



More than houses, creating HOMES

# Schenley Park





PROPERTY FEATURES

- Net Land Area: 10,050 sq ft
  - Net Lot Size: 75' - 0" x 134' - 0"
  - Construction Type: Reinforced concrete
  - First Floor Ceiling Height: 9' - 0"
  - Second Floor Ceiling Height: 9' - 0"
- Garage: 412 sq ft
  - Driveway: 607.5 sq ft
  - Backyard Size: 38' x 75'
  - Backyard Area: 2,850 sq ft

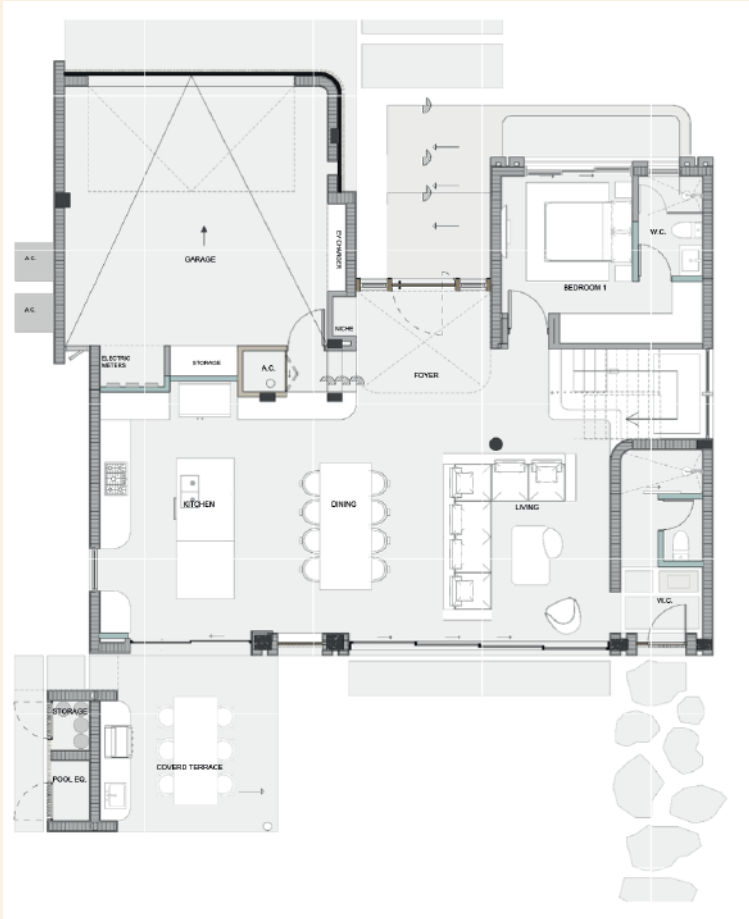
5 BEDROOMS      6 BATHROOMS      4,103 SQFT

