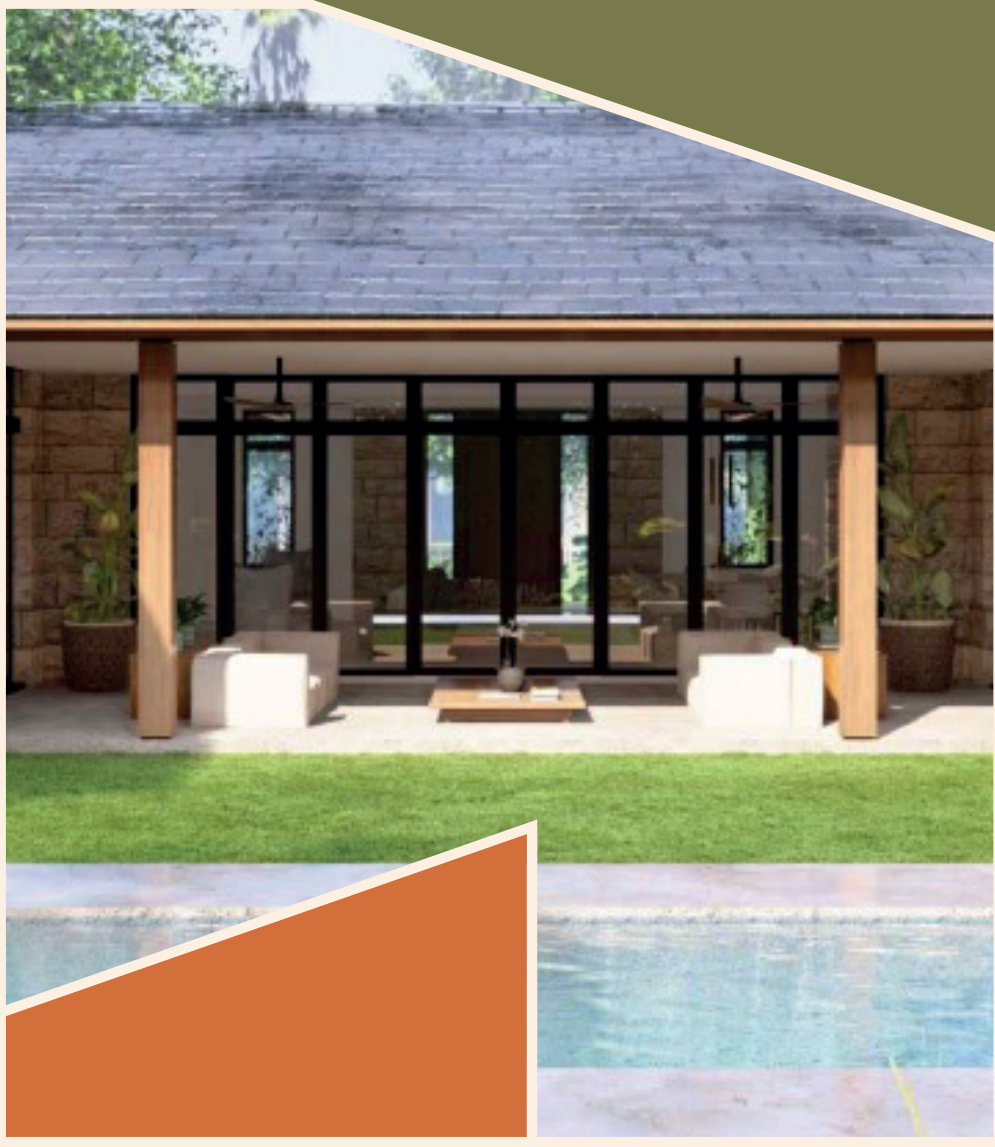




More than houses , creating HOMES

# Dadeland Home





## PROPERTY FEATURES

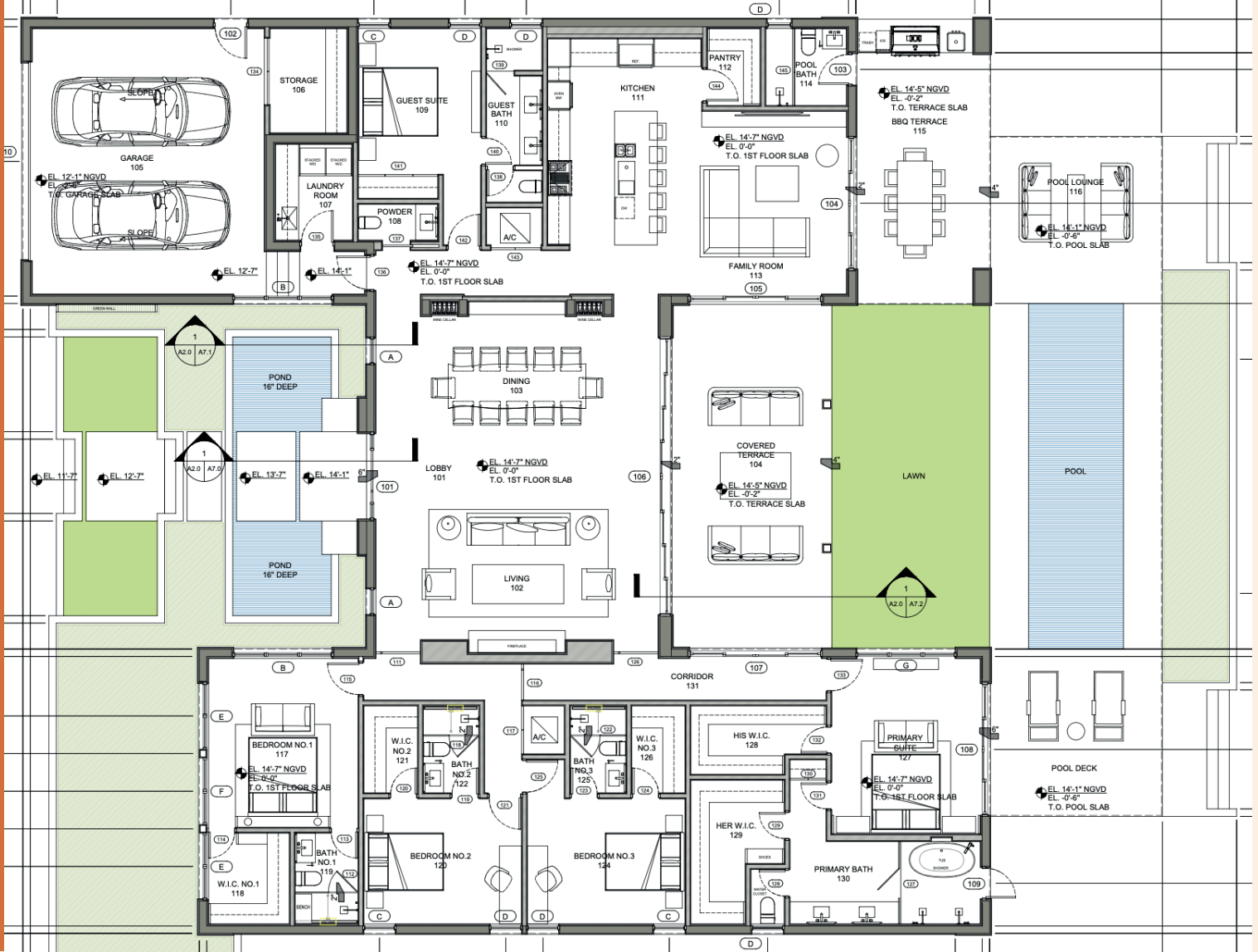
- **Net Land Area:** Variable 125'x184.28'
- **Construction Type:** Reinforced concrete – shingle roof.
- **First Floor Ceiling Height:** 10 ft.
- **Garage:** (2 car parking space) 12'-0" x 21'-5"
- **Driveway:** 2,669.42 sq ft Variable 18' x 96.5'
- **Backyard Size:** Variable 101' x 125'
- **Backyard Area:** 5.676,77 sq ft

**5 BEDROOMS    6 BATHROOMS    5,365.38 SQFT**

## SQUARE FOOTAGE

AREA	sq ft	m2
<b>FIRST FLOOR</b>		
<b>TOTAL A/C</b>	<b>4,156.15 sq ft</b>	<b>386.11 m2</b>
<b>TOTAL NON A/C</b>	<b>1,209.23 sq ft</b>	<b>112.34 m2</b>
ENTRY	392.33 sq ft	36.4 m2
COVERED TERRACE	881.53 sq ft	81.89 m2
<b>TOTAL</b>	<b>5,365.38 sq ft</b>	<b>498.46 m2</b>

# FLOORPLANS



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



## DELUXE FEATURES

### INTERIORS

- (9" x 16") Heavy traffic vinyl flooring in all bedrooms
- (24" x 48") Porcelain tile flooring in the kitchen, living room, dining room, all bathroom floors, shower walls, and shower floor.
- Central air conditioning and heating system.
- Natural gas installation.
- LED lighting.
- Spacious hallways.
- Covered space for 2 cars.
- Bosch or Thermadoor high-efficiency appliances.
- Samsung/General Electric washer and dryer.
- Gas water heaters.
- Energy Star-certified appliances (use up to 50% less)
- 2 walk-in closets in the master bedroom.
- 4" wood baseboards.
- Single panel shaker-style interior doors.
- Raised panel bi-fold closet doors.
- Smoke/carbon monoxide detectors.
- Smooth and modern drywall finishes on ceilings and walls.
- Rocker-style switches throughout.

### BATHROOMS

- (24" x 48") Ceramic tile all bathroom floors, shower walls, and shower floor.
- Clear, frameless glass shower enclosure.
- Double vanity sinks in master and guest bathrooms.
- Water-efficient fixtures.
- Ceramic tile on all bathroom floors, shower walls and shower floors.
- Private bathroom in every bedroom.

### KITCHEN

- Bosch or Thermadoor panel-ready refrigerator.
- Bosch or Thermadoor panel-ready dishwasher.
- Bosch or Thermadoor smart microwave/wall oven.
- Bosch or Thermadoor gas cooktop.
- Bosch or Thermadoor hood.
- Contemporary-style quartz kitchen countertops and backsplash.
- Stainless steel kitchen sink and faucet with sprayer.
- Kitchen Island: 12' x 3.8'
- Food waste disposal.





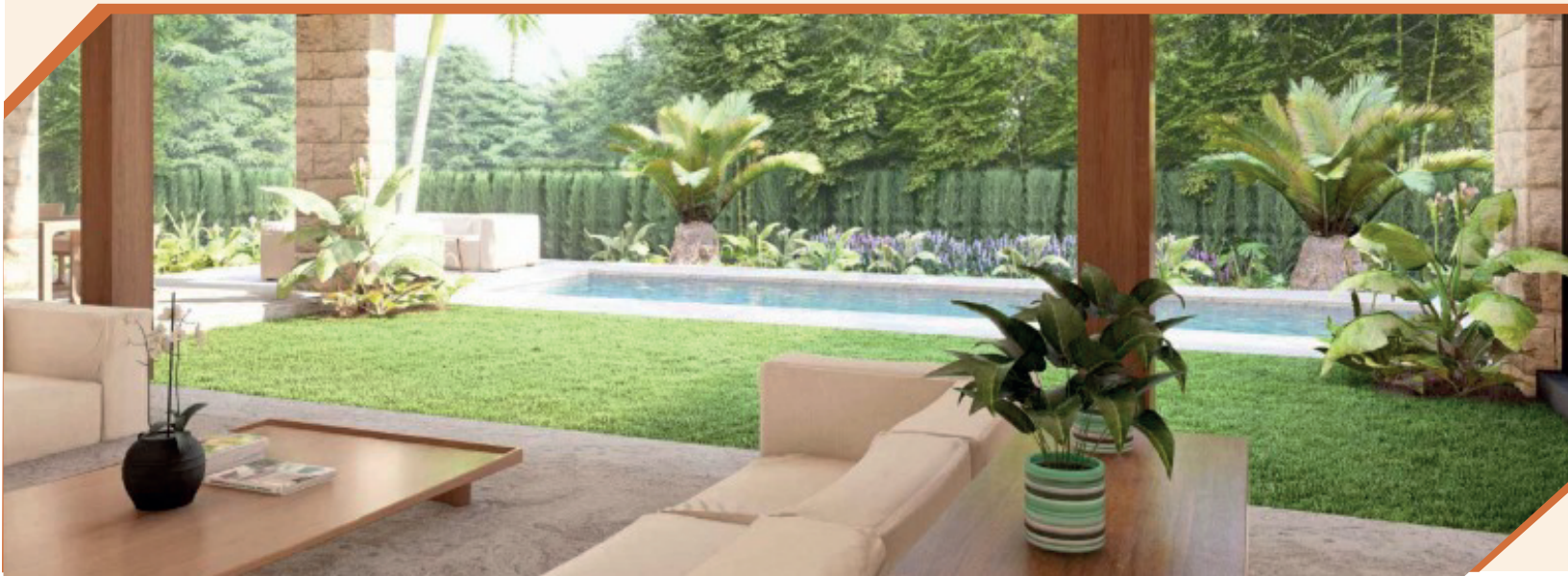
## EXTERIORS

- Spacious driveway.
- Summer kitchen with luxury appliances.
- Covered terrace.
- Sliding doors.
- Insulated ceiling and exterior doors.
- Fence in the backyard separating your property from neighbors.
- Pool backyard fully sodded and landscaped.
- Hurricane impact windows and doors.
- Waterproof sealant around exterior windows and doors.
- Acrylic latex flat paint.
- Automatic sliding metal fence gate.
- Driveway: 96.5' x 18'



## POOL

- 8.5' x 31'
- Pool waterline glass tile: 6" around the pool and 2" on all benches and steps. Pool coping: travertine 12" x 24"
- Pool plaster: color of customer's choice.





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**

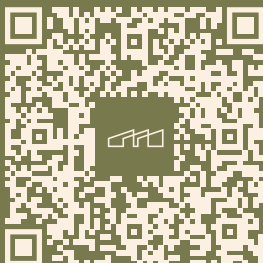
9. Brickell - **20 Minutes**

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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 @dcrhomes  
 @dcr-homes

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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

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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.

## Gardens on the Road

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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

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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

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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

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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.