

803 Independence Court, Adams Township  
Call for a personal tour today (412) 841-2862



Homes by The Miller Team



*Generations serving you  
for generations to come...*

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Office: 412 487-0500  
Linda: 412 841-3282  
Jaclyn: 412 841-2862



# 803 Independence Court, Adams Twp.

Call Linda or Jaclyn Miller: Cell (412) 841-3282 Office (412) 487-0500

**COLDWELL  
BANKER**



Enjoy maintenance free living in Butler County, low taxes and maintenance fees. 15 Minutes from North Park, minutes from shopping, restaurants, major highways including the interstate and turnpike and close to golf.



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Stunning 3 Bedroom Two and one half bath Immaculate Carriage Home features exquisite upgrades, extensive trim and situated on sought after private lot in Adams Crossing. 2,995 Square Feet of living space with abundance of additional storage. 9Foot ceilings, custom window treatments throughout, Formal entry leading to Den with French doors, beautiful 1st floor powder room for guests. Formal Dining room light and bright with picture frame molding. Beautiful current wall colors throughout. Family room features built-ins, gas fireplace with raised hearth and surround sound. Gourmet Granite Kitchen with large island and stainless steel appliances. The kitchen opens to a sun-drenched sunroom with skylights and heated floors which lead out to a private patio and lush landscaping.



Luxurious Master Suite located on the main level with remodeled ceramic and granite bath, oversized ceramic tiled shower, separate tub, elegant lighting and heated floors. Two additional spacious bedrooms and full bath located on the second floor. Convenient 1st floor laundry and attached garage. Shows like a model



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<b>School District: Mars Area</b>																																											
<b>Property Details:</b>	<b>Interior Features:</b>																																										
<p>Construction Type: Brick, Vinyl                      Style: Colonial                      Garage: Attached 2 space                      Year Built: 2004                      Cooling: Central                      Heating Delivery: Gas Force Air                      Roof: Asphalt                      Stories: 2 levels                      Water Type: Public                      Sewer Type: Public</p> <p>County: Butler                      Area: Adams Township                      Subdivision: Adams Crossing</p> <p>Lot Size: Common</p> <p>Located a mere 15 minutes from North Park and Cranberry Shopping. With the Turnpike Entrance Close by your travel access is so convenient...</p>	<table border="0"> <thead> <tr> <th style="text-align: left;">Room</th> <th style="text-align: left;">Level</th> <th style="text-align: left;">Dimension</th> </tr> </thead> <tbody> <tr> <td>Master:</td> <td>Main</td> <td>16x13</td> </tr> <tr> <td>Bedroom 2:</td> <td>Upper</td> <td>18x12</td> </tr> <tr> <td>Bedroom 3:</td> <td>Upper</td> <td>18x15</td> </tr> <tr> <td>Living Room:</td> <td>Main</td> <td>19x15</td> </tr> <tr> <td>Family Room:</td> <td>Main</td> <td>12x11</td> </tr> <tr> <td>Kitchen:</td> <td>Main</td> <td>15x14</td> </tr> <tr> <td>Dining Room:</td> <td>Main</td> <td>16x11</td> </tr> <tr> <td>Den:</td> <td>Main</td> <td>13x12</td> </tr> <tr> <td>Laundry</td> <td>Main</td> <td>12x08</td> </tr> <tr> <td>Foyer/Entry:</td> <td>Main</td> <td>09x05</td> </tr> <tr> <td>Baths:</td> <td colspan="2">2 Full, 1 Half</td> </tr> <tr> <td>Fireplace:</td> <td colspan="2">1, Grt Rm</td> </tr> <tr> <td>Flooring:</td> <td colspan="2">Hardwood, Ceramic Tile, Wall to Wall</td> </tr> </tbody> </table> <p>Interior Features: Auto Door on Garage, Disposal, Dishwasher, Gas Cook Top, Window Treatments, Wall to Wall Carpet, Kitchen Island, Screens, Microwave Oven, Multi-Pane Windows, Pantry, Refrigerator, Security System ...</p> <p>Even more upgrades.... Including Stainless Steel Appliances and Heated Floors WOW!</p>	Room	Level	Dimension	Master:	Main	16x13	Bedroom 2:	Upper	18x12	Bedroom 3:	Upper	18x15	Living Room:	Main	19x15	Family Room:	Main	12x11	Kitchen:	Main	15x14	Dining Room:	Main	16x11	Den:	Main	13x12	Laundry	Main	12x08	Foyer/Entry:	Main	09x05	Baths:	2 Full, 1 Half		Fireplace:	1, Grt Rm		Flooring:	Hardwood, Ceramic Tile, Wall to Wall	
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**Ask me about the  
 Special Programs  
 when buying your home!**



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