



More than houses , creating HOMES

Gardens on the Roads 1012





PROPERTY FEATURES

- **Net Land Area:** 3,900 sq ft (30' -0" x 130' -0")
- **Construction Type:** Steel reinforced monolithic concrete building foundation with concrete block construction, steel reinforced and poured tie beam construction
- **First Floor Ceiling Height:** 10 ft.
- **Second Floor Ceiling Height:** 9 ft.
- **Garage:** (1 car parking space) 12'-0" x 21'-5"
- **Driveway:** (1 car parking space) 10'-0" x 25'-5"
- **Backyard Size:** 30'-3" x 30'-0"
- **Backyard Area:** 905.47 sq ft

4 BEDROOMS 3.5 BATHROOMS 3,970.70 SQFT

SQUARE FOOTAGE

AREA	sq ft	m2
FIRST FLOOR		
TOTAL A/C	911.09 sq ft	84.64 m2
TOTAL NON A/C	491.65 sq ft	45.67m2
ENTRY	66.64 sq ft	6.19 m2
COVERED TERRACE	143.72 sq ft	13.35 m2
GARAGE	281.29 sq ft	26.29 m2
TOTAL FIRST FLOOR	1,402.74 sq ft	130.31 m2
SECOND FLOOR		
TOTAL A/C	1,289.64 sq ft	119.64 m2
TOTAL NON A/C	52.11 sq ft	4.84 m2
PLANTER	52.11 sq ft	4.84m2
TOTAL SECOND FLOOR	1,341.75 sq ft	124.65 m2
ROOFTOP		
ROOFTOP COVERED	309.00 sq ft	28.70 m2
ROOFTOP UNCOVERED	917.21 sq ft	85.21 m2
TOTAL ROOFTOP	1,226.21 sq ft	113.91 m2
TOTAL A/C	2,200.73 sq ft	204.45 m2
TOTAL NON A/C	1,769.97 sq ft	164.43 m2
TOTAL	3,970.70	368.89 m2

FLOORPLANS

LEVEL 1



LEVEL 2



All dimensions are aproximate 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, stairwell, and 2nd-floor hallway.
- (24" x 48") Ceramic tile flooring in the kitchen, living room, dining room, all bathroom floors, shower walls, and shower floor.
- 4" wood baseboards.
- Single panel shaker-style interior doors.
- Raised panel bi-fold closet doors.
- Samsung/General Electric washer and dryer.
- Central air conditioning and heating system.
- Electric water heater.
- LED lighting.
- Rocker-style switches throughout.
- Energy Star-certified appliances (use up to 50% less energy).
- Flat latex paint.
- Smoke/carbon monoxide detectors.
- Smooth and modern drywall finishes on ceilings and walls.
- Attached garage for one vehicle (12'-0" x 21'-5").

BATHROOMS

- (24" x 48") Ceramic tile all bathroom floors, shower walls, and shower floor.
- Clear, frameless glass shower enclosure.
- Double vanity sink in the master bathroom.
- Vanity mirror in the master bathroom.
- Water-efficient fixtures.

EXTERIORS

- Covered terrace.
- Pool backyard fully sodded and landscaped.
- Hurricane impact windows and doors.
- Fence in backyard separating your property from neighbors.
- Acrylic latex flat paint.
- Sliding doors.
- Automatic sliding metal fence gate.
- Waterproof sealant around exterior windows and doors.
- Insulated ceilings and exterior walls.
- Driveway: (1 car parking space) 10'-0" x 25'-5".

KITCHEN

- FISHER & PAYKEL panel-ready dishwasher.
- FISHER & PAYKEL panel-ready refrigerator.
- FISHER & PAYKEL 30" smart microwave/wall oven.
- FISHER & PAYKEL 30" under cabinet hood.
- FISHER & PAYKEL 30" smart electric cooktop.
- Contemporary-style quartz kitchen countertops and backsplash.
- Food waste disposal.
- Stainless steel kitchen sink and faucet with sprayer.
- European cabinetry.
- Kitchen island dimensions: 7' - 45" x 7' - 02".
- Electrical outlets at countertop: 5.
- Electrical outlets at island: 3.



