

Unique House by MG for Sale

Xavier Estates, 2505 Narra Loop

GENERAL INFORMATION	
2 Story main house with two masters on 1st and 2nd floors, 4 baths, 3 additional bedrooms. Pantry and dirty kitchen.	2 story guest house with 4 bedrooms and 2 baths, exterior stairs to 2 nd floor with stainless steel railing.
Located in Xavier Estates, a premier development with Club House featuring restaurant, bowling alley, pool tables, darts area, basketball/tennis courts, swimming pools, fitness gym. Dedicated water system, fire/EM equipment.	Xavier Estates is a Tier #1 Fully gated Sub Division in Cagayan de Oro City with 24-hour security 365 days a year and is the best master planned residential community in Northern Mindanao.
Xavier Estates has a Sports & Country Club . See http://www.xavierclub.com.ph/ or Facebook. In development site guest rental accommodations called Ridgeview Chalets. Golf range nearby at Pueblo de Oro Golf Course, a par 72 18-hole course ranked one of the Top Five courses in the country by Golfing Philippines	See https://abrown.ph/our-business/real-estate-business/ See Ridgeview Chalets http://www.ridgeviewchalets.com/ See Pueblo de Oro Golf course https://pueblodeoro.com/projects/pueblo-de-oro-golf-country-club/
Custom Designed by renowned architect Jesse Gicaraya with accented exterior stone and trim, twin masters and open floor plan.	FULLY INSULATED EXTERIOR WALLS/ROOF!! Rarely are houses insulated in the Philippines. Closed cell polyurethane roof, aluminum faced rock wool on walls and under roof.
BUILT TO HIGH STANDARDS & QUALITY MATERIALS	
Xavier Lot soil load tested to ensuring above standard footings, columns, and beams.	All build plans available and all structural specifications adhered to 100% .
Construction monitored by owner, a licensed General Contractor in the USA, and built to USA standards.	All excavated or disturbed soil was power compressed to reduce settling.
All rebar was installed per structural engineering plans rebar size and spacing with owner inspection before every concrete pour.	Electric twisted copper wire throughout, four (4) twelve (12) breaker electric panels in utility room, dual zoned essential and non-essential power zones to reduce generator size needed.
Double wall construction with 80mm aluminum faced rock wool installation .	Additional under roof insulation using 80mm aluminum faced rock wool.
Custom metal roof system by Union Galvasteel using galvanized steel roof framing, metal roof with 25mm closed cell polyurethane insulation.	Second layer double roof which building science calls a "cool roof" for further heat relief.
Concrete gutters and soffits for durable and long life.	PPR hot/cold water system piping exclusively. Water heaters in all bathrooms
Septic system vent piping properly routed to exterior of building, not to the attic.	PVC window frames with double pane, one "low e" and one tinted glass with perimeter grids.
FEATURE RICH	
Specially designed 1 st floor Coffered ceiling with offset crown and back lighting.	Specially designed 2 nd floor vaulted ceiling with offset crown and back lighting.
Furnished with Giardini Del Sole wooden master pieces. See https://www.facebook.com/GiardiniDelSoleFurniture	Classic Design front entry door is a Angelica Giardini Del Sole design creation. See https://giardinifurniture.com/catalogue/doors
Master baths have designer accent tile , custom shower stalls and Jacuzzis .	12 panel solid wood doors mounted with four (4) stainless steel HAFELE 4" ball bearing hinges.
Floors are tiled, 24"x24" imported Spanish tiles in all primary house rooms.	Foyer and dining area chandeliers , interior and exterior distinctive lighting.
Ceiling fans with light fixtures through buildings, designer exterior lighting, accent Panasonic electric wall plates and switches.	Three tank water filtration system with automatic controls, UV sterilization, pump, 1700 liter holding tank.
Interior stair treads are iron wood, designer railing. Imported folding aluminum Werner stairs to attic.	Luxury Classic Drapery Design curtains throughout the house.
Private house intercom phone system .	Hi Speed Fiber Internet .
CCTV - Sound system - Attractive exhaust vent covers.	Oversized master closet on 2 nd floor with lighted vanity mirrored desk, decorative lighting, and Sauna .
Wheel chair access with exterior and interior ramps with hand rails to accommodate entry.	Physically friendly door handles and sink faucets handles.
Large 80-gallon hot water heaters for master bath jacuzzi and clothes washer.	Full sized 3 car garage with electric door remote openers. Separate utility building to house generator.
Ceiling crown molding used in every room including guest house.	Exterior doors have deadbolt locks. Door handles are easy open lever type.
Exterior walks fully tiled . Housed exterior gas tanks for kitchen stove.	Swimming pool with relaxing pool, water fall feature and Hayward filtration system.
Lanai and terrace with stainless steel railing .	Granite counter tops in all baths, kitchens.
Extensively landscaped with palms and ornamentals.	Fully fenced with ornamental iron works .