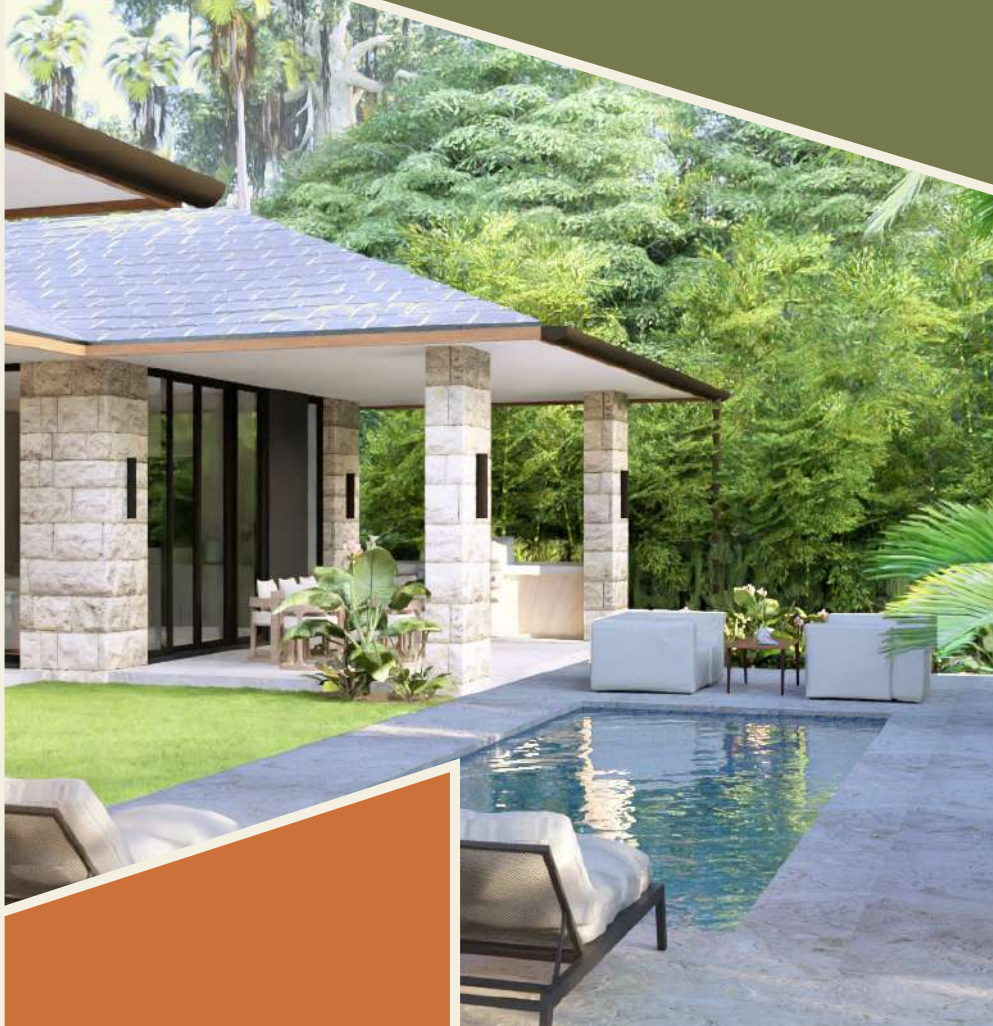




# Dadeland Home



Render



Discover the Progress



Plan your Mortgage





**Disclaimer:** The renderings and images shown are for illustrative purposes only and may be subject to changes or modifications without prior notice.

## PROPERTY FEATURES

- **Net Land Area:** 23,037 sq ft
- **Net Land Size:** 125'x184.28'
- **Construction Type:** One Story CBS (concrete block structure) – concrete tile roof.
- **Ceiling Height:** 10'
- **Garage:** (2 car parking space) 500.26 SqFt - 20'10'' x 23'10''
- **Driveway:** (2 car parking space) 2479.27 SqFt - Width 12'
- **Backyard:** 3,513.38 sq ft

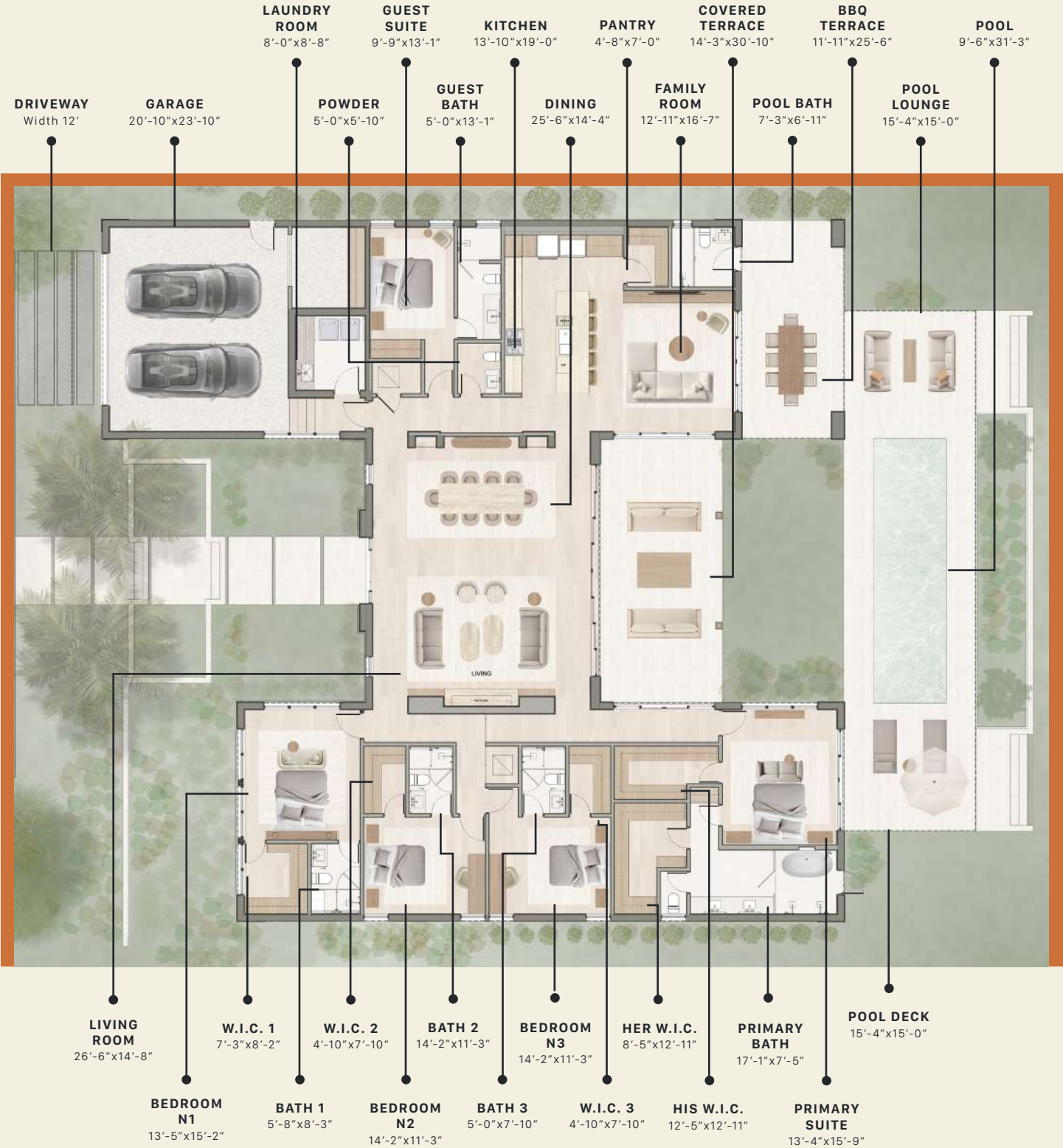
**5 BEDROOMS      6.5 BATHROOMS      4,618.08 SQFT**

## SQUARE FOOTAGE

AREA	sq ft	m2
FIRST FLOOR		
TOTAL A/C	4,618.6 sq ft	429 m2
TOTAL NON A/C	720.91 sq ft	66.97 m2
COVERED TERRACE	410.91 sq ft	38.17 m2
BBQ TERRACE	310.00 sq ft	28.79 m2
TOTAL FIRST FLOOR	5,339.51 sq ft	496 m2
UNCOVERED TERRANCE		
POOL	500.89 sq ft	45.53 m2
POOL DECK	319.72 sq ft	29.7 m2
POOL LOUNGE	306.36 sq ft	28.46 m2
TOTAL UNCOVERED TERRANCE	626.08 sq ft	58.16 m2
TOTAL A/C	4,618.6 sq ft	429 m2
TOTAL NON A/C	1,346.99 sq ft	125.13 m2
TOTAL	5,965.59 sq ft	554.22 m2



FLOOR PLANS



All dimensions are approximate and all floor plans are subject to change by developer without notice. All plans and renderings are artistic conceptual interpretations.

