

**DESCRIPTIONS:**

**This 4-Bedroom, 2-Story Family House** built on elevated land overlooking the typical Tagaytay landscape, all the way to the historical **Sky Ranch** where the sun rises.

The house is conveniently located:

- Just a few minutes away from **Malabug National High School.**
- 5 to 10 minutes from **Tagaytay Public Market.**
- 15 to 45 minutes to explore strategic places in Tagaytay.

The house is a neighbor to some prominent personalities who own vacation homes in the area.

- All floor surfaces are covered with tiles.
- Spacious garage with built-in 3-layers of steel shelves on both sides of wall.
- Office space adjacent to the living room with bonus space for memorabilia or collectible items.
- Comfortable living and dining rooms equipped with surround sound systems and speakers.
- Full bathroom on the 1st floor with a separate toilet from the shower for flexibility. All showers are equipt with water heater.
- Extra yard in front and side space for gardening and entertaining.
- Composite stair case leading to the second floor with glass block windows on the landings.
- 3 bedrooms with a common full bath and vanity room.
- Spacious Master's Bedroom with a walk-in closet, large space for toilet and shower.
- Small living room on the 2nd floor for watching TV and a spacious open terrace with covered portion ideal for cocktails and night entertainment.

**FURNITURE AND APPLIANCES**  
(Included in The Sale).

- 1 L shape sala set with 3 throw pillows.
- 1 Set solid narra wood dining table with surface top glass and 6-matching chairs.
- 1set-55" Smart TV Qube.
- 1set-3 layers TV stand.
- 1set-2 layers TV stand.
- 1set-3 layers display stand.
- 1set-breakfast table with 4-matching chairs.
- 4-PCs black high chairs.
- 1 set coffee table with 4-matching stool.
- 1-complete sets of personal computer with Canon printer.
- 1 unit 4-burner black gas stove (Fabiiano) with oven and equip with electric igniter.
- 1-50 kg gas tank.
- 1-Microwave oven, Whirlpool brand.
- 1-Eurotek 10 kg's Automatic smart washing machine.
- 1 set 2in1 door bell (Cyberech).
- 3-seis Stand Fan (Union).
- 2 units window type 1 HP AC unit (Carrier).
- 1-Unit window type AC unit (Panasonic).
- 1 unit PLDT fiber optic connections

with 30Mbps.

- 1 landline phone and 2-sets Cable signal box.
  - 1-set .60x1.20 glass office table with drawers and steel frames.
  - 2-sets steel entertainment stands.
  - 3-sets Shower Heater (AEG).
  - 1-coffee table with 4-chairs set.
  - 2-Queen size bed.
  - 1-sofaded, Cleopatra style.
  - 3-wall clock.
  - 1set-2. 18x1.30 large framed wall mirror.
  - 1set-2.50x1.90 large frames wall mirror.
  - 2-bathroom mirrors.
  - 9-sets Korean blinds.
  - 1-set Surrounds Sounds System; (5-Kenwood, 3-Pioneer, 1-center Klipsch speakers, Yamaha Receiver, Yamaha Subwoofer).
  - Apex DVD 3 desk player with extra karaoke song desk with microphone.
  - Steel shelves, working tables.
  - 2-sets wooden night stands with 2-drawers.
  - TP link 300Mbps Wifi Range Extender/ Wifi Repeater.
  - Smart organizer bathroom over toilet.
  - Adjustable & Portable Laptop desk side table with wheels.
- \*\*\* And many more valuable items.

**PROPERTY HISTORY:**

The first owner in the name of Abner Rodriguez who inherited parcel of lot with a small house prior to year 2001. In 2001 the first owner decided to demo the entire old house and build a new concrete 2-storey house.

In 2014, the first owner sell the house to the second owner Noel & Janine Alfonso, the second owner decided to renovate the house and construct an expansion to make the house much bigger using same Reinforced Concrete materials for all columns and floor slab to make

the property more structurally sounds, also extending the property to the South side to obtain good size terrace above the garage and a masters bed room with full toilet and bath on the West end.

In 2021, pandemic time, the second owner sell the property to Ted & Estela Arines. Since we acquired the property we spend a lot of times in renovating, performed a lot of preventive maintenance and regular repair and painting works to preserved the integrity of steel gate, fence, ceilings including the entire roofs.

GENERAL NOTES:

PERSONS:

NO.	NAME	DATE
1	OWNER	

PROJECT NAME & LOCATION:

PROJECT NAME	
LOCATION	

DRAWING TITLE:

DRAWING TITLE	
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OTHER INFO:

PROJECT NO.	DATE
TBA	02/21
CREATED BY:	DATE
PERFORMED BY:	DATE
1-EEF ATTACHEE:	

DRAWING SCALE:

DRAWING NO.	PAGE NO.
5	5
TOTAL SHEET NO.	
5	

OWNER/OWNER:



**TED B. ARINES**  
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