SQUARE FOOTAGE

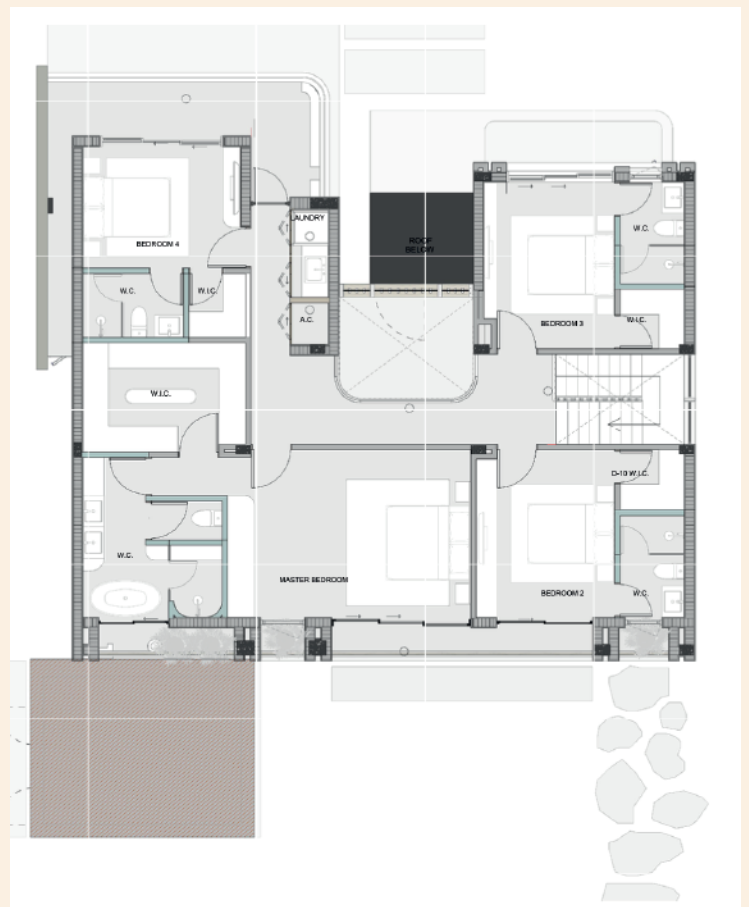
AREA	sq ft	m2
FIRST FLOOR		
TOTAL A/C	1,958 sq ft	181.90 m2
TOTAL NON A/C	340 sq ft	31.58 m2
ENTRY	102 sq ft	9.47 m2
COVERED TERRACE	238 sq ft	22.11 m2
TOTAL FIRST FLOOR	2,298 sq ft	213.48 m2
SECOND FLOOR		
TOTAL A/C	1,537 sq ft	142.79 m2
TOTAL NON A/C	268 sq ft	24.89 m2
PLANTER	18 sq ft	1.6 m2
BALCONY	250 sq ft	23.22 m2
TOTAL SECOND FLOOR	1,805 sq ft	167.6 m2
TOTAL A/C	3,495 sq ft	324.69 m2
TOTAL NON A/C	608 sq ft	56.48 m2
TOTAL	4,103 sq ft	381.18 m2

# FLOORPLANS

## LEVEL 1



## LEVEL 2





## DELUXE FEATURES

### INTERIORS

- (9" x 16") Heavy traffic vinyl flooring in all bedrooms, stairwell, and 2nd-floor hallway.
- (24" x 48") Porcelain 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/Electrolux 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.

### 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

- JENNAIR 24" panel-ready dishwasher
- JENNAIR 36" wall hood vent out
- JENNAIR electric cooktop
- JENNAIR microwave 30"
- JENNAIR 36" panel-ready refrigerator
- Contemporary-style quartz kitchen countertops and back splash.
- Stainless steel kitchen sink and faucet with sprayer.
- Kitchen Island: 12' x 3.8'





