



Schenley Park



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:** 5009.88 sq ft
- **Net Land Size:** 134'x75'
- **Construction Type:** Two Story CBS (concrete block structure) – Dark Charcoal Blend Concrete Tile Roof.
- **Ceiling Height:** First Floor: 9' / Second Floor: 9'
- **Garage with A/C:** (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 3,904.41 SQFT/AC

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
UNCOVERED TERRACE		
TOTAL A/C	1,887.01 sq ft	175.30 m2
TOTAL NON A/C	28.2 sq ft	2.61 m2
BALCONY	28.2 sq ft	2.61 m2
TOTAL UNCOVERED TERRACE	1,915.21 sq ft	177.92 m2
TOTAL A/C	3,904.41 sq ft	362.73 m2
TOTAL NON A/C	854.71 sq ft	79.40 m2
TOTAL	4,759.12 sq ft	442.13 m2

OTHERS

BACKYARD	4,427.93 sq ft	411.368 m2
GREEN AREA	3,641.1 sq ft	338.26 m2
POOL (AREA)	524.44 sq ft	48.72 m2
DECK	262.39 sq ft	24.37 m2
TOTAL UNCOVER TERRACE	8,885.86 sq ft	825.736 m2

FLOOR PLANS

LEVEL 1



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

FLOOR PLANS

LEVEL 2



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

- 24" x 48" porcelain tile on the first floor
- 9" x 48" wood-look porcelain tile on the second floor
- Italian solid swing interior doors with oak veneer finish and magnetic locks
- (2) Trane central air-conditioning and heating systems
- Linear AC diffusers in the kitchen, dining, and living room
- BuildMart (or equivalent) white AC vent covers with standard slot diffusers
- White lighting accessories, outlets, and switch covers
- (2) electric water heaters
- (2) electric panels — 200 AMP each
- LED lighting throughout
- Smooth, modern drywall finishes on walls and ceilings
- Laundry room with (2) SAMSUNG stacked washer and dryer units, cabinetry, and utility sink
- Smoke and carbon monoxide detectors
- Built-in closets in all bedrooms except the guest room
- Garage with epoxy-finish flooring and air-conditioning

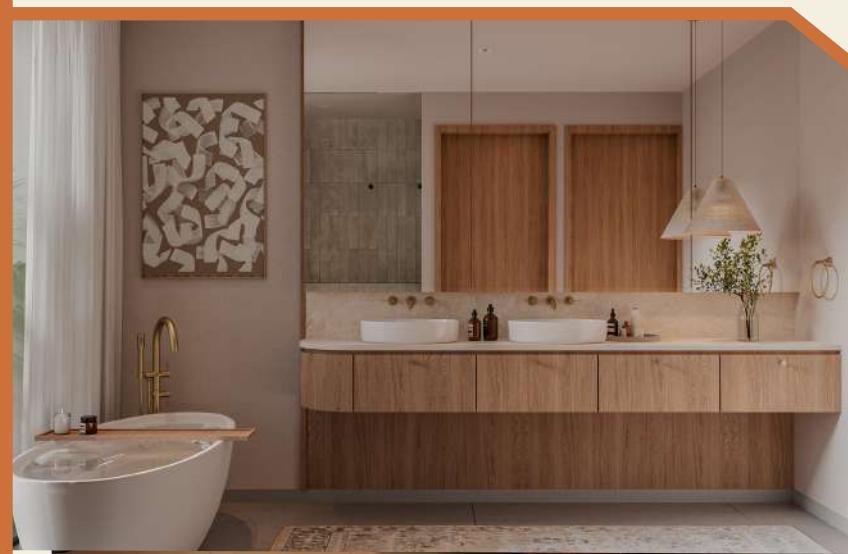


HOME AUTOMATION INCLUDES

- Built-in speakers: up to 13 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" porcelain tile on all 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
- Dark Bronze Brizo 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
- Smart toilet in the master bathroom



KITCHEN

- SUB-ZERO/WOLF 42" classic side-by-side refrigerator/freezer with internal dispenser, panel-ready
- SUB-ZERO/WOLF 30" E Series transitional built-in single oven
- SUB-ZERO/WOLF 24" standard microwave oven
- SUB-ZERO/WOLF 36" transitional induction cooktop
- BEST 36" Range Hood — HBN1 Series
- SUB-ZERO/WOLF 24" E Series transitional coffee system
- ASKO 24" dishwasher, 40 Series, panel-ready
- Pompeii Quartz countertop and backsplash
- Dark Bronze Brizo water-efficient fixture
- Soft white kitchen sink
- European-style cabinetry
- Direct hood ventilation to the exterior



