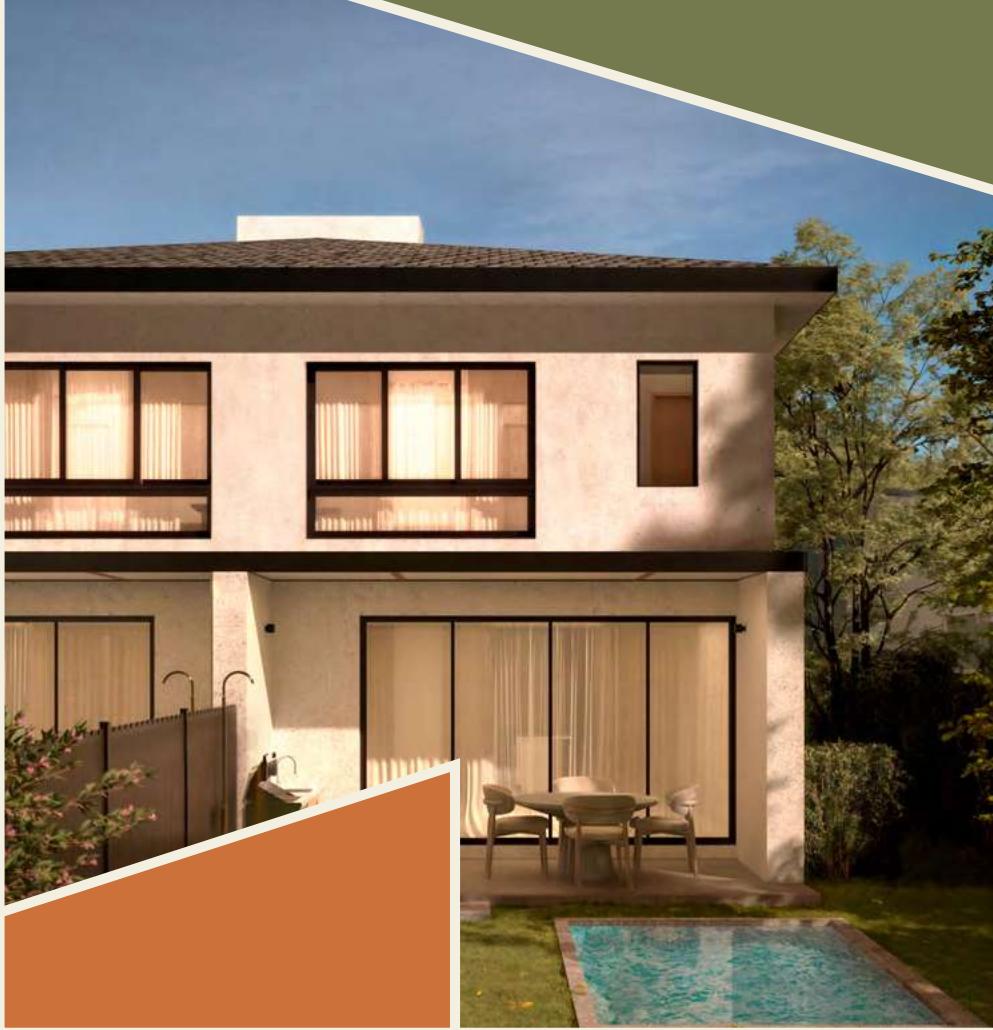




# Silver Bluff Homes



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:** 3,900 sq ft
- **Net Land Size:** 30' x 130'
- **Construction Type:** Three-story CBS (Concrete Block Structure) construction with wood deck at the second floor and a concrete roof slab. Concrete tile roof.
- **First Floor Ceiling Height:** 9'
- **Second Floor Ceiling Height:** 9'
- **Garage:** (1 car parking space) 20-5'x11'8" - 238 sq ft
- **Driveway:** (1 car parking space) 25'-5"x10' - 254 sq ft
- **Backyard:** 30'-11" X 30'
- **Pool:** 9' x 14'
- **Special Feature:** Summer Kitchen with BBQ, Rooftop with Aluminum Pergola.