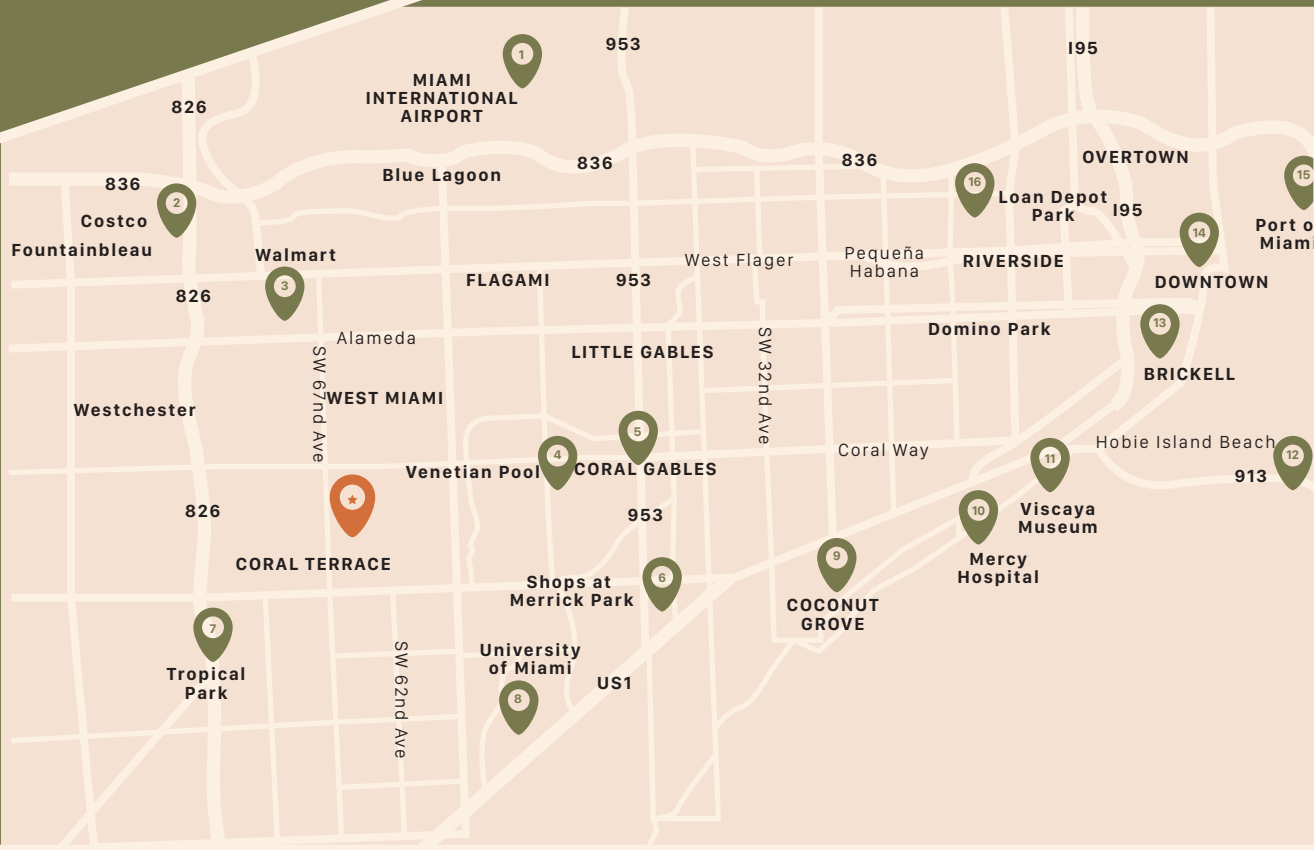
## EXTERIORS

- Pool backyard is fully sodded and landscaped.
- Hurricane impact windows and doors.
- Fence in the backyard separating your property from neighbors.
- Acrylic latex flat paint.
- Sliding doors.
- Waterproof sealant around exterior windows and doors.
- Insulated ceilings and exterior walls

## POOL

- 15' x 27' 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.





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

2. Costco Wholesale - **15 Minutes**

3. Walmart Supermarket - **15 Minutes**

4. Venetian Pool - **5 Minutes**

5. Coral Gables - **5 Minutes**

6. Shops at Merrick Park - **8 Minutes**

7. Tropical Park - **15 Minutes**

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

9. Coconut Grove - **10 Minutes**

10. Mercy Hospital - **15 Minutes**

11. Viscaya Museum - **15 Minutes**

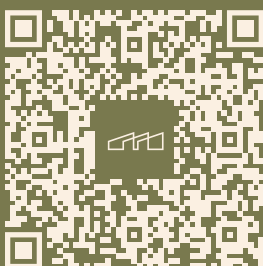
12. Hobie Island Beach - **12 Minutes**

13. Brickell - **20 Minutes**

14. Downtown Miami - **20 Minutes**

15. Port of Miami - **25 Minutes**

16. Loan Depot Park - **20 Minutes**



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