



Sovereign Homes



PROPERTY FEATURES

- **Net Lot Area:** From 1,174.8 sq ft
- **Net Lot Size:** From 22'-2" x 56'-0"
- **Construction Type:** Concrete Masonry w/wood trusses
- **First Floor Ceiling Height:** 9'-0
- **Second Floor Ceiling Height:** 9'-0 1/2
- **Driveway:** (2 Car parking space) 17'-0" x 18'-0"

4 BEDROOMS 3 BATHROOMS

FROM 1,436 SQFT

SQUARE FOOTAGE

AREA	sq ft
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FIRST FLOOR

TOTAL A/C	665.93 sq ft
TOTAL NON A/C	37.86 sq ft
ENTRY	37.86 sq ft

TOTAL FIRST FLOOR	703.79 sq ft
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SECOND FLOOR

TOTAL A/C	727.07 sq ft
TOTAL NON A/C	5.30 sq ft

TOTAL SECOND FLOOR	732.37 sq ft
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TOTAL A/C	1,393 sq ft
TOTAL NON A/C	43.16 sq ft

TOTAL	1,436.16 sq ft
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BACKYARD SIZE	22' - 2" x 6' - 0"
BACKYARD AREA	116.83 sq ft
DRIVEWAY	17'-0" x 18'-0"



FLOORPLANS

LEVEL 1



LEVEL 2



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

SPECIFIC FEATURES

INTERIORS

- Heavy traffic vinyl flooring in the kitchen, living room, dining room, a/c, laundry, pantry, all bedrooms, all bathroom floors, stairwell and 2nd floor hallway.
- 4" wood baseboards.
- Single panel smooth interior doors.
- Raised panel bi-fold closet doors.
- Samsung/General Electric washer and dryer.
- Central air conditioning and heating system.
- Electric water heater.
- LED lighting.
- Rocker-style switches throughout.
- Flat latex paint.
- Smoke/Carbon monoxide detectors
- Smooth and modern drywall finishes on ceilings and walls.

BATHROOMS

- Heavy-traffic vinyl flooring.
- (2) Bathrooms with showers feature ceramic tile flooring and shower walls tiled up to 6 feet.
- (1) Bathroom with a bathtub, complete with ceramic-tiled walls around the tub up to 6 feet.
- 4" wood baseboards.
- Sliding glass shower enclosure doors in the master bathroom.
- Double vanity sink in the master bathroom.
- Flat vanity mirrors in all bathrooms.
- Modern vanity cabinets in every bathroom.
- Stylish black bathroom fixtures, including showers and faucets.