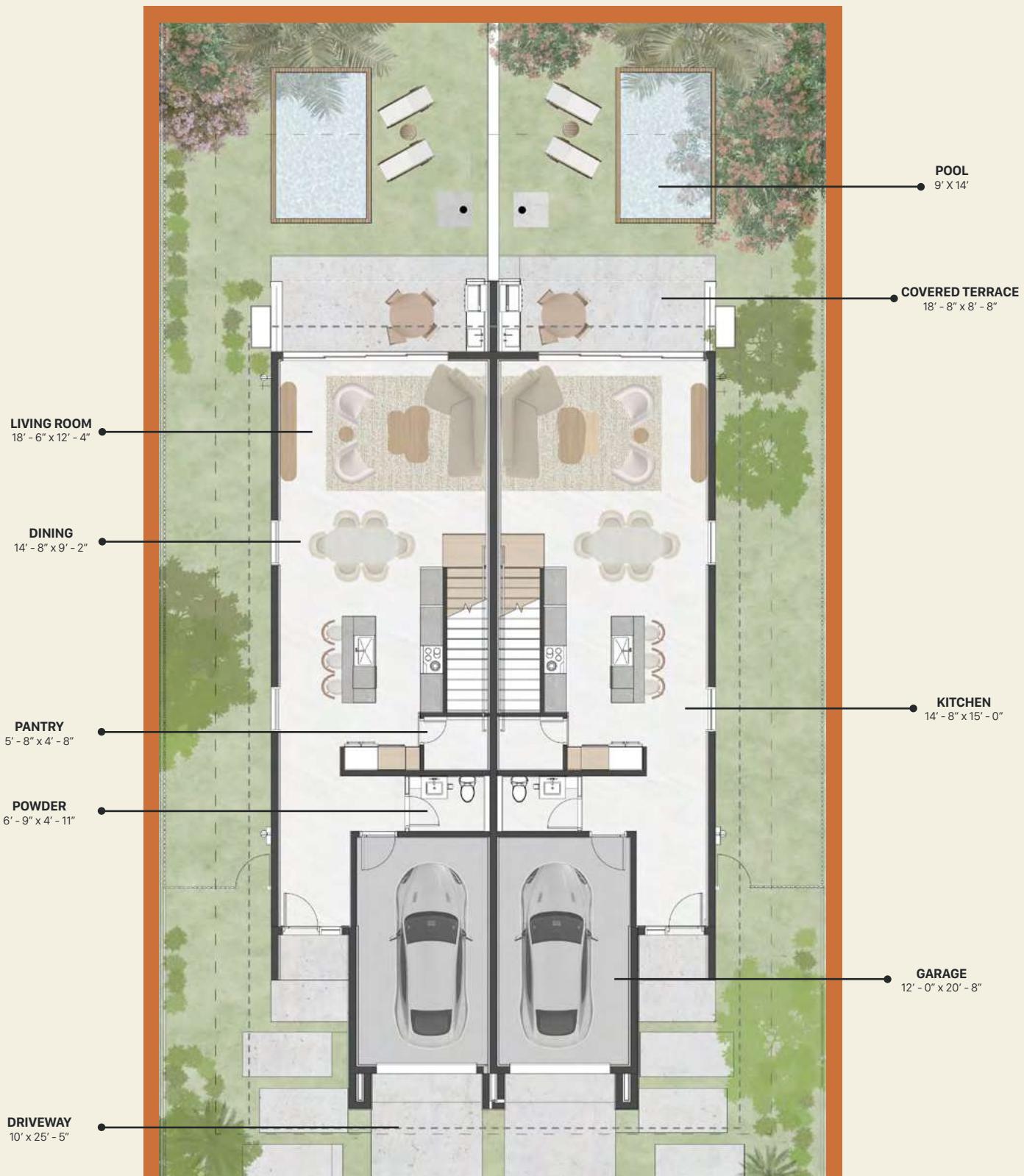
**4 BEDROOMS      3.5 BATHROOMS      2,303.56 SQFT**

## SQUARE FOOTAGE

AREA	sq ft	m2
<b>FIRST FLOOR</b>		
<b>TOTAL A/C</b>	<b>958.14 sqft</b>	<b>89 m2</b>
<b>TOTAL NON A/C</b>	<b>293.93 sqft</b>	<b>27.3 m2</b>
ENTRY	25.87 sqft	2.4 m2
COVERED TERRACE	127.18 sqft	11.8 m2
<b>TOTAL FIRST FLOOR</b>	<b>1,252.07 sq ft</b>	<b>116.3 m2</b>
<b>SECOND FLOOR</b>		
<b>TOTAL A/C</b>	<b>1,278.35</b>	<b>118.7 m2</b>
<b>TOTAL NON A/C</b>	<b>N/A</b>	<b>N/A</b>
<b>TOTAL SECOND FLOOR</b>	<b>1,278.35 sq ft</b>	<b>118.7 m2</b>
<b>ROOFTOP</b>		
<b>TOTAL A/C</b>	<b>67.07 sqft</b>	<b>6.2 m2</b>
ROOFTOP COVERED	196.08 sqft	18.2 m2
ROOFTOP UNCOVERED	303.57 sqft	28.2 m2
<b>TOTAL SECOND FLOOR</b>	<b>499.65 sq ft</b>	<b>46.41 m2</b>
<b>TOTAL A/C</b>	<b>2,303.56 sqft</b>	<b>214 m2</b>
<b>TOTAL NON A/C</b>	<b>793.58 sqft</b>	<b>73.72 m2</b>
<b>TOTAL</b>	<b>3,097.14 sq ft</b>	<b>287.7 m2</b>

## FLOOR PLANS

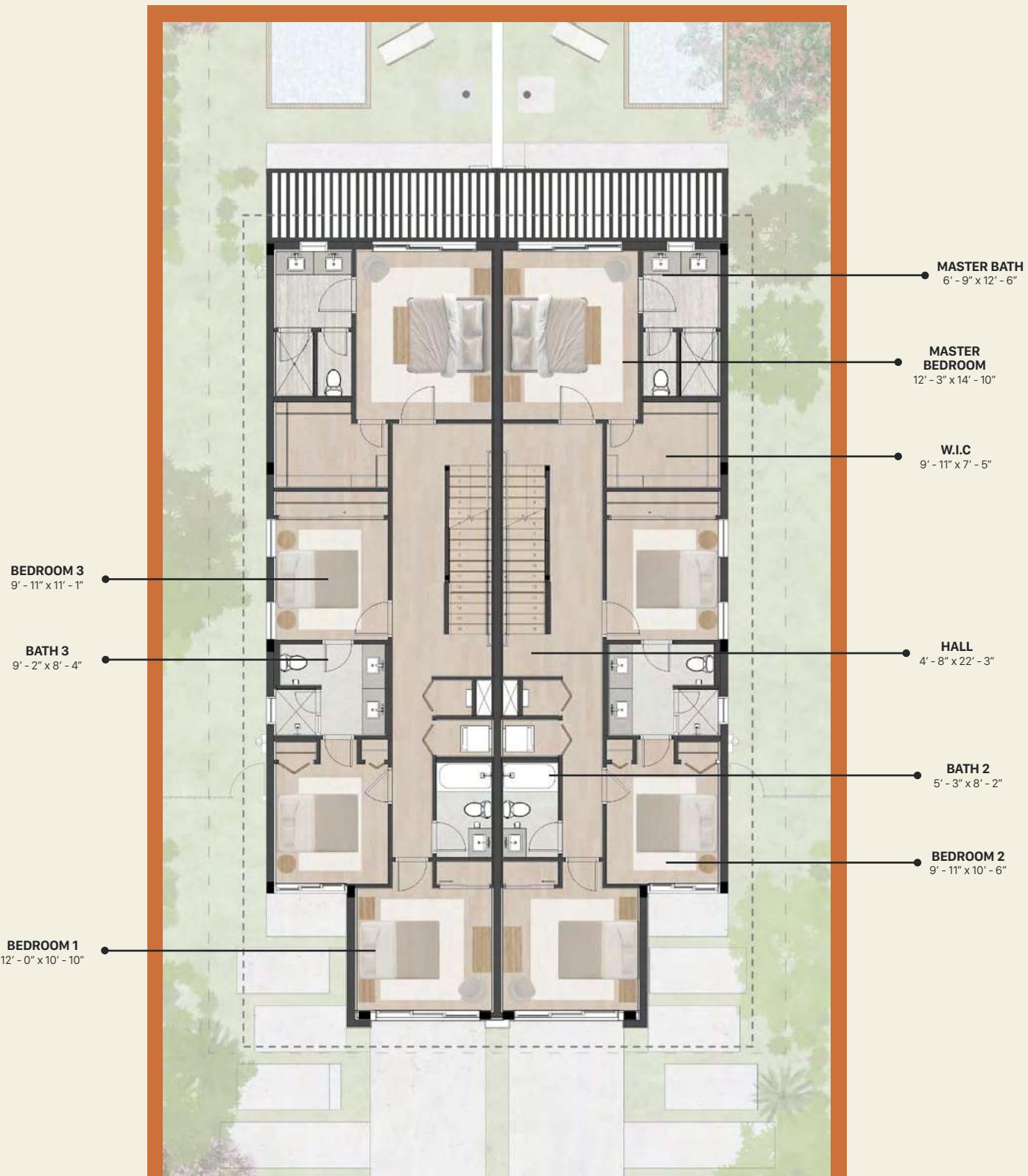
## LEVEL 1



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

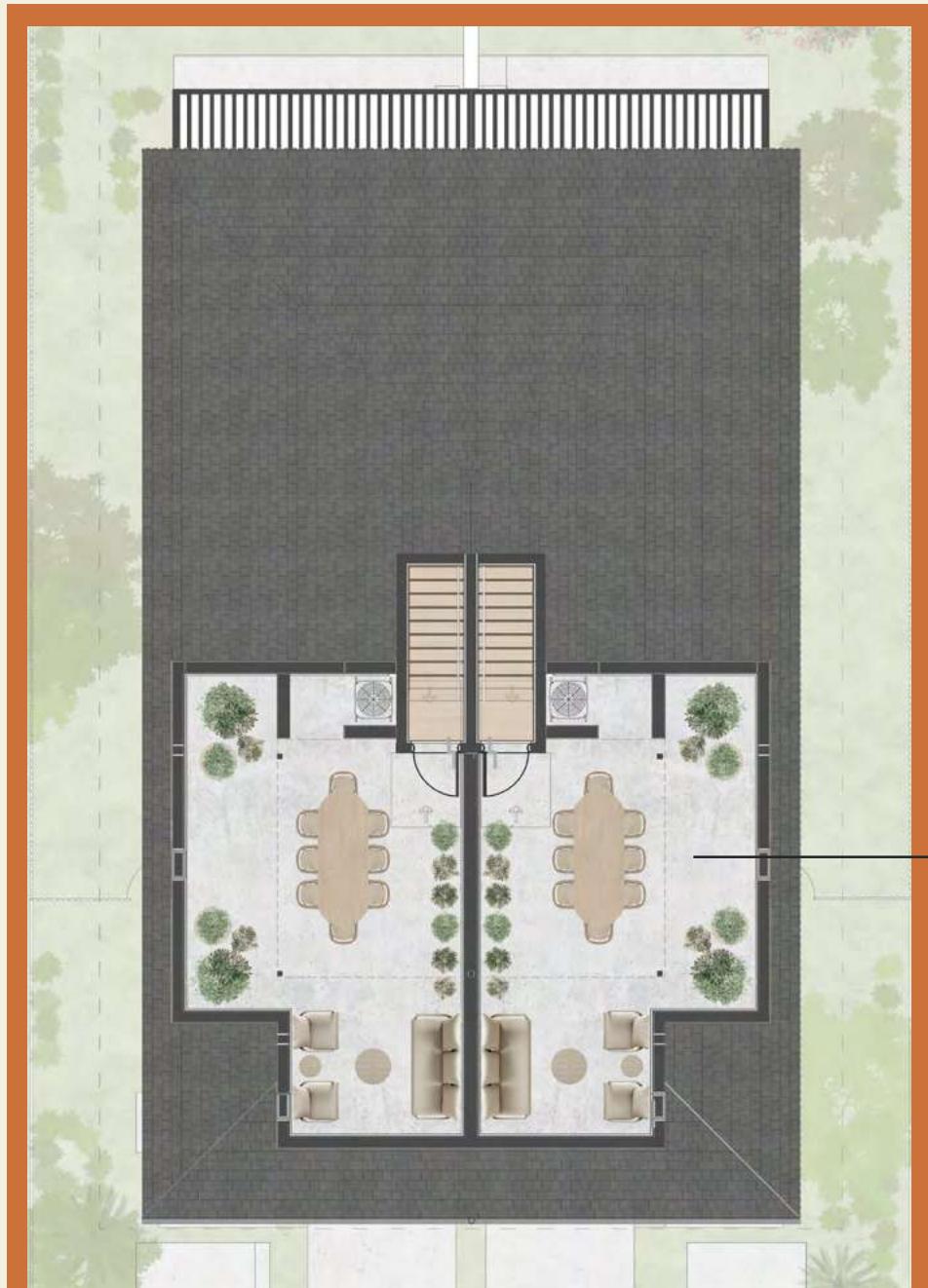
## LEVEL 2



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## FLOOR PLANS

## ROOFTOP



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## DELUXE FEATURES

### INTERIORS

- 24" x 48" ceramic tile flooring throughout the first floor and all bathrooms, including floors and shower walls.
- Heavy-traffic vinyl flooring in all bedrooms, stairwells, and second-floor hallway.
- 4" white baseboards throughout the home.
- Flat latex paint finish with smooth, modern drywall ceilings and walls.
- Integrated LED lighting throughout, featuring square fixtures, paired with modern rocker-style light switches and white electrical finishes, including outlets and switch covers.
- Decorative light fixture included in the kitchen.
- Goodman central air conditioning and heating system, featuring white linear Builtmart diffusers in the social areas,
- Master bedroom and Master bathroom, complemented by standard slot diffusers in secondary bedrooms and service areas throughout the home.
- AO Smith electric water heater.
- Smoke and carbon monoxide detectors installed throughout.
- Staircase with vinyl treads and risers, complemented by a wood handrail.
- Living room sliding doors measuring 9' x 15' (4 panels), creating a seamless indoor–outdoor connection.
- Single-panel flush doors in white with black handles, along with flush bi-pass closet doors.
- Bamboo charcoal fiber wall panels with a wood finish on the main living room feature wall.
- Paint accent walls incorporated as a design element in the master bedroom.
- LG stacked washer and dryer unit included, in white finish.
- Garage with concrete slab flooring, drywall-finished walls with flat paint, and 4" white baseboards.
- Electrical capacity includes two (2) 200-amp panels with approximately 30% available capacity.

All specifications, materials, and finishes are subject to change at the Developer's discretion, without prior notice, based on availability, applicable regulations, or construction requirements, while maintaining similar quality and value standards.

### BATHROOMS

#### MASTER BATHROOM

- Double vanity with Quartz countertop.
- Black Delta plumbing fixtures, including showers and faucets.
- 24" x 48" tile finishes on walls and flooring in the vanity area.
- Glass-enclosed shower with 24" x 48" tile finishes on walls and floor, featuring a built-in shower niche.
- Private toilet enclosure with white wood door and black handle, complemented by black bathroom accessories.
- Swiss Madison toilet.
- Double Wall-mounted mirror.
- Decorative round light fixtures included.

#### OTHER BATHROOMS

- Single vanity sink with Quartz countertop.
- Black Delta plumbing fixtures, including showers and faucets.
- Glass-enclosed shower with pivot door and built-in shower niche in bath 3.
- Bathtub with built-in shower niche.
- Swiss Madison toilet.
- Wall-mounted mirror.

#### POWDER BATHROOM

- Vanity with gray porcelain vessel sink.
- Swiss Madison toilet.
- Black Delta faucet.
- Black bathroom accessories.
- Linen Wall Paper on the main wall.
- Wall-mounted mirror.



## EXTERIORS

- Façade finished with textured tile and textured stucco, accented with color-painted details.
- Main entry features a 64" x 108" insulated aluminum swing door in a black finish.
- Motorized black metal garage door.
- Motorized aluminum gate in dark bronze finish.
- Concrete tile roof system.
- Concrete pedestrian walkway and entry steps.
- Driveway finished with paver blocks filled with gravel.
- Landscape division between units.
- Fully sodded and landscaped backyard.
- Code-compliant front and backyard landscaping.
- Backyard Dura-Fence for privacy separation from neighboring properties.
- Covered terrace with aluminum canopy structure.
- NEW AGE summer kitchen including BBQ, sink, and trash compartment.
- Hurricane-impact rated windows and doors with Dark Bronze frames.
- Exterior drainage system with exfiltration trench.
- Exterior water and electrical connections.
- Waterproof sealant applied around exterior windows and doors.
- Insulated exterior ceiling.
- Insulation in selected exterior and interior walls.

## POOL

- Pool measuring 9' x 14'.
- 6" glass waterline tile along the pool perimeter and steps.
- Coral stone pool coping.
- Standard pool plaster finish.
- Outdoor shower with coral stone steps.

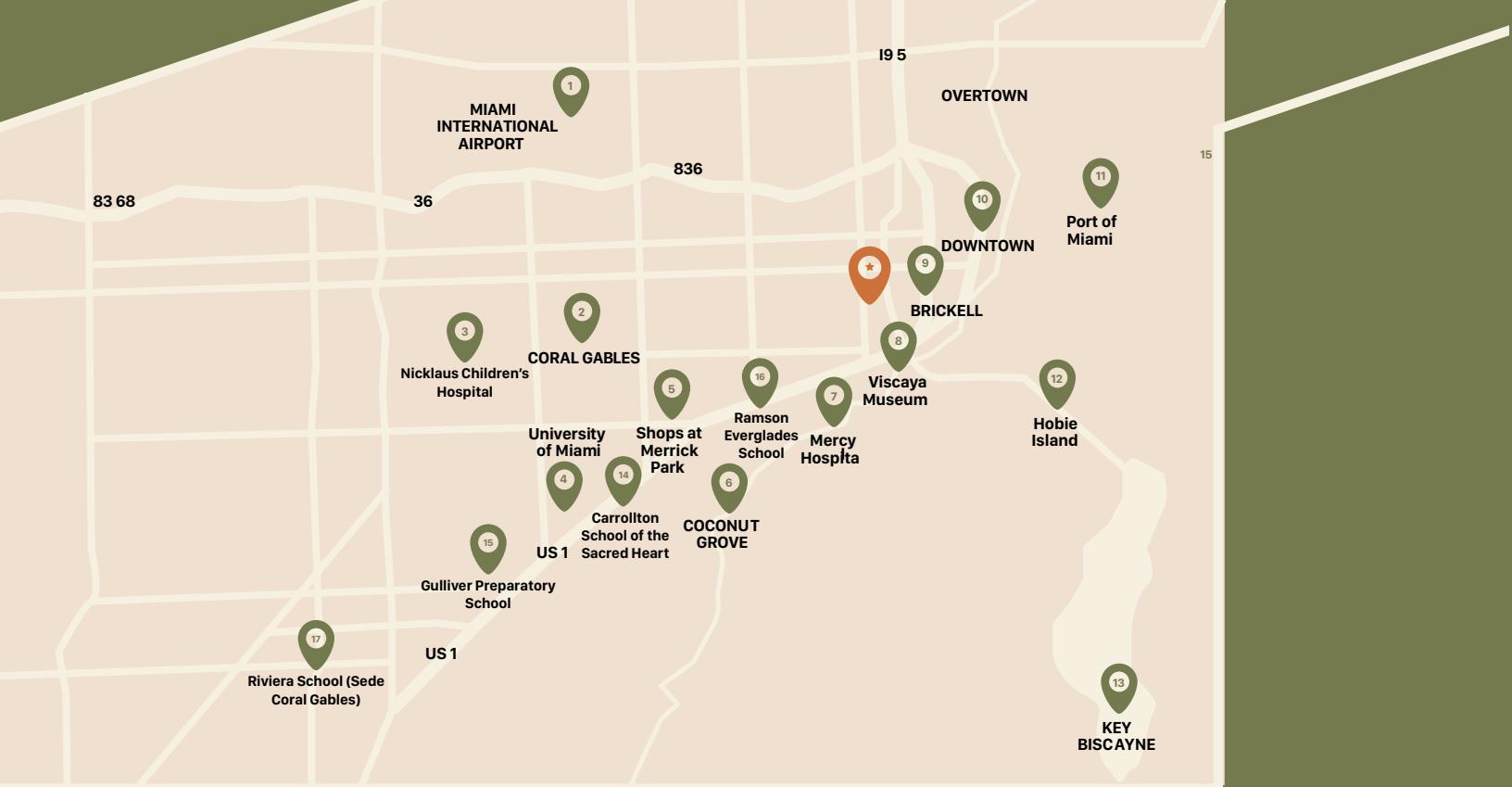
## KITCHEN

- Fisher & Paykel 36-inch built-in panel-ready French door refrigerator.
- KitchenAid 30-inch electric cooktop with five radiant elements.
- KitchenAid 30-inch double convection smart electric wall oven.
- ZLINE under-cabinet range hood with four speeds.
- Bosch 24-inch fully integrated, panel-ready smart dishwasher.
- Quartz kitchen countertops and full-height quartz backsplash.
- Food waste disposal included.
- Ruvati black kitchen sink.
- Delta black kitchen faucet.
- European-style cabinetry.
- Exterior-vented range hood (non-recirculating).
- Decorative kitchen light fixture included.

## ROOFTOP

- Metal trellis covering approximately 196 sq. ft., including four (4) light fixtures.
- Concrete slab flooring finished with a waterproof sealant.
- Acrylic latex flat paint finish.
- Hurricane-impact rated French door.
- Division between units finished in WPC (composite).





1. Miami International Airport - 16 Minutes

2. Coral Gables - 18 Minutes

3. Nicklaus Children's Hospital - 25 Minutes

4. University of Miami - 26 Minutes

5. Shops at Merrick Park - 20 Minutes

6. Coconut Grove - 13 Minutes

7. Mercy Hospital - 10 Minutes

8. Viscaya Museum - 8 Minutes

9. Brickell - 8 Minutes

10. Downtown Miami - 12 Minutes

11. Port of Miami - 16 Minutes

12. Hobie Island Beach - 8 Minutes

13. Key Biscayne - 18 Minutes

14. Carrollton School of the Sacred Heart - 21 Minutes

15. Gulliver Preparatory School - 34 Minutes

16. Ramson Everglades School - 9 Minutes

17. Riviera School - 34 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 designed for rental, managed from the land acquisition stage through the full entitlement and permitting process. The project involved close coordination with the city and county to secure all required approvals, including rezoning and permits. Sovereign is located in Florida City, near Homestead, in a growing residential area with strong rental demand.

## 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.