

4/3 House & Lot for SALE

php 5.6 M*



Iligan City, PH

"The City of Waterfalls !"

(23 Scenic Waterfalls in the area)



* Foreign Currency Exchange Rate [here](#):

Just Unpack Your suitcase and you're HOME !

Our tiny neighborhood of about 25 homes is not the prettiest place but, it is near "downtown" without being in a noisy, crowded environment and **NO HOA FEES!** The people are nice and friendly. If you tend to spend your **AT HOME** time mostly on your own property, this is **THE BEST BARGAIN !** Available for occupancy in as little as 2 weeks from closing!

No delinquent taxes !

213 sqm LOT AREA

150 sqm FLOOR AREA (mol)

Imperial

2292 sq ft Lot Area

1615 sq ft Floor Area (mol)



FULLY TITLED!



Our Story

We are Rianna (Filipina) and Michael (American), married and together since 2009. We are now "empty nesters" intent on moving to a smaller home, just for the two of us. We have **way too much** "stuff" for a smaller house so we are packaging it all for your convenience and ours. Michael is now 65 and semi-retired, drives less and less, and Rianna is learning to drive but wants a smaller vehicle. He is also less and less able to do physical activities so the extensive set of tools goes with the package. There won't be space for them in a smaller house anyway.

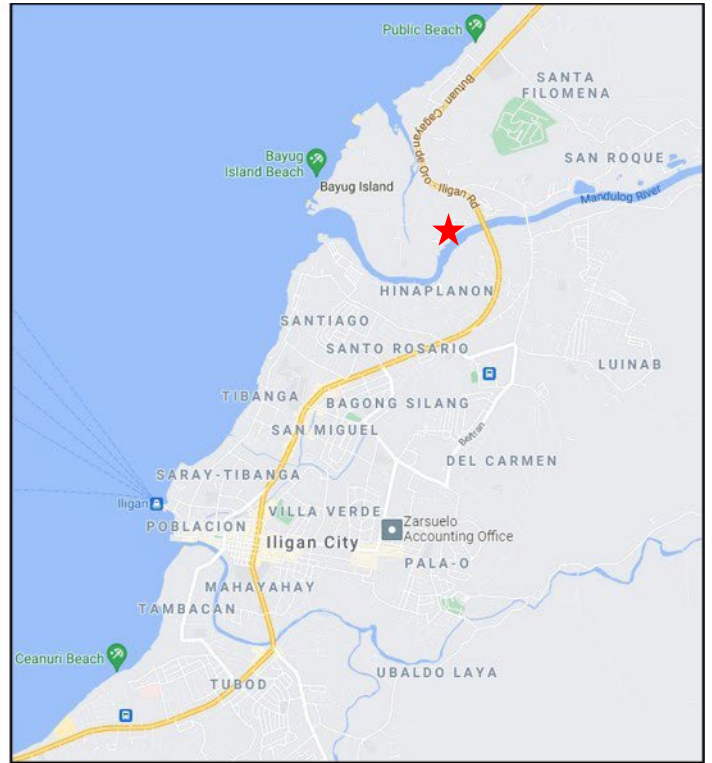
This website is our effort to provide you with as much factual detail as we can, much more than a typical "house for sale" listing. If you are serious about learning more, please see all of the information on this site. If the answer to any question is not here, we will gladly respond via email to retire@riannas-place.com within 24 hours or less.

We have our SSA check direct deposited into our Philippines bank. The US Embassy in Manila has an SSA representative.

Contact us at mminieri@Riannas-Place.com

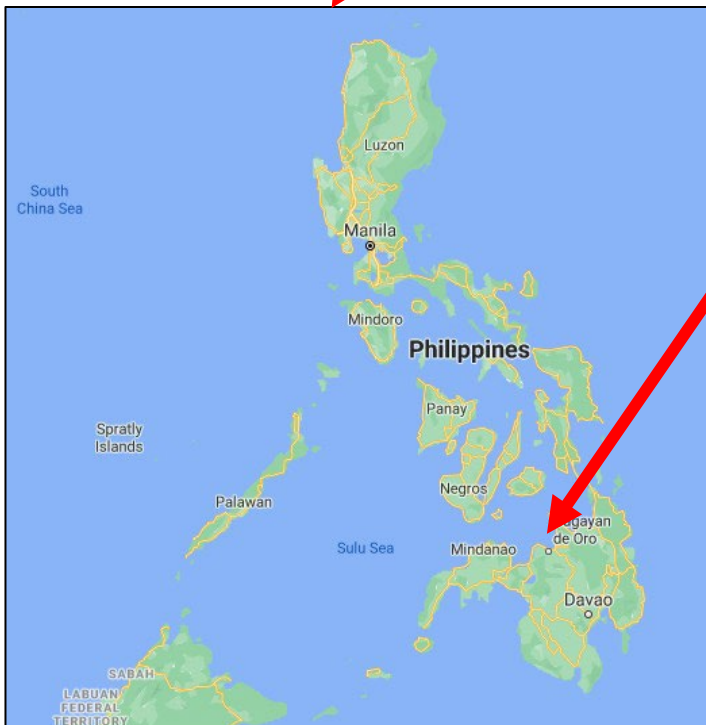
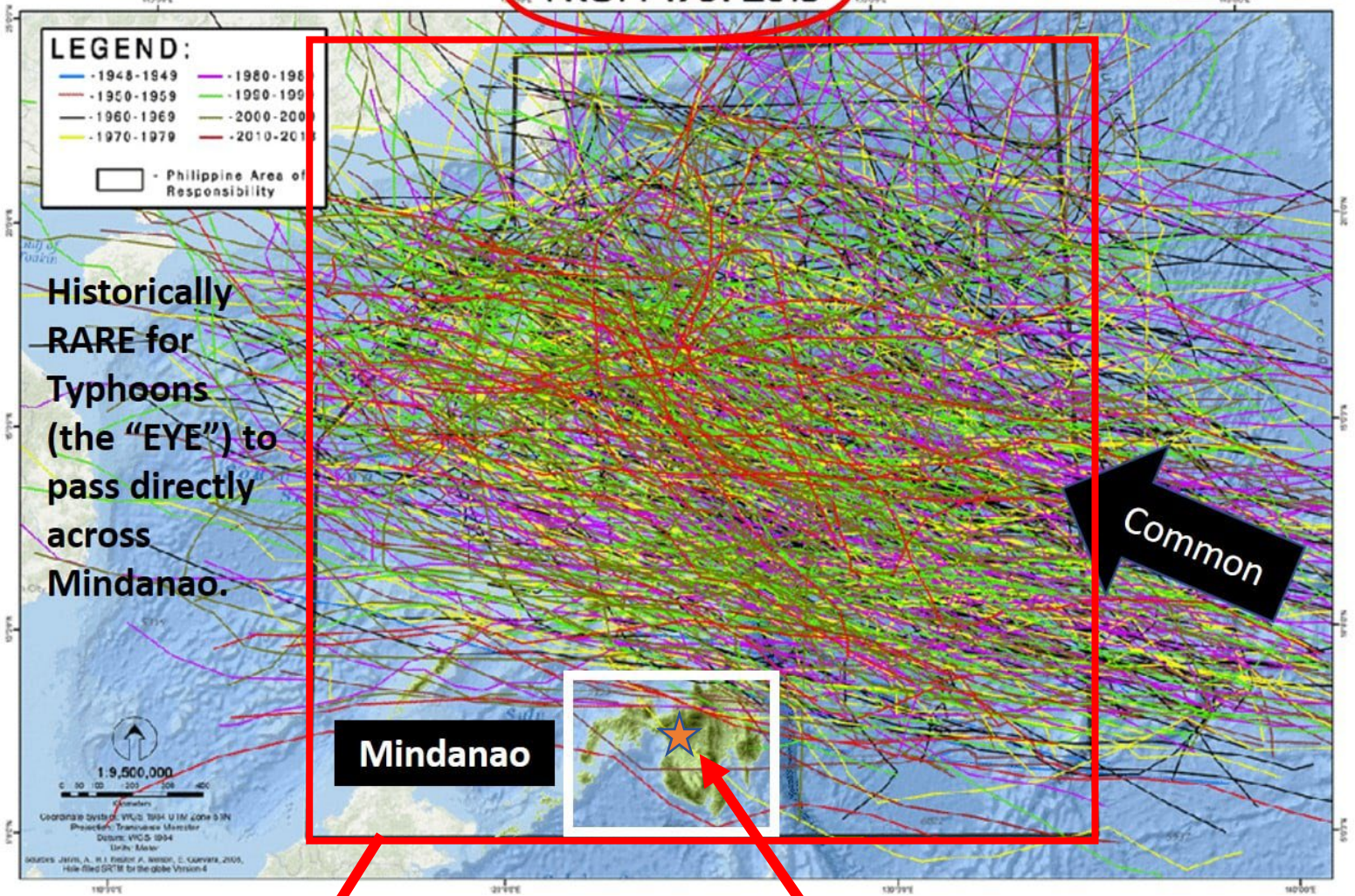
Location Map

Purok Durante "B", Barangay Santa Filomena, Iligan City, Lanao del Norte 9200, Island of Mindanao, Philippines



Typically among the LEAST EFFECTED areas of the Philippines!