## DELUXE FEATURES

### INTERIORS

- 9" x 48" porcelain tile with a wood-like finish throughout the home
- Italian solid swing interior doors with white veneer finish and magnetic locks
- Built-in closets in all bedrooms except the guest room
- Built-in cabinetry in the pantry
- (Laundry room with (2) SAMSUNG stacked washer and dryer units, cabinetry, and utility sink
- (2) Goodman central air-conditioning and heating systems
- Linear AC diffusers in the master bedroom, living room, dining room, kitchen, and family room
- BuildMart (or equivalent) white AC vent covers with standard slot diffusers
- White lighting accessories, outlets, and switch covers
- (3) electric water heaters
- (2) electric panels — 200 AMP each
- Smooth, modern drywall finishes on ceilings and walls
- Latex paint finish
- Smoke and carbon monoxide detectors
- Decorative stone accents in the living room, dining room, and main entry
- Wood ceiling detail in the dining and living room
- Wood wall paneling feature in the family room
- Built-in closets in all bedrooms except the guest room

### HOME AUTOMATION INCLUDES

- Built-in speakers: up to 14 units
- Security cameras: up to 9 units
- Full alarm system
- Network setup: 1 rack and 6 access points
- TV: 7 pre-wired outlets
- (2) touch-screen control panels located in the living room and Master Bedroom
- Dimmable lighting in the living room, dining room, kitchen, family room, and bedrooms. Rocker-style light switches in all areas
- (2) smart thermostats
- Automatic garage door integrated into the central system
- Pre-wired window shades
- Smart Doorbell

### BATHROOMS

- 24" x 48" ceramic tile in shower floors and walls
- Master bathroom with bathtub and double shower
- Clear, frameless glass swing-door shower enclosure
- Double vanity sinks in the master bathroom
- Brizo dark bronze water-efficient fixtures in the master bathroom
- Hansgrohe fixtures in secondary bathrooms
- Koller fixtures in the powder room
- Smart toilet in the master bathroom
- Private bathroom in every bedroom
- Built-in shower niches in all bathrooms
- Clear swing door for the master bathroom toilet
- Elegant lighting fixtures throughout the master bathroom





## KITCHEN

- Sub-Zero 42" classic side-by-side refrigerator/freezer with internal dispenser, panel-ready
- Wolf 30" E Series transitional built-in single oven
- Wolf 24" standard microwave oven
- Wolf 36" transitional induction cooktop
- BEST Range Hoods HBN1 Series
- ASKO 24" dishwasher, panel-ready
- Wolf 24" E Series transitional built-in coffee system
- Natural stone kitchen countertop and backsplash with waterfall edge
- Soft white kitchen sink
- Dark bronze Brizo faucet and sprayer
- Three pendant light fixtures over the island
- Bar/coffee station
- European-style kitchen cabinetry
- Direct hood ventilation to the exterior



## EXTERIORS

- Spacious concrete driveway
- 36" Coyote Grill - Summer Kitchen with Sink, trash compartment and refrigerator
- Covered terrace
- 3' x 10' sliding doors
- Insulated ceiling and exterior doors
- Aluminum fence with stucco wall sections for enhanced privacy
- Backyard fully sodded and professionally landscaped
- Hurricane-impact windows and doors
- Waterproof sealant around exterior windows and doors
- Acrylic latex flat paint finish
- Automatic sliding metal fence gates
- Façade finishes natural stone and Cumaru-look accents on exterior columns
- Composite fascia
- Exterior tile: 24" x 48" ivory, natural stone-look, anti-slip
- Garage door: automatic metal door with a wood-like finish (18' x 9') for two cars
- Twelve (12) dark bronze LED exterior wall lights
- Stucco paint
- County-compliant landscaping, including bamboo in the pool area and east side of the home
- Artificial grass area in front of the covered terrace

