



2 0

W E C R E A T E H O M E S

2 6



# OASIS *on* *the* ROAD I

M I A M I , F L O R I D A



At DCR Homes we develop thoughtfully designed residential properties for sale and for rent across south florida.

## OVERVIEW

 4 Bedrooms

 3.5 Bathrooms

 2,303 sq. ft. A/C



Oasis on the Road I is a three-story residence, crafted for those who understand distinction as a way of life. With four bedrooms and three and a half baths, every detail has been composed with precision: luxury vinyl flooring, impact glass doors, and a kitchen appointed. A saltwater pool, covered terrace, and rooftop pergola transform daily living into experience.

**PROPERTY  
FEATURES**

- **NET LOT AREA:** 3,900 SQ FT
- **NET LOT SIZE:** 30' X 130'
- **CONSTRUCTION TYPE:** CONCRETE BLOCK STRUCTURE WITH WOOD FLOOR SYSTEM
- **FIRST FLOOR CEILING HEIGHT:** 9
- **SECOND FLOOR CEILING HEIGHT:** 9
- **GARAGE:** 423.65 SQFT (20'5''X11'9'')
- **DRIVEWAY:** 254.17 SQFT (10'X25'5'')
- **BACKYARD:** 930 SQFT
- **POOL:** 14'X9'

**SQUARE  
FOOTAGE**

AREA	UNIT I	UNIT II
<b>FIRST FLOOR</b>		
TOTAL A/C	942.63 sq ft	942.63 sq ft
TOTAL NON A/C	576.95 sq ft	576.95 sq ft
ENTRY	122.35 sq ft	122.35 sq ft
GARAGE	281.8 sq ft	281.8 sq ft
BBQ TERRACE	172.8 sq ft	172.8 sq ft
<b>TOTAL FIRST FLOOR</b>	<b>1,519.58 sq ft</b>	<b>1,519.58 sq ft</b>
<b>SECOND FLOOR</b>		
TOTAL A/C	1278.61 sq ft	1278.61 sq ft
TOTAL NON A/C	-	-
<b>TOTAL SECOND FLOOR</b>	<b>1,278.61 sq ft</b>	<b>1,278.61 sq ft</b>
<b>ROOFTOP</b>		
TOTAL A/C	67.07 sqft	67.07 sqft
TOTAL NON A/C	566.09 sqft	566.09 sqft
ROOFTOP COVERED	168 sqft	168 sqft
ROOFTOP UNCONVERED	398.09 sqft	398.09 sqft
<b>TOTAL ROOFTOP</b>	<b>633.16 sq ft</b>	<b>633.16 sq ft</b>
TOTAL A/C	2,288.31 sq ft	2,288.31 sq ft
TOTAL NON A/C	1,143.04 sq ft	1,143.04 sq ft
<b>TOTAL</b>	<b>3,431.35 sq ft</b>	<b>3,431.35 sq ft</b>