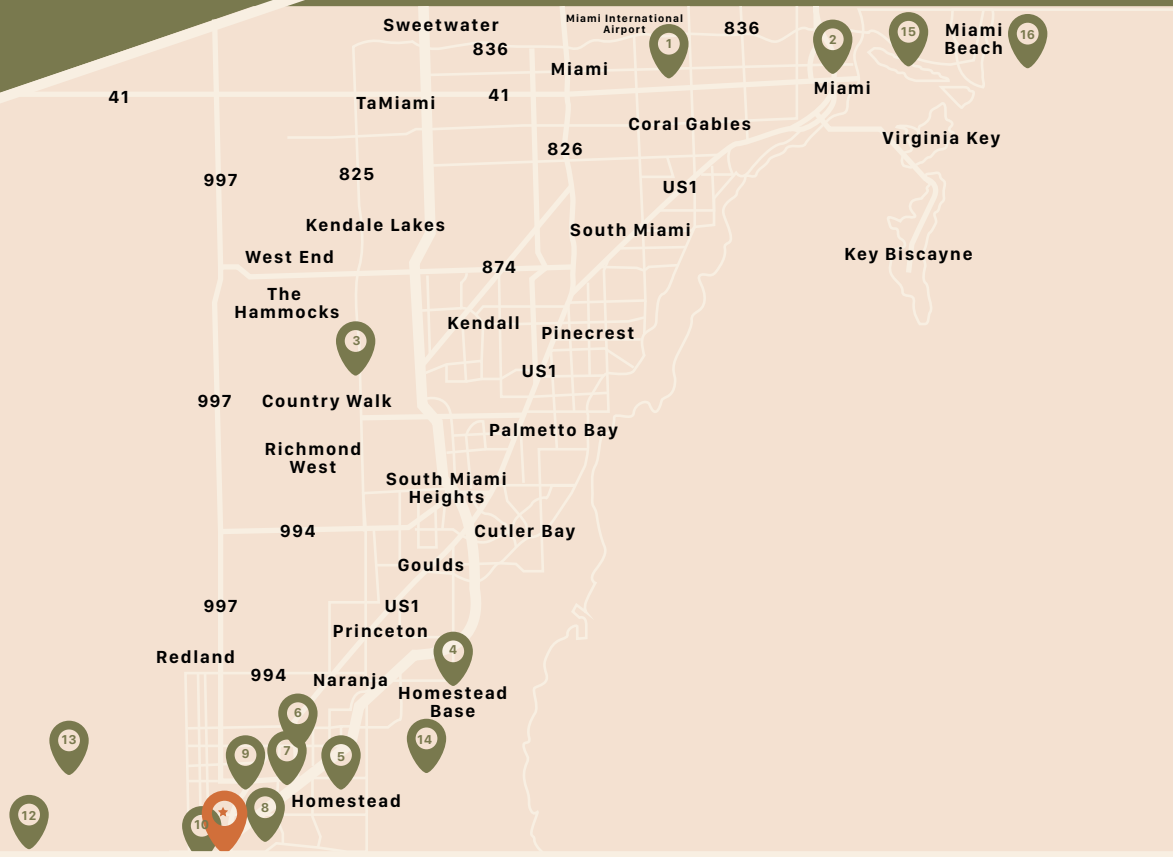
KITCHEN

- Quality Stainless Steel Appliance Package
- 30" Samsung/General Electric Smooth Surface Electric Range with self-cleaning oven.
- Samsung/General Electric Over-the-Range Built-In Microwave with a recirculating vent.
- Samsung/General Electric Multi-Cycle Dishwasher.
- Samsung/General Electric Refrigerator.
- (3/4") Thick Quartz Countertops with a 6" backsplash.
- Food Waste Disposal.
- Stainless Steel Kitchen Sink with Faucet.
- Pantry Closet with Ventilated Shelves.
- Electrical Outlets at Countertop.
- White-Coated Thickness Melamine Cabinets with bar handles and shaker-style doors, featuring a soft-closing mechanism.

EXTERIORS

- Backyard fully sodded and landscaped.
- Hurricane impact windows and doors.
- Fence in backyard separating your property from neighbors.
- Acrylic latex flat paint.
- Sliding doors.
- Waterproof sealant around exterior windows and doors.
- Insulated ceilings and exterior walls.
- Driveway (2 car parking space) 17'-0" x 18'-0"





1. Miami International Airport - **35 Minutes**

2. Downtown Miami/Brickell- **45 Minutes**

3. Miami Executive Airport- **26 Minutes**

4. Homestead Base - **14 Minutes**

5. Baptism Health Homestead - **8 Minutes**

6. Home Depot - **10 Minutes**

7. Walmart Supermarket - **12 Minutes**

8. Florida City City Hall - **3 Minutes**

9. Dollar General - **14 Minutes**

10. Cracker & Barrel Country Store- **4 Minutes**

11. Key Largo- **35 Minutes**

12. Everglades -**10 Minutes**

13. Lucille Hammock Preserve- **13 Minutes**

14. Homestead Miami SpeedWay - **11 Minutes**

15. Port of Miami - **46 Minutes**

16. Miami Beach - **54 Minutes**



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 of 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

Schenley Park Home



Construction of a sophisticated and modern residence, designed to meet the highest standards of luxury residential living. The design concept features a five-bedroom home with high-end finishes, three covered garages, and a private pool. The construction is planned on an 11,000-square-foot lot.

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.