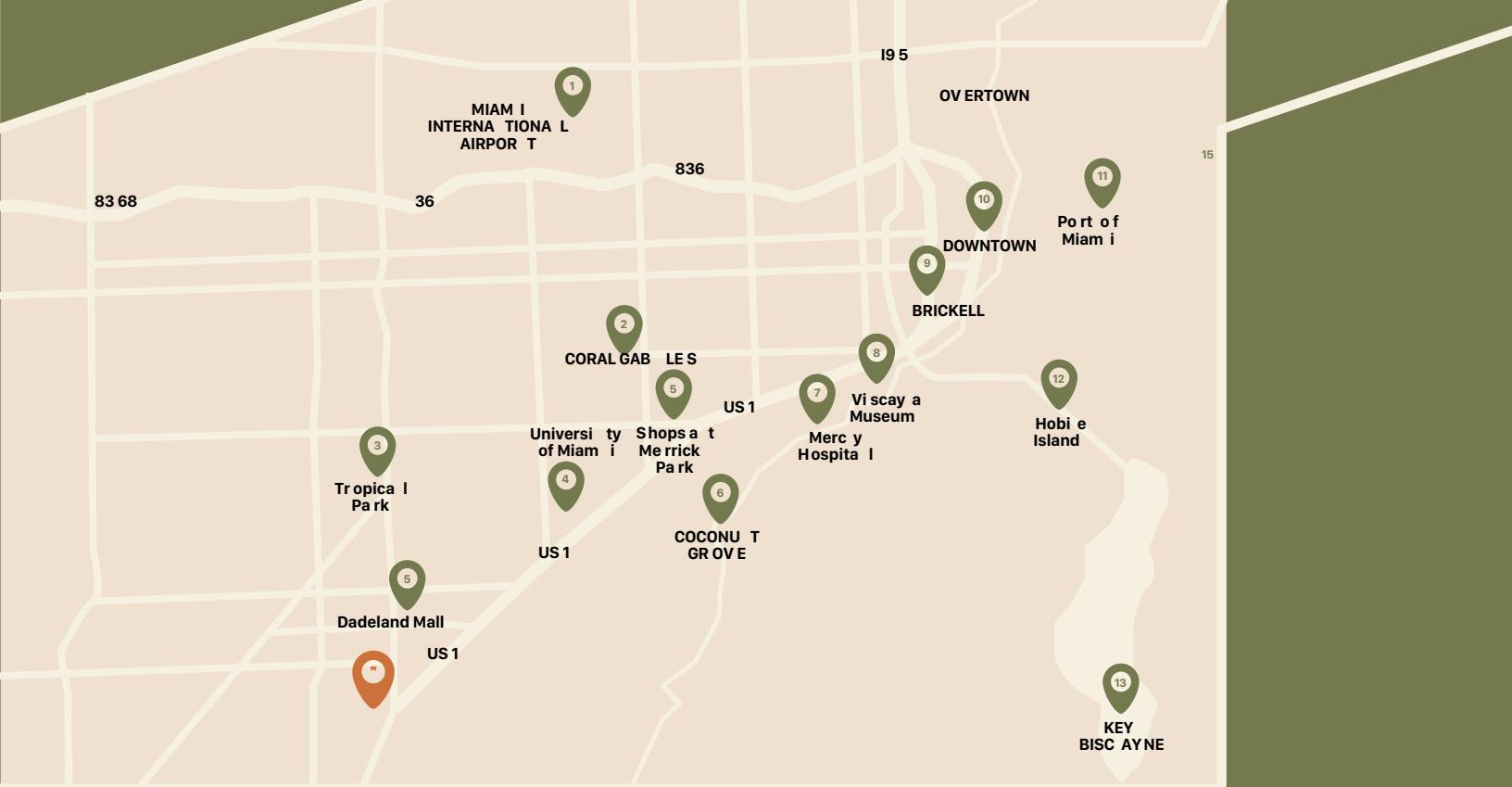
EXTERIORS

- Driveway with gramoquin pavers filled with gravel
- Covered terrace with aluminum overhead cover and integrated spar lighting (4)
- 44" Bull summer kitchen with built-in trash, sink and refrigerator
- 36" Coyote Grill - Summer Kitchen with Sink, trash compartment, refrigerator and Zline range Hood
- Insulated ceiling and exterior doors
- Durafence in the backyard for enhanced privacy
- Pool deck and backyard fully sodded with professional landscaping
- Hurricane-impact windows and doors
- Waterproof sealant around exterior windows and doors
- Acrylic latex flat paint finish
- Smooth stucco façade with decorative wood-look tile accents
- Concrete steps with tile finish
- Automatic dark bronze metal garage door for two cars

POOL

- 8.5' x 31' pool
- 6" glass waterline tile along the pool and steps
- Pool coping: 24" x 48" tile anti slip
- Pool plaster
- Pool deck (262.39 sq ft) 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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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.

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 LeJeune - 860 Le June



850 LeJeune 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.

Garden on the Roads



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 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.