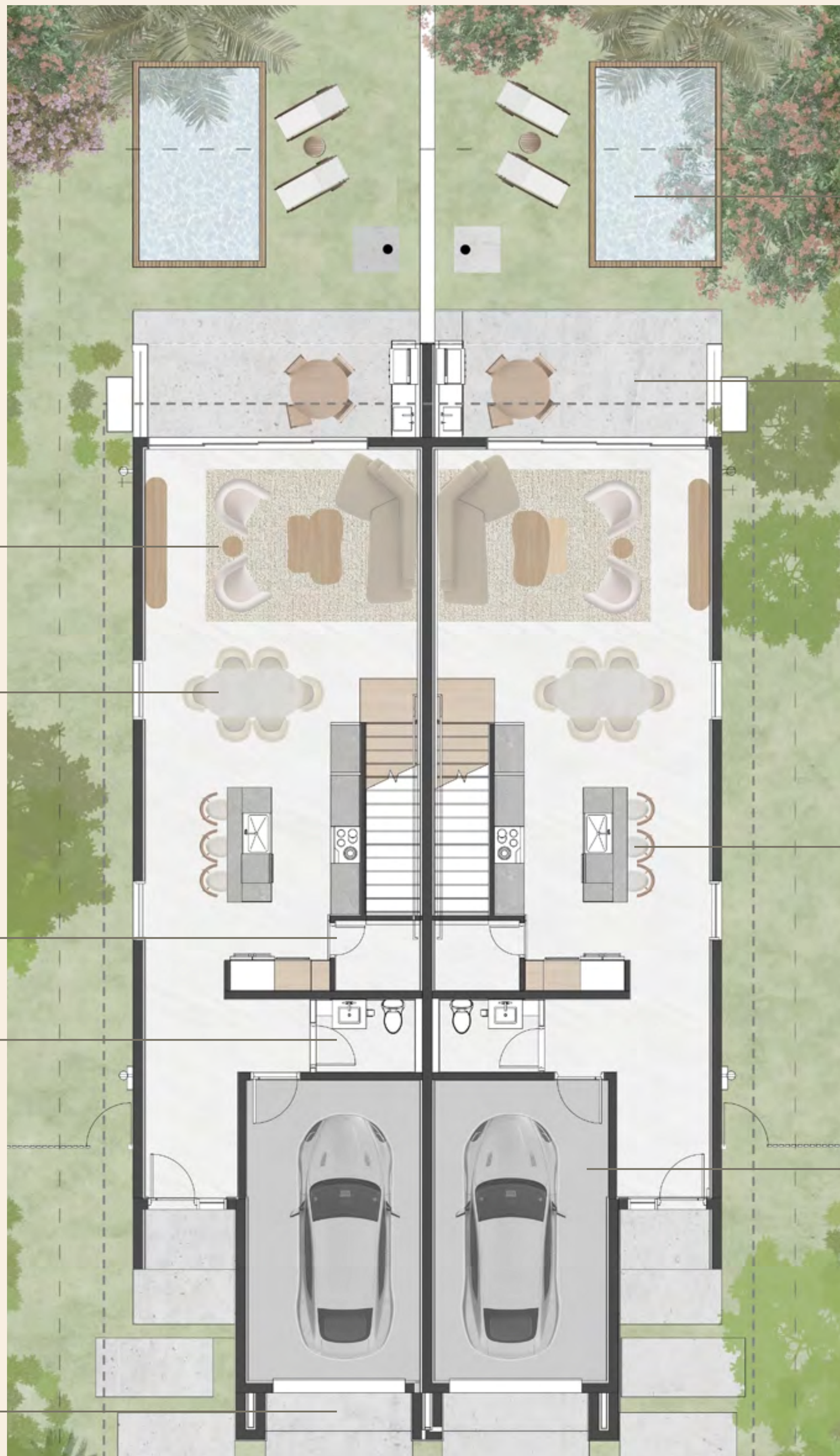
**LIVING ROOM**  
18' - 6" X 12' - 4"