## POOL

- 9'-6" x 31' saltwater pool
- 6" glass waterline tile along the pool and steps
- Pool coping: 24" x 48" tile anti slip
- Pool plaster
- Pool deck in composite wood





1. Miami International Airport - 20 Minutes

2. Coral Gables - 15 Minutes

3. Tropical Park - 10 Minutes

4. University of Miami - 10 Minutes

5. Shops at Merrick Park - 10 Minutes

6. Coconut Grove - 10 Minutes

7. Mercy Hospital - 18 Minutes

8. Viscaya Museum - 20 Minutes

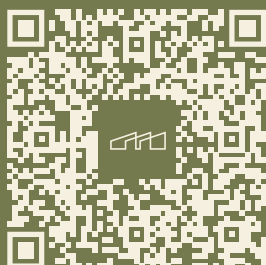
9. Brickell - 20 Minutes

10. Downtown Miami - 20 Minutes

11. Port of Miami - 30 Minutes

12. Hobie Island Beach - 20 Minutes

13. Key Biscayne - 30 Minutes



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HOMES**  
 More than houses . creating HOMES

# About the developer

DCR Homes, a company from the real estate development sector, is renowned for its comprehensive approach to acquiring, developing, constructing, and managing both residential and commercial projects. Founded in 2020 by Daniel Cremades and Christian Ruiz, DCR Homes leverages their combined 30+ years of experience in commercial real estate to deliver exceptional value. With a track record of projects worth over \$10 billion USD since 2008, the company has successfully developed more than 1,000 residential units in the last five years. This dynamic leadership and unwavering commitment to quality have established DCR Homes as a trusted and innovative developer in the real estate industry.

## 850 Living



850 Living is a multifamily project consisting of 230 residential units for rent, located in central Miami-Dade, 3.1 km (2 miles) from Miami International Airport, FL. Project has 250 parking spaces, pool, bbq, gym, amazon room and other amenities.

## 850 LeJune - 860 Le June



850 LeJune is an office development project consisting 200,000 sf office space for rent, located in central Miami-Dade, 3.1 km (2 miles) from Miami International Airport, FL. Project has 600 parking spaces.

## Town Center I



The project will contain 325 Units market rate apartments with 45,000 sqft of ground floor retail plus 910 parking spaces. The site is located at NW 107th Avenue at the intersection with 82nd Street in Doral.

## Park Square



The project will contain 325 Units market rate apartments with 45,000 sqft of ground floor retail plus 910 parking spaces. The site is located at NW 107th Avenue at the intersection with 82nd Street in Doral.

## Gables Gate Home



The project consists of the acquisition, entitlement process, development, and sale of 1 single Family home located in West Miami. This single family home boasts 4 bedrooms, 1 studio, and 4.5 bathrooms. With modern and top-of-the-line finishes



## Sovereign Villas

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Sovereign Villas consists of the development of 15 townhomes for sale, starting from the low \$400,000s. The project was managed from the land acquisition stage and included the entire entitlement process, working with the city to obtain permits, rezoning, and other required approvals from both the county and the city. The project is located in Florida City, close to Homestead.

## Garden on the Roads

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Gardens on the Road is a development project that includes the construction of 4 duplex units located on two separate lots, managed by companies DCR 1010 and DCR 1012. With estimated sales of 6M the project, sponsored by DCR Exponential, is set to span 25 months, beginning with the design phase, followed by sales and construction.

## Flagami Pines

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Construction project for 4 single-story townhomes, strategically located in the desirable Flagami neighborhood of Miami. This project is specifically designed to meet the demand of middle-income families seeking a modern, comfortable, and affordable home.

## Southland Pines

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Southland Pines is a premier build-for-rent townhome community located in South Miami Dade County. Once delivered, the development will consist of 32 two story townhome units within eleven pods, ten triplex and one duplex. All units will will comprise of 4BR/3BA layouts averaging 1,500 square feet (AC space).

## Vista to the Plaza

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Vista to the Plaza is a development project that includes the construction of 2 duplex units located on Silver Bluff. Townhomes are 3-story, 4-bed, 3-bath townhouse boasting 2500 sq ft. From the gourmet Italian kitchen to spa-like bathrooms, every detail exudes sophistication. Enjoy a private pool, high-end finishes, and a prime location near Coral Gables and Coconut Grove.