TRACKS OF SIMULATED TROPICAL CYCLONES FROM 1951-2013



House is located HERE

Additional weather protection by mountainous area to our East (right on this map)

3D Images

Front Quarter



Rear Quarter



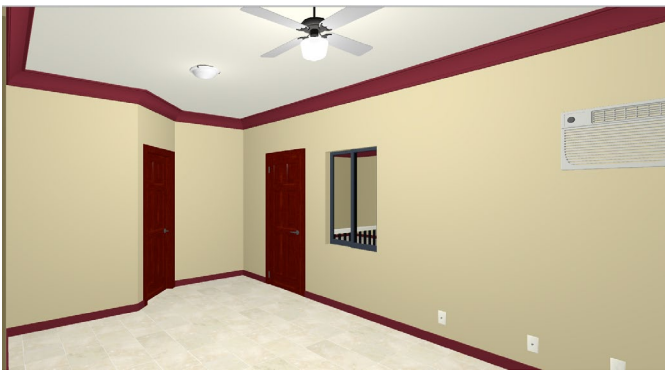
Ground Floor



2nd Floor



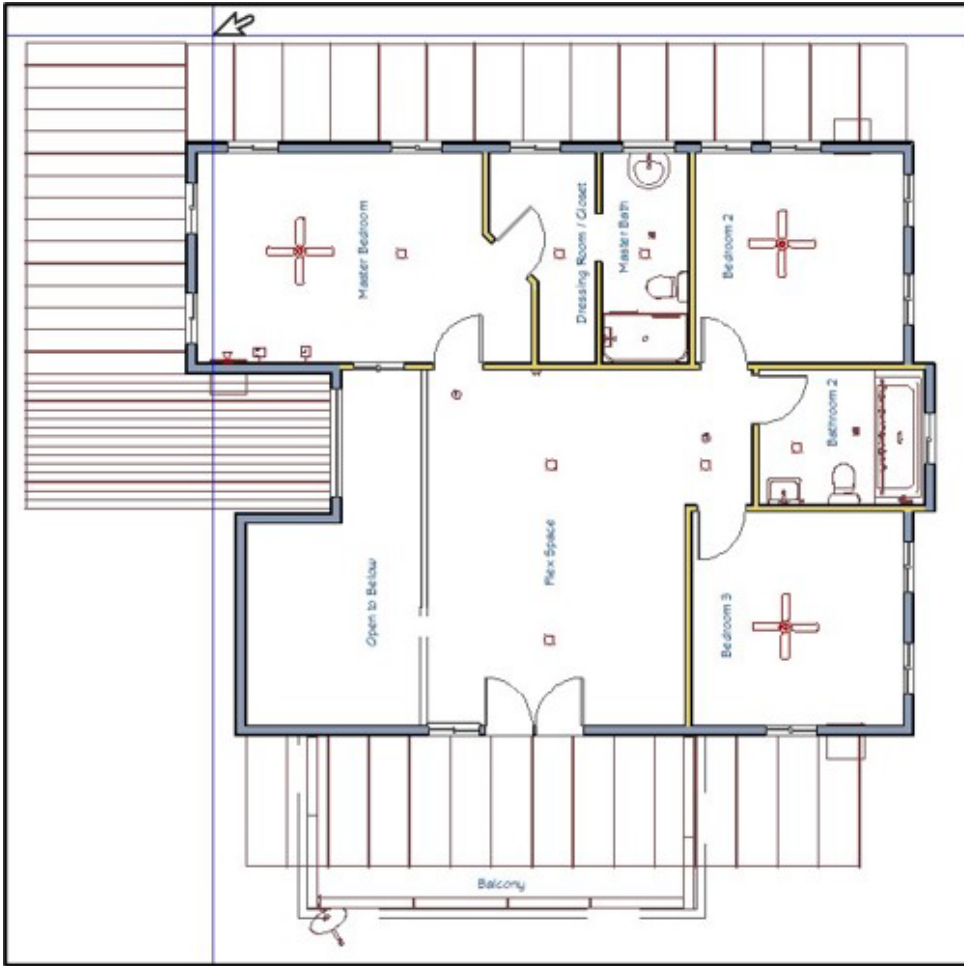
Selected Interior Elevations



Selected Exterior Elevations



Floor Plans



Selected Home Features

- 4 Bedrooms (or 3 + 1)
- 3 Bathrooms (all showers)
- All Concrete Construction
- All-Metal Roof w/Gutters
- Rain Gutters drain outside the wall
- Separate Dressing Room in MBR
- 4 Ceiling Fans w/ Lights
- 3 Air Conditioning Units (+1 ready mount space in #4)
- All Doors are Paneled Style – Interior & Exterior
- Security Bars on Ground Level Windows (NOT rebar!)
- Smoke Detectors Throughout
- Wireless doorbell at the gate
- Covered Laundry Area
- Automatic Clothes Washer w/SS outdoor sink
- Off-street Parking for 2 Vehicles (1 covered)
- Fiber Optic Phone & Internet
- *Signal*® Cable TV Dish & 2 Receivers
- Full Custom *Western* Kitchen upgrade w/wine & glasses rack
- All granite counter-tops
- LOTS of cabinets & storage space w/ Slide-Out Full Height Shelf
- Lg. Dbl-Door Refrigerator & Drawer Freezer
- Small Chest Freezer with matching surround below wine rack
- SS Double Sink w/drying-draining area
- SS Microwave on built-in Shelf
- SS Electric Oven w/Convection , built-into full height cabinet
- SS Hood with light & exhaust fan
- Built-in Gas Stove top (bottles outside)
- Breakfast-Bar w/Padded Stools
- Curtains Throughout
- Upgraded Ceiling Light Fixtures Throughout (high ceilings)
- Chandelier over 2-story entry foyer
- Upgraded Tile Flooring Throughout
- Upgraded light switches & outlets throughout
- Electric outlets all have universal sockets (*except Australia*)
- Custom bench, shelving & tool cabinets in garage
- Private Deep Well w/Electric Pump & Manual Back-Up
- Well outside of the common SE to NW Typhoon path
- 100 Mtr/Yd Walk to the Mandulog River
- 100 Mtr/yd to the Main Highway

Our Local Expat social group

Estimates are that there are approximately 200,000 foreigners now living in the Philippines. The largest percentage – almost 1/3 – are Americans. For more than 10 years now, a few dozen of us expats in Iligan City have socialized on a frequent but informal basis. All are couples with Filipina wives/partners living with an expat. The makeup fluctuates but has included Americans, English/British, Irish, Australians, Germans, Scandinavians and men from MANY other countries. We gather on most any occasion we can use as an “excuse”, either at a public venue or at someone’s house. Everyone speaks English. Part of the group plays golf together regularly at our local 9-hole golf club or at other courses in CDO (2 hrs drive). We all stay connected on Facebook. Besides the fun, long time group members are a great source of referrals and info.



Budget / Cost-of-living Guidance

There are TONS of great reasons to retire to the Philippines, but LOW COST is probably a big one for many expats! Compared to any Western country, this house package is at a FRACTION of it’s cost if located elsewhere. Compared to other Southeast Asian countries, all the schools here have taught ONLY IN ENGLISH for a very long time... You can easily get along just fine speaking only English. You should also find that nearly everyone you meet LOVES WESTERNERS!

At this writing, the currency exchange rate is approximate \$1 USD = Php 54 (Philippines Pesos) and info here uses this formula. In the last 10 years, the rate was generally in the p45 to p55 range and many expect that to return after COVID. Here are some costs to consider in budgeting;

- I get a great haircut for under \$3 (typical here is about \$2) same barber for 8 years.
- Hand car wash is about \$3
- Expect your monthly electricity bill to be between \$100 to \$200 depending on usage.
- Our home phone, cable TV & internet (via Fiber at 300 Mbps) runs under \$55 per month*
- No water bill - private deep well. (bottled drinking water* is \$2.50 for 3x5 gal = 15 gal)
- No sewer bill due to having a septic tank (municipal sewage is RARE in Philippines)
- No garbage/trash collection bill, but it is unreliable. We recycle then burn the rest.
- Property taxes (paid ANNUALLY) amount to about \$10 per month
- Diesel fuel for the vehicle is currently around \$0.91 per liter
- Satellite Dish TV – The TOP PACKAGE costs us about \$40 per month*
- We subscribe to NETFLIX on our Smart TV at about \$11 per month*
- Maid at 10 hrs a day, 6 days per week. Ours for 8 years is not a live-in. About \$32 per WEEK.*
- FOOD in stores and restaurants is relatively cheap compared to the west.
- ALMOST EVERYTHING you need to buy is CHEAP, CHEAP, CHEAP!
- Pay bills without hassle! We can pay ALL of our monthly bills via ONLINE!

