

Antipolo Resort Home AND Adjacent House & Lot

FOR SALE BY OWNER FOR P 15 MILLION

Prime Antipolo Properties for Sale

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Nestled amidst the Antipolo mountains overlooking a skyline view of Manila are the Edmacion resort home (marked 8A on map) and, just across from it, a house and lot formerly used by the owner as a Garden Center (marked 8B). (contact seller for 8B photos)

Country Living



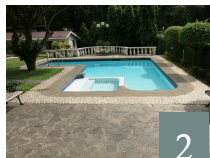
The resort home has a rustic mountain appeal. Within minutes from downtown, one can take refuge in the resort home's lush gardens, country-inspired interior and cool Antipolo breeze.

1



Southwest view of house, facing view of Manila

Summer getaway



2

Designed for entertaining in a large scale, the spacious backyard garden with a good-sized swimming pool surrounded by exotic tropical plants and large shady trees (fruits of the green-thumb owner's labor) offers a relaxing summer getaway.



Backyard and swimming pool

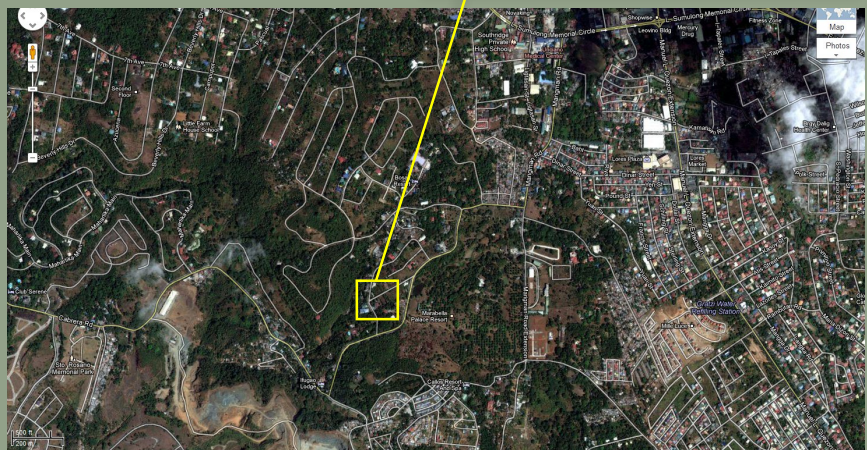


Family friendly



3

Apart from the pool, the resort home has a large barbecue area with a brick-clad barbecue pit, a half-court basketball area and a children's backyard play set that altogether provide the entire family a relaxing retreat from a frenzied day downtown.



#8A & #8B Sunset Drive, Lores Subdivision, Barangay San Roque, Antipolo City



Property Highlights

Location:

#8 A and B Sunset Drive, Lores Subdivision, Barangay San Roque, Antipolo City

Distance from city amenities:

1.4 km from Unciano Colleges and Sumulong Memorial Circle
2.8 km from Antipolo Cathedral
1.5 km from Lores Market
1.8 km from Shopwise
minutes to Rustans and La Salle University

Features (8A):

constructed in 1987
Total lot area - 1,641 square meters
Total floor area - 280 square meters
Bedrooms - 4
Guest suite - complete with bedroom, kitchen, bathroom
Garage - 2 covered; driveway accommodates 6 cars
Bathrooms - 3 total - 1 ensuite, 2 with bath tubs and heaters
Kitchen - upgraded millwork & fixtures and appliances
Main Entrance door - solid wood
Stairs - narra ballusters, handrails, treads and risers
Structure - reinforced concrete
Roof - concrete tiles and metal
Exterior walls - concrete, painted tool-finished cement plaster
Floorings - marble tiles at front entrance porch, concrete pavers in exterior patios, ceramic tiles in kitchen and baths, and solid narra wood tiles and T&G wood plank flooring in living room, family room, and bedrooms.
Windows - glass infill steel casement with security grills

Utilities on-site - Manila Water Company-LWUA, MERALCO, PLDT, Globe lines, cable & internet connections.

Caretaker's Quarters - stand-alone with utility area and complete facilities

Features (8B):

constructed in 1997
Total lot area - 597 square meters
Total floor area - 65 square meters
Bedroom - 1
Office - 1
Bathroom - 1
Garage - Separate Covered garage good for 1 car - driveway accommodates 2-3 cars
Kitchen - with cabinets and complete appliances
Windows - glass infill steel casement with security grills
View deck - with guardrails - approximately 50 square meters
Structure - reinforced concrete.
Roof - galvanized iron and concrete aggregate on concrete slab at view deck
Exterior and Interior walls - concrete, painted tool-finished cement plaster
Floorings - mariwasa ceramic tiles

(8A) The Resort House:

This property is a beautiful Mediterranean-inspired piece of architecture. The red concrete tile roof, white plastered walls, stylish arches and covered porticos decorate the exterior of the residence. The main house, with a floor area of 280 sq.m. was built in 1987 in a simple open concept that lets generous light and ventilation into the large, spacious rooms. The house has a split-level floor layout that gives the east living room entrance a grand high ceiling. The owners renovated the rest of the interior. The attic, in particular, offers a classic interior design.

The gorgeous views of the mountains, the rear garden, and pool area are accessible from the south-west facing family room and balcony, from three bedrooms on the second level, the kitchen, dining room, breakfast area, as well as from the stand-alone guest suite on the first level. The first level dining room opens to the backyard pool patio. A winding outdoor stairway leads to the second level balcony, where countless sunsets have been enjoyed.

Swimming Pool and Gardens: The exterior landscaping and pool area was designed for entertaining in a large scale. Wedding receptions have been celebrated in the lawns and have accommodated up to 200 people in a sit-down arrangement. The owner, an entomologist by profession, spent his retirement years in the gardens cultivating his orchid and exotic tropical flower business. With 14 fruit bearing trees, 3 eleven-year old Mahogany trees, the properly maintained and designed landscaping is an added bonus to the property. Worth noting in the garden is the brick-clad barbecue pit that sits on the rear lawn. It is strategically located for evening group singing gatherings over guitars and barbecue. The swimming pool, designed for grandchildren and adults alike, features a deep diving end and a small wading area. A welcome convenience is the outdoor shower by pool lounging area. There is also a fish pond beside the pool. In addition to the south-west facing backyard, the north end of the property has an equally large open space. A part of it used to be a vegetable garden that has been converted into a children's sandbox with a swing set. This yard flows into a sitting area that leads to the private main entrance door of the east-facing stand-alone guest suite.

Garage and Parking: The covered garage fits two-cars and two motorcycles. The front main entrance driveway that leads to the covered porch can easily accommodate 6 cars within the gated property. The space can be converted into a half-court basketball court.

Utility Area: The utility area is a part of a well-maintained stand-alone 60 sqm. building that includes complete facilities for a live-in caretaker's family.

(8B) - The Garden Center / Rental House/Mortgage Helper:

8B is a property acquired by the owner of 8A to utilize as a garden center in 1997. It was intended to be a business office complete with a live-in manager's suite. Note: 8B is a property currently being leased.