



Oasis on the road III B



Discover the Progress



Plan your Mortgage



PROPERTY FEATURES

Unit A

- **Net Lot Area:** 4,611 sq ft
- **Net Lot Size:** 73' x 65' (Less Corner)
- **Construction Type:** CBS (concrete, block structure)
- **First Floor Ceiling Height:** 10 ft
- **Second Floor Ceiling Height:** 8 ft
- **Garage:** 254.73 sq ft 12'6" x 20'6"
- **DriveWay:** 256.95 sq ft 10'2" x 25'4"
- **Special Feature:** Summer Kitchen with BBQ, Family Room, Rooftop with Aluminum Pergola.

Unit B

- **Net Lot Area:** 3,705 sq ft
- **Net Lot Size:** 57' x 65'
- **Construction Type:** CBS (concrete, block structure)
- **First Floor Ceiling Height:** 10 ft
- **Second Floor Ceiling Height:** 8 ft
- **Garage:** 253.05 sq ft 12'6" x 20'2"
- **DriveWay:** 325 sq ft 32'6" x 10'
- **Special Feature:** Summer Kitchen with BBQ, Storage and Rooftop with Aluminum Pergola.

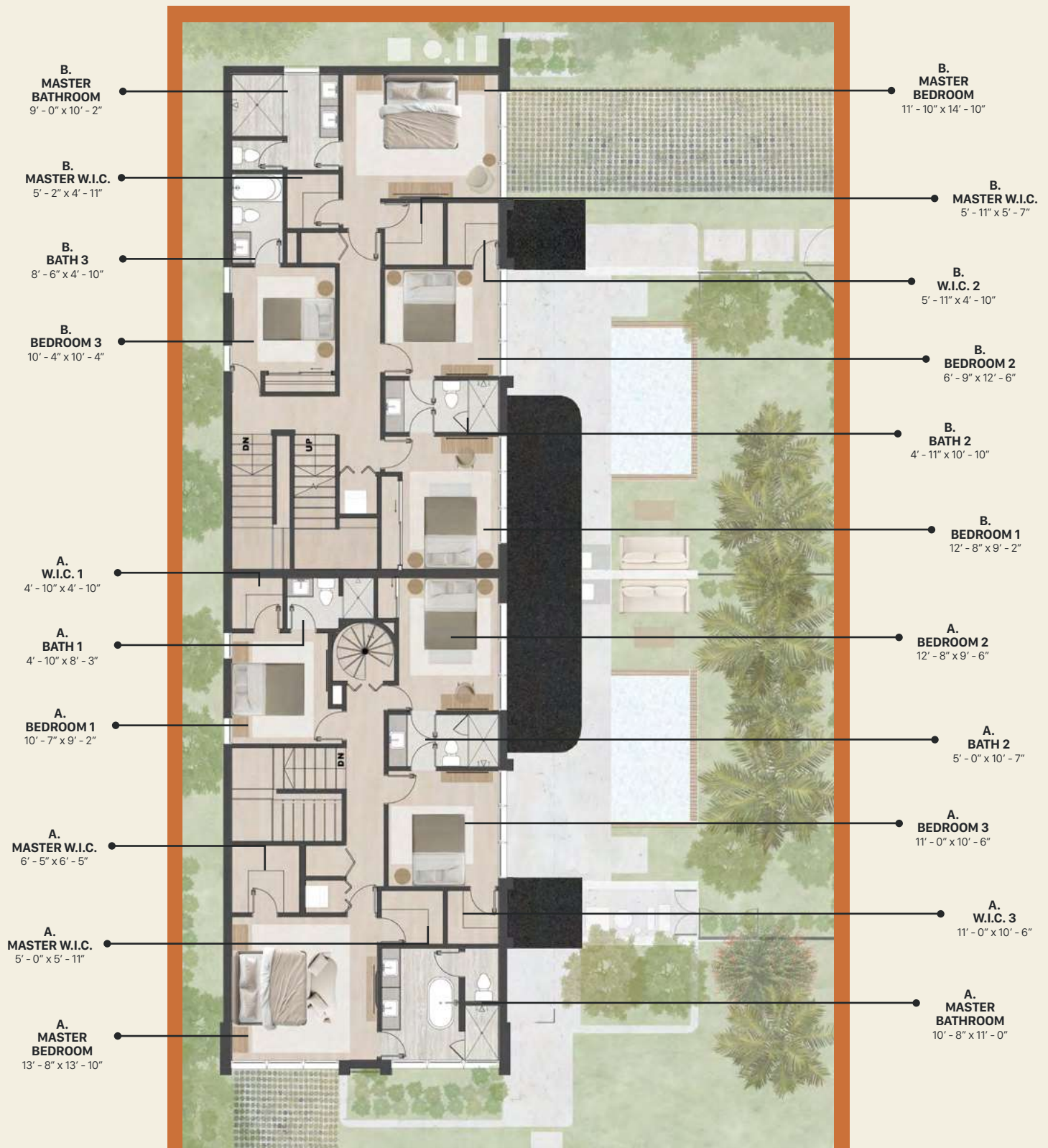
A.	4 BEDROOMS	3.5 BATHROOMS	3,386.24 SQFT/AC
B.	4 BEDROOMS	3.5 BATHROOMS	3,491.50 SQFT/AC

