



Contributing to Build More Fair, Sustainable and Equitable Cities

Flagami Pines



PROPERTY FEATURES

- **Net Lot Area:** 3,325 sq ft
- **Net Lot Size:** 50'-0" x 66'-6"
- **Construction Type:** Reinforced Concrete.
- **Ceiling Height:** 10'
- **DriveWay:** (2 Car Parking Space) 20'-0" x 20'-0"

4 BEDROOMS 3.5 BATHROOMS

1,524 SQFT

SQUARE FOOTAGE

AREA	Unit A
TOTAL A/C	1,505.80 sq ft
TOTAL NON A/C	18.68 sq ft
ENTRY	18.68 sq ft
TOTAL	1,524.48 sq ft

BACKYARD SIZE	24'-10"x17'-5"
BACKYARD AREA	433.94 sq ft
DRIVEWAY	20'-0" x 20'-0"



FLOORPLANS



Disclaimer: 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, and all bedrooms.
- 24" x 48" ceramic tile flooring on all bathroom shower walls and shower floors.
- 4" wood baseboards.
- Masonite interior molded hollow-core white doors.
- Raised-panel bi-fold closet doors.
- Samsung or General Electric stacked washer and dryer unit.
- Goodman central air conditioning and heating system.
- Tankless electric water heater.
- LED lighting.
- Rocker-style light switches.
- Flat latex paint.
- Smoke and carbon monoxide detectors.
- Smooth, modern drywall finishes on ceilings and walls.
- Black finishes on accessories, including outlets, door handles and light switch covers.

BATHROOMS

- 24" x 48" ceramic tile on all bathroom floors, shower walls, and shower floors.
- Glass shower enclosure doors in all bathrooms.
- Bath 3: Glass shower enclosure door with bathtub.
- Double vanity sink in the master bathroom.
- Black plumbing fixtures.

KITCHEN

Stainless Steel Appliance Package Featuring:

- 30" General Electric smooth surface electric range with self-cleaning oven.
- General Electric over-the-range built-in microwave with recirculating vent.
- General Electric multi-cycle dishwasher.
- 36" General Electric refrigerator.
- Easy-care granite countertops with a 4" backsplash.
- Food waste disposal.
- Stainless steel kitchen sink with faucet and sprayer.
- Panda Kitchen single gray shaker cabinets.
- Kitchen island.

EXTERIORS

- Backyard fully sodded and landscaped.
- Hurricane-impact windows and doors.
- Backyard fence providing privacy from neighboring properties.
- Acrylic latex flat paint.
- Textured stucco finish.
- Waterproof sealant applied around exterior windows and doors.
- Insulated ceilings and exterior walls.
- Driveway with space for two cars (18'-10" x 20'-0").
- Roof system with wooden trusses and shingle roofing.





1. Miami International Airport - **6 Minutes**

2. Costco Wholesale - **10 Minutes**

3. Walmart Supermarket - **10 Minutes**

4. Venetian Pool - **8 Minutes**

5. Coral Gables - **6 Minutes**

6. Shops at Merrick Park - **10 Minutes**

7. Tropical Park - **12 Minutes**

8. University of Miami - **12 Minutes**

9. Coconut Grove - **14 Minutes**

10. Mercy Hospital - **16 Minutes**

11. Viscaya Museum - **16 Minutes**

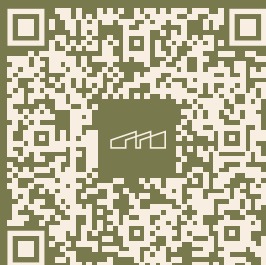
12. Hobie Island Beach - **18 Minutes**

13. Brickell - **17 Minutes**

14. Downtown Miami - **18 Minutes**

15. Port of Miami - **17 Minutes**

16. Loan Depot Park - **10 Minutes**



Sales Center
7885 NW 107th Ave #4-03A
Doral, FL 33178

www.dcr-homes.com
sales@dcr-homes.com

@dcrhomes
 @dcr-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



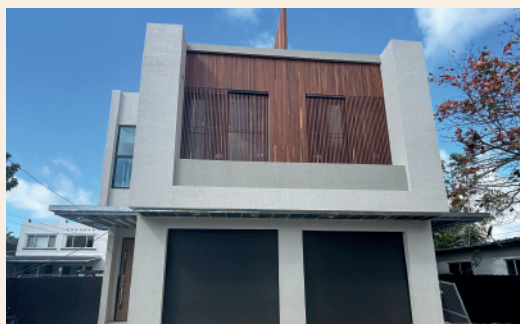
The project consists of the acquisition, entitlement process, development, and sale of 1 single Family home located in West Miami. This single family home boasts 4 bedrooms, 1 studio, and 4.5 bathrooms. With modern and top-of-the-line finishes

Sovereign Villas



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



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.