**DINING**  
114' - 8" X 9' - 2"

**PANTRY**  
5' - 8" X 4' - 8"

**POWDER**  
6' - 9" X 4' - 11"

**DRIVEWAY**  
10' X 25' - 5"



**POOL**  
9' X 14'

**COVERED TERRACE**  
18' - 8" X 8' - 8"



**KITCHEN**  
14' - 8" X 15' - 0"

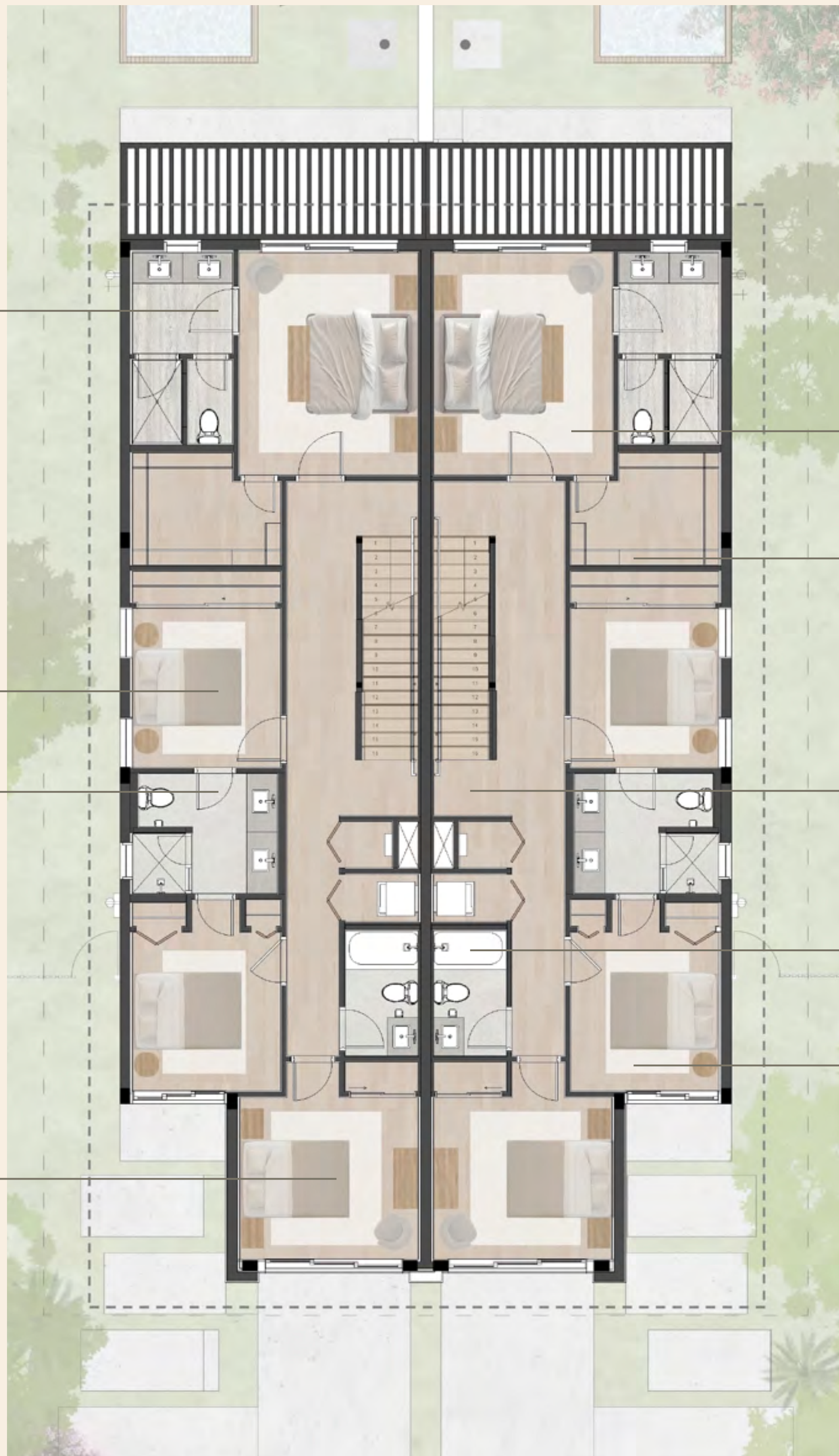
**GARAGE**  
12' - 0" X 20' - 8"



**MASTER BATH**  
6' - 9" X 12' - 6"



**MASTER BEDROOM**  
12' - 3" X 14' - 10"



**W.I.C**  
9' - 11" X 7' - 5"

**BEDROOM 3**  
9' - 11" X 11' - 1"

**HALL**  
4' - 8" X 22' - 3"

**BATH 3**  
9' - 2" X 8' - 4"

**BATH 2**  
5' - 3" X 8' - 2"

**BEDROOM 2**  
9' - 11" X 10' - 6"

**BEDROOM 1**  
12' - 0" X 10' - 10"



**ROOFTOP**  
18' - 5" X 26' - 7"



## INTERIORS

- 24" × 48" ceramic tile flooring throughout the first floor.
- Heavy-traffic-rated luxury vinyl flooring in all bedrooms, stairwells, and second-floor hallway combining durability with a refined finish.
- 4" white baseboards throughout.
- Smooth, modern drywall walls and ceilings with flat latex paint finish.
- Integrated LED lighting throughout with square fixtures, paired with contemporary rocker-style switches and coordinated white electrical finishes, outlets and cover plates included.
- Goodman central air conditioning and heating system, featuring white linear Builtmart diffusers in social areas, the master bedroom, and master bathroom, complemented by standard slot diffusers in secondary bedrooms and service areas.
- Smart A/C thermostat.
- AO Smith electric water heater.
- Smoke and carbon monoxide detectors installed throughout.
- Staircase with vinyl treads and risers, complemented by a wood handrail.
- 9' × 15' living room sliding glass doors (4 panels), creating a seamless indoor/outdoor connection.
- Single-panel flush interior doors in white with black hardware, and flush bi-pass closet doors throughout.
- Bamboo charcoal fiber wall panels with a wood finish on the main living room feature wall.
- Painted accent walls in the master bedroom as a curated design element.
- LG stacked washer and dryer unit included, in white finish.
- Garage with polished concrete slab flooring, drywall-finished walls with flat paint, and 4" white baseboards.
- Dual 200-amp electrical panels with approximately 30% available capacity infrastructure ready for future upgrades.
- Decorative master bedroom light fixtures included.