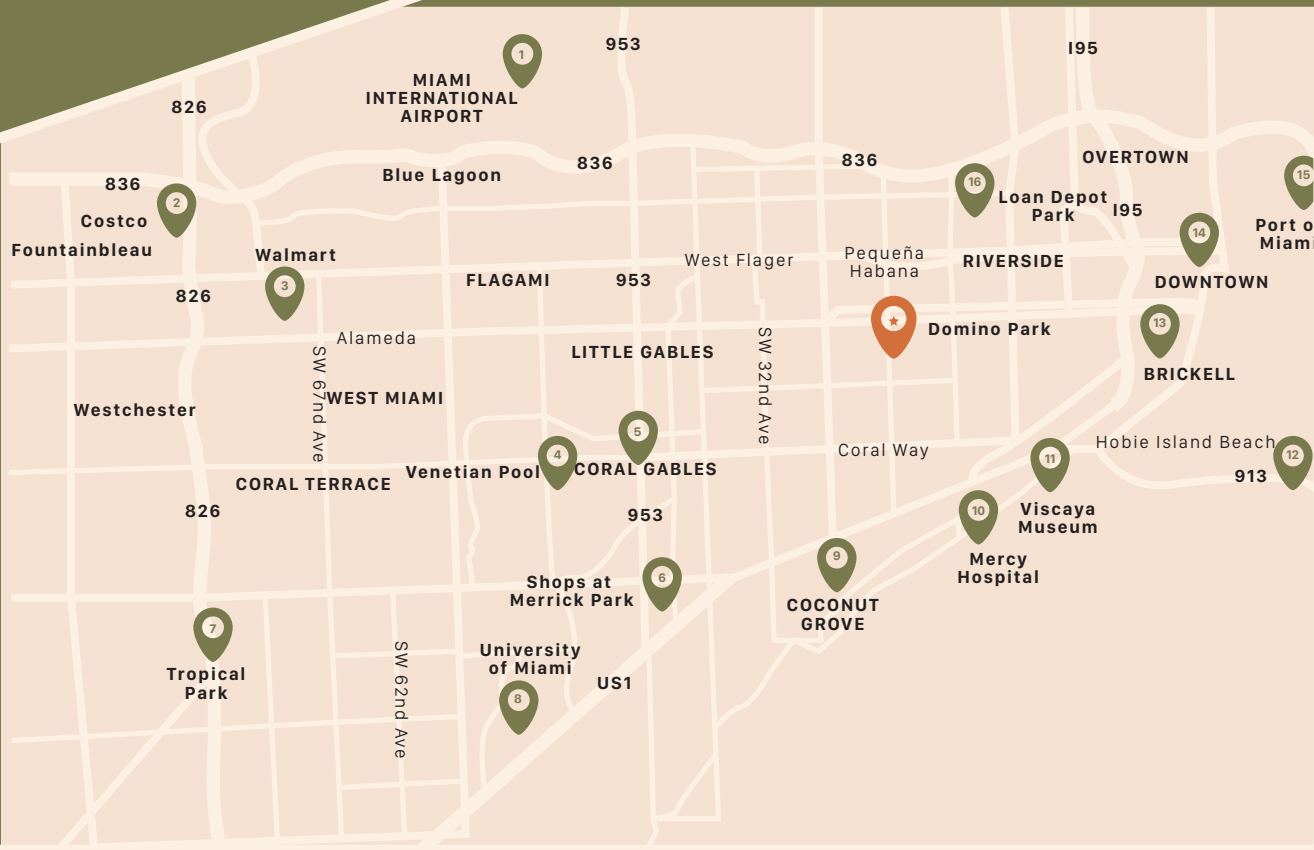
POOL

- 9' x 14' swimming pool
- 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.

ROOFTOP

- Metal trellis: 15'-5" x 69'-11" // 200 sq ft.
- Concrete slab flooring with waterproof finish.
- Acrylic latex flat paint.





1. Miami International Airport - **15 Minutes**

2. Costco Wholesale - **18 Minutes**

3. Walmart Supermarket - **14 Minutes**

4. Venetian Pool - **10 Minutes**

5. Coral Gables - **8 Minutes**

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

7. Tropical Park - **25 Minutes**

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

9. Coconut Grove - **8 Minutes**

10. Mercy Hospital - **8 Minutes**

11. Viscaya Museum - **8 Minutes**

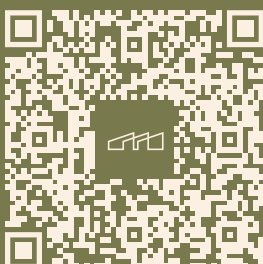
12. Hobie Island Beach - **12 Minutes**

13. Brickell - **6 Minutes**

14. Downtown Miami - **10 Minutes**

15. Port of Miami - **14 Minutes**

16. Loan Depot Park - **10 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 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.