SQUARE FOOTAGE

AREA	UNIT A	UNIT B
FIRST FLOOR		
TOTAL A/C	1,008.39 sq ft	974.83 sq ft
TOTAL NON A/C	620.85 sq ft	683.39 sq ft
GARAGE	287.6 sq ft	285.34 sq ft
STORAGE	-	66.63 sq ft
ENTRY	42.74 sq ft	42.93 sq ft
BBQ TERRACE	290.51 sq ft	288.49 sq ft
TOTAL FIRST FLOOR	1,629.24 sq ft	1,658.22 sq ft
SECOND FLOOR		
TOTAL A/C	1,293.82 sq ft	1,323.06 sq ft
TOTAL NON A/C	N/A	N/A
TOTAL SECOND FLOOR	1,293.82 sq ft	1,323.06 sq ft
ROOFTOP		
TOTAL A/C	95.77 sq ft	76.56 sq ft
TOTAL NON A/C	367.41 sq ft	433.66 sq ft
ROOFTOP COVERED	180.00 sq ft	180.00 sq ft
ROOFTOP UNCOVERED	187.41 sq ft	253.66 sq ft
TOTAL ROOFTOP	463.18 sq ft	510.22 sq ft
TOTAL A/C	2,397.98 sq ft	2,374.45 sq ft
TOTAL NON A/C	988.26 sq ft	1117.05 sq ft
TOTAL	3,386.24 sq ft	3,491.50 sq ft



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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**B.
ROOFTOP**
21' - 4" x 14' - 0"

**A.
ROOFTOP**
19' - 0" x 14' - 0"

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DELUXE FEATURES

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.

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, paired with contemporary rocker-style switches and coordinated white electrical finishes outlets and cover plates included.
- Goodman central air conditioning and heating system with white vent covers and slot diffusers.
- Rheem electric water heater.
- Smoke and carbon monoxide detectors installed throughout.
- Staircase with luxury vinyl treads, white wood risers, and a wood handrail.
- 8' × 12' living room sliding glass doors, creating a seamless indoor-outdoor connection.
- Curtain rod tracks with pre-installed electrical outlets, ready for motorized or standard window treatments.
- Single-panel flush interior doors in white with black hardware, and flush bi-pass closet doors throughout.
- Unit A: Composite wood slab feature wall in the main living room.
- Unit B: Designer wallpaper accent on the main living room feature wall.
- Unit B: Vertical wood slat wall detail along the staircase hallway.
- Painted accent walls in the master bedroom as a curated design element.
- LG stacked washer and dryer unit included.
- 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.

BATHROOMS

MASTER BATHROOM

- Full 24" × 48" ceramic tile coverage on all walls and floors.
- Double vanity with integrated undermount sinks.
- Black Delta plumbing fixtures, showers and faucets.
- Unit A: Freestanding porcelain soaking tub.
- Glass-enclosed shower with 24" × 48" tile finishes on walls and floor, and a built-in shower niche.
- Private toilet enclosure with white wood door, black hardware, and coordinated black accessories.
- Swiss Madison toilet.
- Wall-mounted mirror.
- Decorative circular light fixtures included.

OTHER BATHROOMS

- Single vanity sink.
- Black Delta plumbing fixtures — showers and faucets.
- Glass-enclosed shower with pivot door and built-in shower niche.
- Bathtub with built-in shower niche.
- Black bathroom accessories.
- Swiss Madison toilet.
- Wall-mounted mirror.

POWDER BATHROOM

- Single vanity sink.
- Swiss Madison toilet.
- Black Delta faucet.
- Black bathroom accessories.
- Designer wallpaper on the main wall.
- Wall-mounted mirror.



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EXTERIORS

- Architectural paint detailing on the exterior façade.
- Decorative flex stone accents on columns.
- Flat stucco finish exterior.
- WPC (composite) soffit.
- Black glass main entry door.
- Insulated motorized garage door with wood-like finish.
- Motorized aluminum picket gate in dark bronze finish.
- Concrete tile roof system.
- Concrete pedestrian walkway and entry steps.
- Paver block driveway with decorative gravel infill.
- Fully sodded and landscaped backyard.
- Dura-Fence privacy separation along the rear property line.
- Covered terrace with aluminum canopy structure, finished with 24" x 48" non-slip tile.
- NEW AGE outdoor summer kitchen including BBQ grill, sink, and trash compartment.
- Hurricane-impact rated windows and doors throughout, with black frames.
- Exterior drainage system with exfiltration trays.
- Exterior water and electrical utility connections.
- Waterproof sealant applied around all exterior windows and doors.
- Insulated exterior walls and ceilings.
- Landscaping completed per code requirements.

POOL

- Salt water pool measuring 9' x 14'.
- 6" glass waterline tile along the pool perimeter and steps.
- Tile pool coping.
- Standard pool plaster finish.
- Exterior shower included.

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.
- Wood-paneled pantry access door.
- Ruvati black undermount kitchen sink.
- Delta black kitchen faucet.
- Food waste disposal included.
- Decorative kitchen light fixture included.

ROOFTOP

- Wood-finish metal pergola covering approximately 196 sq. ft., with four integrated light fixtures.
- Concrete slab flooring with waterproof sealant finish.
- Flat acrylic latex paint finish.
- Hurricane-impact rated French glass door.





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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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 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 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.