## MASTER BATHROOM

- Double vanity with quartz countertop.
- Black Delta plumbing fixtures, showers and faucets.
- 24" × 48" ceramic tile finishes on all walls and flooring throughout the vanity area.
- Glass-enclosed shower with 24" × 48" tile finishes on walls and floor, and a built-in shower niche.
- Private water closet with white wood door, black hardware, and coordinated black accessories.
- Swiss Madison toilet.
- Double wall-mounted mirror.
- Decorative circular light fixtures included.

## **SECONDARY BATHROOMS**

- Single vanity sink with quartz countertop.
- Black Delta plumbing fixtures, showers and faucets.
- Glass-enclosed shower with pivot door and built-in shower niche (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-textured wallpaper on the main wall.
- Wall-mounted mirror.



## **KITCHEN**

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



## **EXTERIOR**

- Façade finished with textured tile and textured stucco, accented with color-painted architectural details.
- 64" × 108" insulated aluminum swing door at the main entry, in black finish.
- Motorized black metal garage door.
- Motorized aluminum picket gate in dark bronze finish.
- Concrete tile roof system.
- Concrete pedestrian walkway and entry steps.
- Driveway with permeable pavers.
- Landscape division between units.
- Fully sodded and landscaped backyard.
- Code-compliant front and backyard landscaping.
- Dura-Fence privacy separation along the rear property line.

## **EXTERIOR**

- Covered terrace with aluminum canopy structure.
- NEW AGE outdoor summer kitchen including BBQ grill, sink, and trash compartment.
- Hurricane-impact rated windows and doors throughout, with dark bronze frames.
- Exterior drainage system with exfiltration trench.
- Exterior water and electrical utility connections.
- Waterproof sealant applied around all exterior windows and doors.
- Insulated exterior ceiling.
- Insulation in selected exterior and interior walls.
- EV charger port.
- Front doorbell installed.



## **ROOFTOP**

- Adjustable louvered roof: Includes wand to fully open for sunlight or close for shade and rain protection.
- Concrete slab flooring with waterproof sealant finish.
- Flat acrylic latex paint finish.
- Hurricane-impact rated French glass door.
- Unit dividing wall finished in WPC (composite).



## **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.

## LOCATION



01. Miami International Airport - 16 Minutes

---

02. Coral Gables - 18 Minutes

---

03. Nicklaus Children's Hospital - 25 Minutes

---

04. University of Miami - 26 Minutes

---

05. Shops at Merrick Park - 20 Minutes

---

06. Coconut Grove - 13 Minutes

---

07. Mercy Hospital - 10 Minutes

---

08. Viscaya Museum - 8 Minutes

---

09. 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

---

More than  
houses, we  
create homes.



### **About us**

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.

### **Contact**

[www.dcr-homes.com](http://www.dcr-homes.com)  
[sales@dcr-homes.com](mailto:sales@dcr-homes.com)  
Instagram: @dcrhomes  
LinkedIn: @dcr-homes



### SCHENLEY PARK

Schenley Park is a luxury single-family home located in one of Miami's most desirable neighborhoods. This 5-bedroom, 6-bath residence offers 3,900 sq ft of modern living, featuring premium finishes, a private pool, and seamless indoor-outdoor spaces. Ideally located near Coral Gables and South Miami, it offers privacy, convenience, and long-term value.



### DADELAND HOME

Dadeland Home is a single-family residence located in Kendall, minutes from Dadeland Mall. This 5-bedroom, 6.5-bath home offers 4,620 sq ft of living space on a 23,000 sq ft lot, featuring open layouts, high-end finishes, and expansive outdoor areas. Its location provides easy access to top dining, retail, and major highways.



### 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.



### 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.



### 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.



### 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).



### 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.



LEARN MORE  
ABOUT THIS  
PROJECT OR  
LET'S TALK:

