



3 bedrooms for only P13,035 monthly

PHP 1,463,000

Broker Details: Marie Jasareno
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Number:

Bedrooms: 3 Bathrooms: 1 LANCASTER VILLAGES -boasts of its special feature – the linear park – a vast open space specifically designed for residents to enjoy the comforts of a park right next to or behind their homes. At a linear park, there are more reasons to enjoy the outdoors. There's abundant natural light, good ventilation, not to mention, the proximity to home that makes it a safer playground for kids and the young at heart. This linear park concept brings back those days when children could romp around freely at a safe distance, without the parents worrying where they are. Here is where you can stroll with your spouse and kids, or teach them games from the good old days when all you needed was time, a playmate and space. Foster friendships with your neighbors as you fancy an outdoor barbecue. Or, simply relax and enjoy the breeze in that park you can call your own.

LANCASTER VILLAGES is located in Lancaster Estates, a 150-hectare masterplanned community whose span covers Imus, Gen. Trias and Kawit in Cavite. Amenities such as a secured entrance gate, a swimming pool, basketball court, Country Club and a village chapel will make life more convenient and enjoyable. Amenities and Facilities ♦♦♦ * Entrance Gate ♦♦♦ * Country Club ♦♦♦ * Swimming Pool ♦♦♦ * Basketball court ♦♦♦ * Chapel ♦♦♦ * Landscaped parks and playgrounds ♦♦♦ * Landscaped open spaces ♦♦♦ * Centralized Water system ♦♦♦ * Concrete roads

Advantages of owning a home in LandCaster villages ♦ V — Valuable Investment A — Accessible L — Leisure Living U — Unlimited Room for Expansion E — Easy on the Budget

The Colleen House Model House Features: ♦♦♦ * House Type : Single Attached 2-storey ♦♦♦ * Floor Area: 60 sq. m. ♦♦♦ * Lot Area: 85 sq. m. ♦♦♦ * Three (3) Bedrooms with Partition ♦♦♦ * Two (2) Toilet and Bath ♦♦♦ * Living Area ♦♦♦ * Dining Area ♦♦♦ * Kitchen ♦♦♦ * Provision for Lanai ♦♦♦ * Provision for Two (2) Car Garage ♦♦♦♦♦ House Finishes: ♦♦♦ * Tiled Toilet & Bath ♦♦♦ * Tiled Kitchen Counter with stainless kitchen sink ♦♦♦ * Interior and exterior wall paint finish ♦♦♦ * Steel casement windows

SAMPLE COMPUTATION: PRICE RANGES OF P1.4M AND ABOVE ♦

Typical Selling Price Php 1,400,000.00 Legal & Miscellaneous Fee Php 63,000.00 Total Contract Price Php 1,463,000.00 Loanable Amount Php 1,120,000.00 DP/Equity Payment Php 343,000.00 Less: Reservation Fee Php 20,000.00 Net Equity Php 323,000.00 Monthly Equity Payment - Payable within 12 mos.Php 26,916.66 Monthly Amortization (Excluding MRI/Fire) 5 years to pay with 18% interest Php 28,440.63 10 years to pay with 21% interest Php 22,392.34 CASH PAYMENT SCHEME (INNER LOT) (Legal & Miscellaneous Fees and Reservation Fee not included in the computation of the discount) PRICE STARTS AT PHP 1,400,000.00 AND UP Typical Selling Price Php 1,400,000.00 Less: Reservation Fee Php 20,000.00 Selling Price Net of Reservation Fee Php 1,380,000.00 10% Discount within 7 days from the date of reservation Php 1,242,000.00 9.5% Discount within 8 to 30 days from the date of reservation Php 1,248,900.00 9% Discount within 31 to 60 days from the date of reservation Php 1,255,800.00 8.5% Discount within 61 to 90 days from the date of reservation Php 1,262,700.00 BANK FINANCING SCHEME (INNER LOT) PRICE STARTS AT PHP 1,400,000.00 AND UP Typical Selling Price Php 1,400,000.00 Legal & Miscellaneous Fee Php 112,000.00 Total Contract Price Php 1,512,000.00 Loanable Amount Php 1,232,000.00 DP/Equity Payment Php 280,000.00 Less: Reservation Fee Php 20,000.00 Net Equity Php 260,000.00 Monthly Equity Payment - payable within 12 mos.Php 21,666.67 Monthly Amortization • Bank Financing computation is base on your bank of choice and subject to the bank's requirements • Bank's prevailing interest at point of takeout shall apply • Indicative interest rate shall be used in computing for monthly amortization 5 years to pay with 10.5% interest Php 14,207.83 10 years to pay with 10.5% interest Php 17,213.31 15 years to pay with 10.5% interest Php 27,069.80 Or You may email me for the properties you are looking for.. Make your dreams happen. Contact us now Thank you for your time browsing my site and my pleasure to serve you. God Bless Us ALL!!! For inquiries, assistance, appointment for tripping, & for reservation Please Contact me, MARIE O. JASARENO ADVENT REALTY Real Estate Licensed Broker #20270 My Mobile Number +639195010091 Email add: info_restate@yahoo.com "Be Safe, Deal with a License Realtor" PART TIME AGENT ARE ALSO WELCOME!!! ♦ MLS #: MJ120352 Listing Type: For Sale Property Type: House Lot Area (sq. m): 80 Floor Area (sq. m): 60 Garage / Parking Slot: No. of Storeys: Not Available

Additional Out Buildings: Basketball Court Jogging Path Putting Green Swimming Pool
Appliances Included: Features: Submission Date: 07-06-2009 Last Update: 07-06-2009