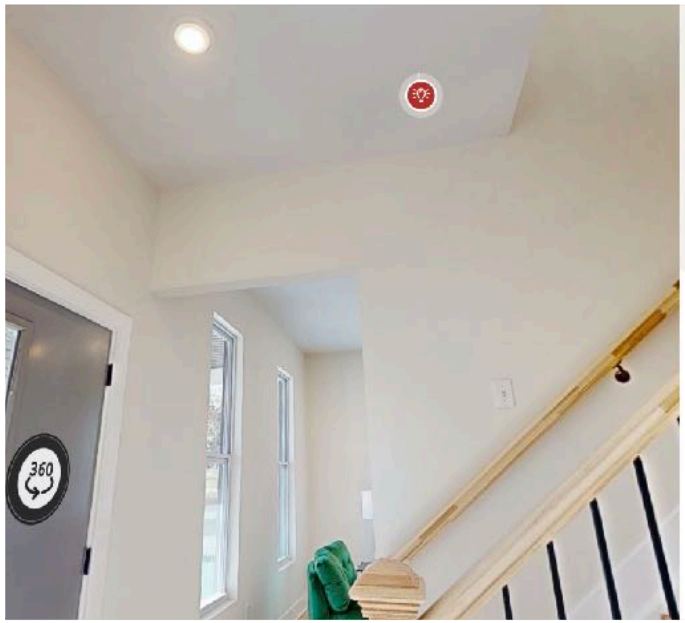
In a raw state by design, the stairs are lined with new railings adding a natural warmth to the modern design. Adorned with metal balusters providing an open feel with a timeless style these simple upgrades welcomes you to ascend.





Engineered Durability

Engineered hardwood flooring spans every inch providing hypoallergenic flooring to the entire home. Making pet hair cleaning as simple as a Swiffer. Lifescapes Engineered Hardwood Flooring is built for whatever your life yields. Learn more about Lifescapes Flooring here.



A Bright Idea

Illuminating everywhere, upgraded recessed lighting brightens every day. Cascading light from 12' ceilings, the massive interior volume of every room is in full view. Utilizing LED technology these units eliminate constant bulb changes with exceptionally long life and minimize expense with energy efficient ambiance.

Entertain with Ease

This brand new Frigidaire dishwasher features the capacity to clean 14 place settings in a single cycle. With a 5 level wash system featuring an upper spray nozzle, middle spray arm & lower spray arm food finds no refuge from clean. The option to save even more money with a no heat dry option delivers cleaning and cost cutting.

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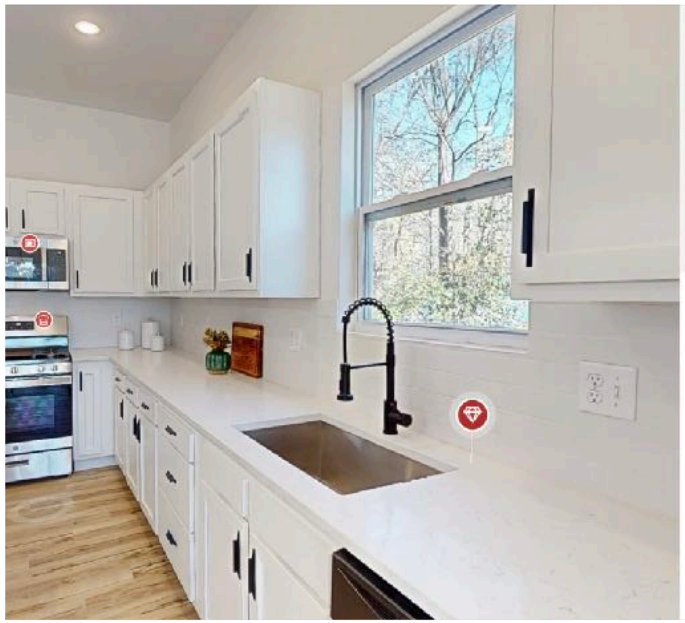
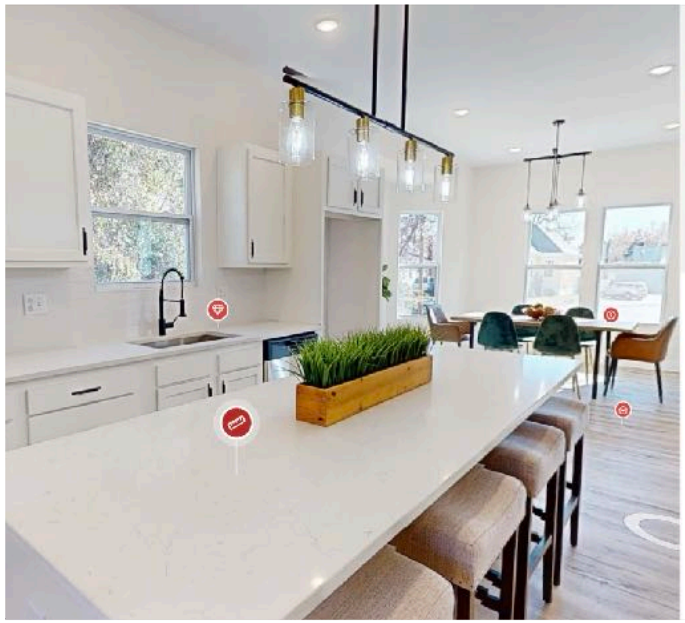


