



More than houses, creating HOMES

Schenley Park





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:** 5,009.88 sq ft
- **Net Land Size:** 134'x75'
- **Construction Type:** Two Story CBS (concrete block structure) – shingle hip roof.
- **Ceiling Height:** 10'
- **Garage:** (2 car parking space) 418,05 SqFt - 20' 5" x 20' 5"
- **Driveway:** (2 car parking space) 725,54 SqFt - 22' 8" x 37' 6"
- **Backyard:** 4,427.29 sq ft

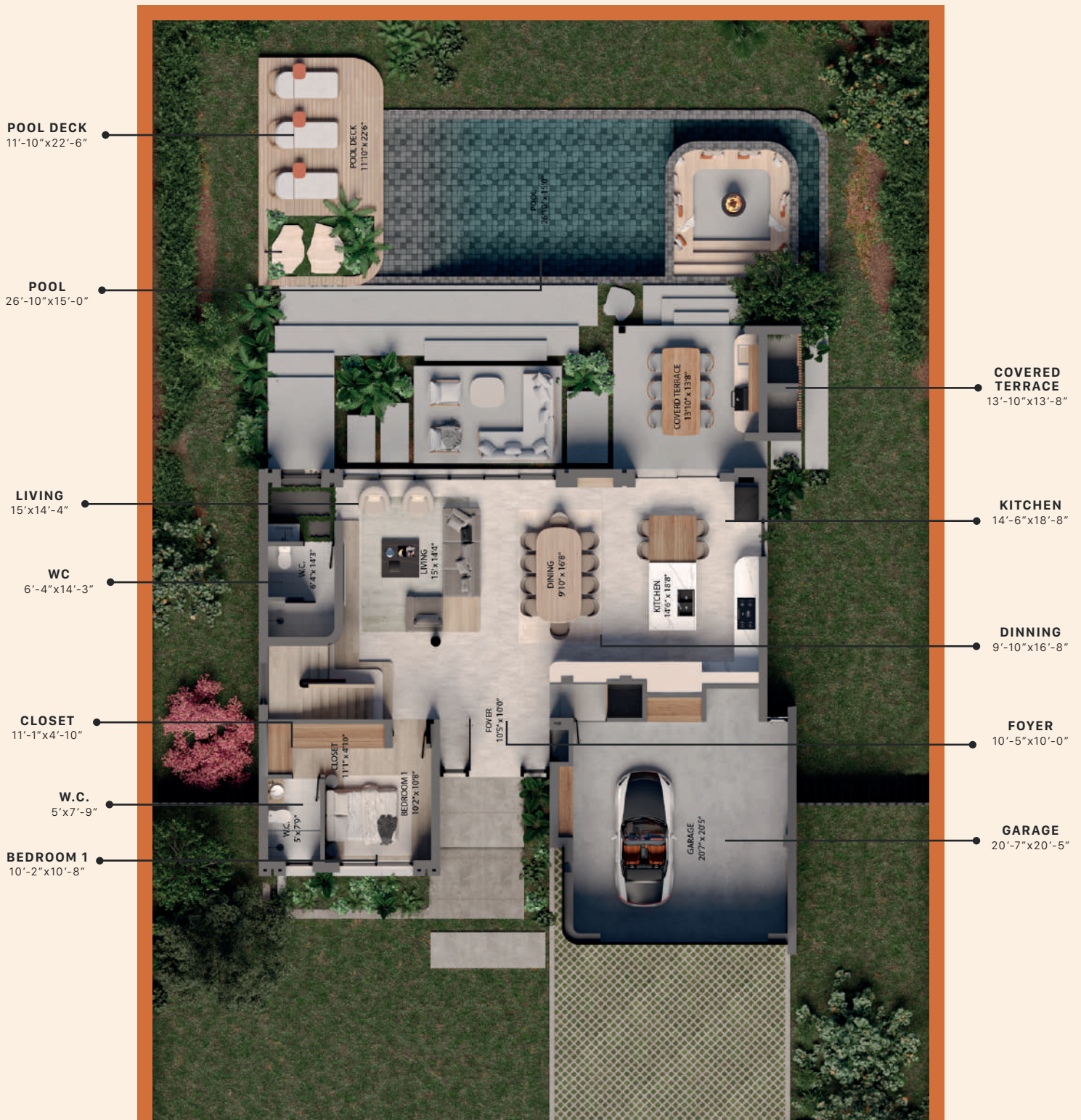
5 BEDROOMS

6 BATHROOMS

13,607.37 SQFT

SQUARE FOOTAGE

AREA	sq ft	m2
FIRST FLOOR		
TOTAL A/C	2,017.40 sq ft	187.42 m2
TOTAL NON A/C	826.51 sq ft	76.78 m2
ENTRY	82.22 sq ft	7.63 m2
COVERED TERRACE	245.04 sq ft	22.76 m2
UNCOVERED TERRACE	499.25 sq ft	46.38 m2
TOTAL FIRST FLOOR	2,843.91 sq ft	264.20 m2
SECOND FLOOR		
TOTAL A/C	1,879.40 sq ft	174.60 m2
TOTAL NON A/C	28.2 sq ft	2.61 m2
BALCONY	28.2 sq ft	2.61 m2
TOTAL SECOND FLOOR	1,907.60 sq ft	177.22 m2
UNCOVERED TERRANCE		
BACKYARD	4,427.93 sq ft	411.36 m2
GREEN AREA	3,641.1 sq ft	338.269 m2
POOL (SIZE)	524.44 sq ft	48.72 m2
DECK	262.36 sq ft	24.37 m2
TOTAL UNCOVER TERRACE	8, 885.86 sq ft	825.52 m2
TOTAL A/C	3,896.80 sq ft	362 m2
TOTAL NON A/C	9,710.57 sq ft	902.14 m2
TOTAL	13,607.37 sq ft	1,264.16 m2



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



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DELUXE FEATURES

INTERIORS

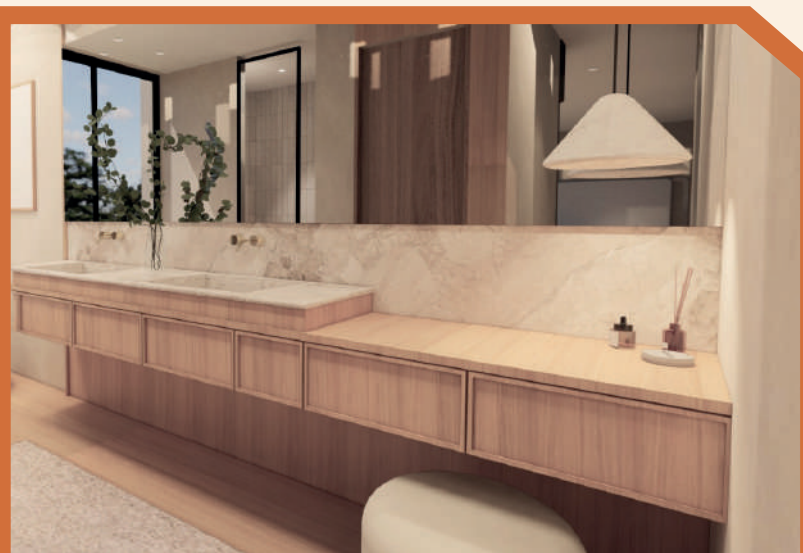
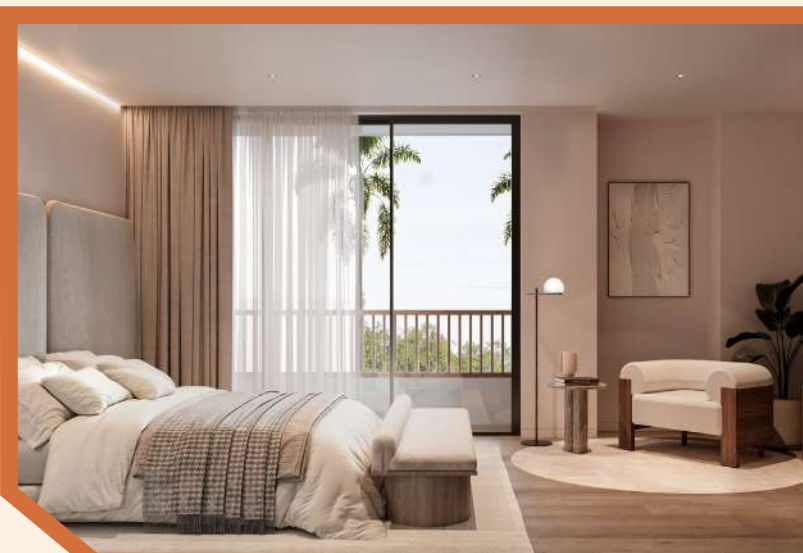
- 9" x 48" porcelain tile with a wood-like finish.
- Oak-stained single-panel flush interior doors with dark bronze handles.
- Oak-stained flush bi-pass closet doors.
- (2) LG stacked washer and dryer units (Gas).
- Goodman or Equivalent central air conditioning and heating system. *
- Linear air conditioning diffusers in the family room and kitchen.
- BuildMart or equivalent AC white vent cover with a standard slot diffuser. *
- White accessories including lighting, outlets, and light switch covers. *
- Gas water heaters.
- LED lighting throughout. *
- Rocker-style light switches. *
- Latex paint finish. *
- Smoke and carbon monoxide detectors. *
- Smooth, modern drywall finishes on ceilings and walls. *
- Stone finish: Family Room, Main Door, and TV Wall. *

BATHROOMS

- Ceramic tile (24" x 48") on all bathroom floors, shower floors, and shower walls.
- Master bathroom with bathtub and double shower.
- Swing door, clear, frameless glass shower enclosure. *
- Double vanity sinks in master bathrooms. *
- Dark Bronze Delta water-efficient fixtures.
- 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
- Bestrangehoods hbn1 series
- ASKO 24" Dishwasher Panel Ready
- Wolf 24" e series transitional built-in coffee system
- Deckton stone countertop kitchen and backsplash with waterfall edge.
- Soft white kitchen sink
- Kohler Dark bronze faucet and sprayer
- Includes three pendant light fixtures
- Bar/coffee station
- European Kitchen



EXTERIORS

- Spacious driveway.
- 44" Bull Summer Kitchen with luxury appliances (burner, ice maker, and refrigerator).
- Covered terrace.
- 3' x 10' sliding doors.
- Insulated ceiling and exterior doors.
- Wood fence in the backyard for privacy.
- Pool backyard fully sodded and landscaped.
- Hurricane-impact windows and doors.
- Waterproof sealant around exterior windows and doors.
- Acrylic latex flat paint.
- Automatic sliding metal fence gates.
- Façade finishes: Natural stone and look Camru covering exterior columns.
- Fascia: Pine wood stained to resemble Cumaru.
- 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.
- Natural green wall at the entrance façade.
- (12) Dark bronze LED exterior wall lights.
- Stucco paint.
- County compliant landscaping (bamboo in the pool area and east side of house).
- Artificial grass area in front of the covered terrace.

POOL

- 524,43 sq ft Saltwater Pool Featuring a Tile Finish and Built-In Heater.





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**

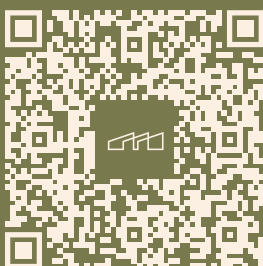
9. Brickell - **20 Minutes**

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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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



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.

Gardens on the Road



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



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



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



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.