



KELLERWILLIAMS.  
REALTY



102 CHRISTOPHER CIRCLE PITTSBURGH, PA 15205



- CAMBRIDGE PARK / ROBINSON TOWNSHIP -

PRESENTED BY  
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What makes Cambridge Park so desirable? LOCATION, LOCATION, LOCATION!!! Enjoy the convenience of being only 15 minutes away from downtown Pittsburgh & the airport with near straight access onto I-376 & I-79.



**102 Christopher Circle is a deceptively spacious, 3 bedroom, 2 full / 2 half bath townhome in the Montour School District with a 2-car integral garage & a finished walk-out lower level game room.**

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Several steps above the main entry you will find a wide open living & dining room with brand new carpeting that has been installed throughout all three levels! A first floor powder room is conveniently located off the main hallway leading into the kitchen area.



Go through a set of double doors & enter the family room featuring a gas corner fireplace with an elegant mantel surround, a hidden wet bar on the opposite end, lots of natural light & direct access onto the rear deck.



**A large eat-in kitchen with a breakfast area completes this spacious main floor configuration and offers ample cabinet space, brand new granite counter tops, new laminate flooring & a generous sized walk-in pantry!**



A graceful chandelier illuminates the staircase heading up to the second floor level & is accented by a stained oak railing with contrasting white round spindles.

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**At 17' x 15' - this master suite is large enough for any king sized bed! A wrap-around corner closet is situated off to the side in between the bedroom & the master bath with separate his & her access doors.**





The master bath features a wide dual-sink vanity with brand new faucets & light fixtures along with ceramic tile floors & a tub / shower combination. A second full / guest bath can be found across the hall next to the other two bedrooms on the second floor.



**Bedroom #2 faces out back & features a large closet with two sets of doors. The third bedroom, pictured up above on the following page, is similar in size & finishes off the second floor plan.**



**Not only does this townhome offer separate living & family rooms on the main level, but it also boasts a finished walk-out game / billiards room down below with recessed lighting & an additional half bath!**

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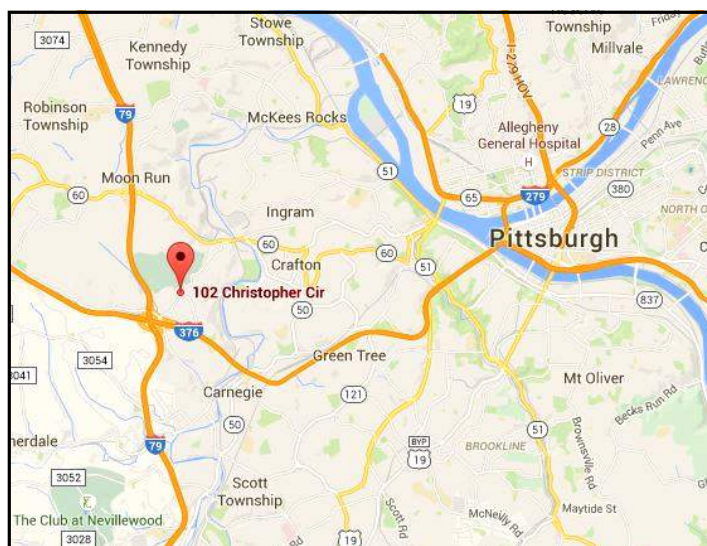
## FEATURES / HIGHLIGHTS

- Tudor architecture with a stately brick & stucco exterior facade
- 3 Bedrooms / large master suite
- 2 Full / 2 half baths
- 2 Car integral garage with built-in shelving, utility sink & additional side storage space
- Brand new carpeting throughout all three levels
- Large eat-in kitchen with a separate breakfast area
- Brand new dark granite counter tops
- Brand new laminate kitchen flooring
- Large walk-in pantry
- Huge open living & dining room on the main level
- Family room with a gas corner fireplace & wet bar
- Finished walk-out lower level game / billiards room with recessed lighting
- Roof replaced in 2014
- Trane XV80 furnace replaced in 2014
- A/C replaced in 2014
- Much of the unit freshly painted
- Nice sized private deck / balcony with views
- 200 AMP electrical service
- 50 Gallon hot water tank
- Copper plumbing supply lines
- Exterior & interior security cameras
- 1 Year HSA Home Warranty included

- 15 Minutes from Downtown Pittsburgh
- 15 Minutes from the airport
- Montour School District
- Annual property taxes \$4,150 (+/-)
- HOA dues \$325 / month (includes unit exterior maintenance, lawn care, snow removal & trash / recycling fees)

## ROOM SIZES / DIMENSIONS

• Living Room	(17 x 12)	1st FL
• Dining Room	(17 x 11)	1st FL
• Family Room	(14 x 14)	1st FL
• Kitchen	(20 x 9)	1st FL
• Game Room	(18 x 13)	LL
• Master Suite	(17 x 15)	2nd FL
• Bedroom #2	(12 x 12)	2nd FL
• Bedroom #3	(12 x 11)	2nd FL
• Deck / Balcony	(14 x 8)	1st FL



**For any additional information & details - please contact Alex Tulandin directly  
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