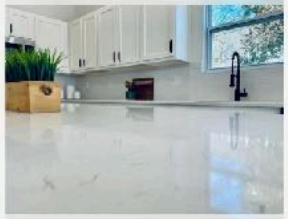
A True Gem

Quartz counters are sought after thanks to their consistent beauty & durability. Transcending cheaper granite solutions, Quartz counters boast heat resistance while also providing a non-porous prep surface that makes cleaning a simple wipe down and eliminates the annual maintenance of sealing granite.

Sliding Storage

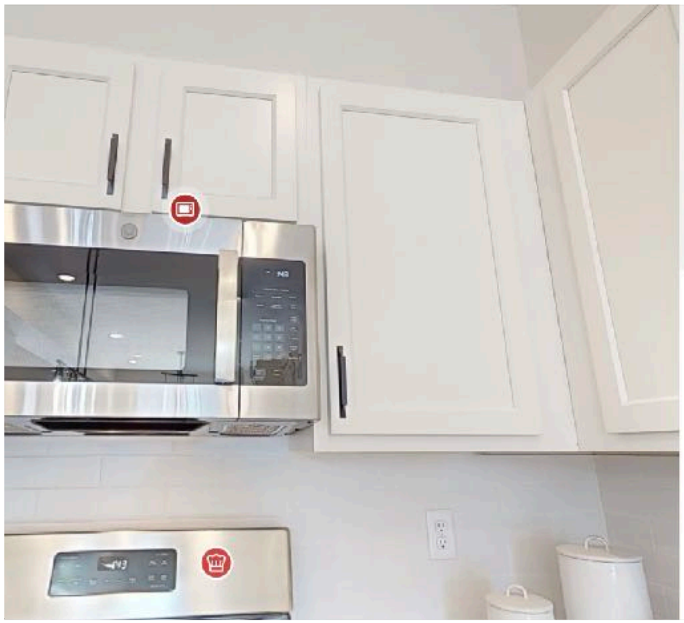
While considerably more expensive than standard cabinet units, drawer stacks provide easy storage. With not one but two drawer stacks offset across everything is accessible right where you need it.

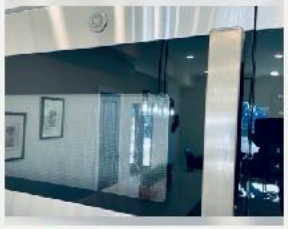




Island Acreage

Over 8' long and more than 25 SQFT of space, this massive island provides seating for everyone with space to spare for everything from prep to entertaining. Crowned with Quartz, this island's size anchors the kitchen design with a functional solution for daily life.





Ginger, Get the Popcorn!

7000 Watts of power will pop up a snack in moments with space to spare inside this brand new 1.6 cuft GE Microwave. A two speed, 300-CFM venting system removes smoke, steam an odors through easily replaceable charcoal filters so if something boils over below, your temper won't as you can still breathe easy. Learn more about this great GE appliance here.

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Now We're Cooking with Gas

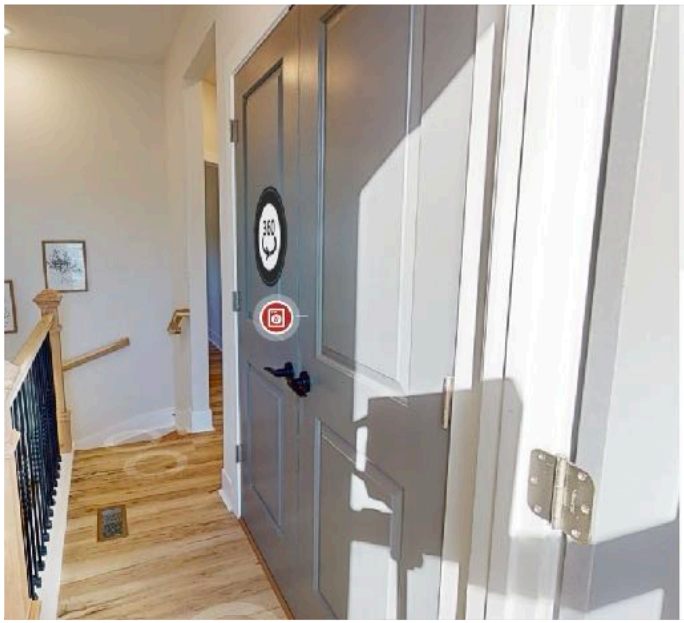
With an edge to edge cooktop, this brand new GE gas range is ready to prep culinary delights. Upgraded with a 15,000 BTU Power Boil Burner delivering high heat for fast boiling and a Center Oval Burner with an integrated non-stick griddle brings a back yard Blackstone inside. Dishwasher safe grates, a 5 cuft oven capacity with steam clean and sealed cooktop burners making clean up effortless. Learn more about this great appliance here.

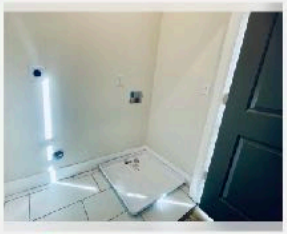
Simonton Says Efficient

Every window unit has been upgraded using American Craftsman Windows by Simonton. A leader in window design, these upgraded units will ensure warm winters & energy efficient summers while safely securing your home. Learn more about why Simonton is an asset for your asset here.

Wash in a Waterfall

With upgraded fixtures, the faucets utilize laminar flow to direct the water into a beautiful waterfall so all or on, these upgraded units add an accent to daily life.





Skip the Steps

You already carried your clothes upstairs while wearing them, why carry them back down & up again to clean them? Second floor laundry convenient to the entire family makes the chore we dread as simple as a stroll to the hallway.

Click the 360 icon to see the convenient laundry solution waiting to work for you

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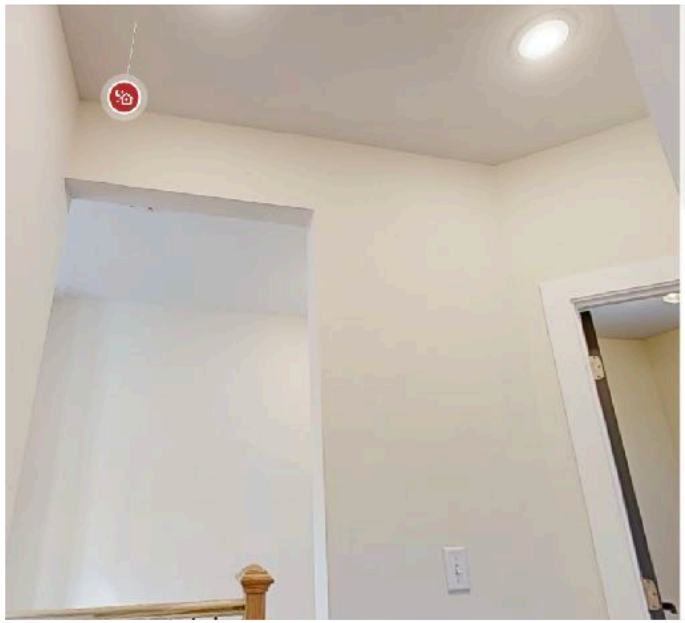
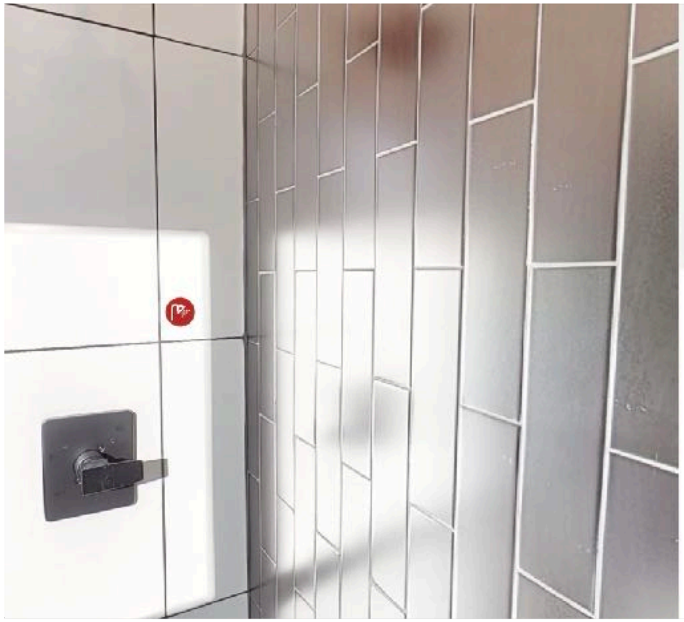


Sleep Soundly

There are cheaper options, but sleeping tight requires quality you can't always see. Additional money was spent ensuring proper insulation in the attic & walls as well as picking a roofing shingle to protect it all. In the 7 minute video above, see how Owens Corning Duration Shingles fought off the worst Mother Nature could throw & slept soundly knowing that you enjoy the same protection. Learn more about Duration Shingles here.



A Refreshing Start

A walk in shower with large format tile greets you daily providing a warm refreshing start to each day married with easy to clean durable surfaces to simplify life. While NOT PICTURED due to a material availability delay, by time you call this shower home, new shower glass will encapsulate this decorative dream.

Man that's Good

A brand new HVAC unit from one of the biggest names in home heating comfort. Goodman Gas Furnaces are renowned for long life and energy efficiency. AFUE ratings of 90+ means that $.90+ of every dollar in energy actually warms your home. Learn more about Goodman HVAC here.

That's HOOOOOOT Water

Made here for here, a brand new Rheem 50 gallon water heater has the capacity for multiple showers, laundry, dishes and is still ready for more. A leader in Water Heaters since 1930's watch the video above to learn how almost a century of perfection is ready to warm you up. Learn more about this great mechanical system here.

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EQUAL HOUSING OPPORTUNITY

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