

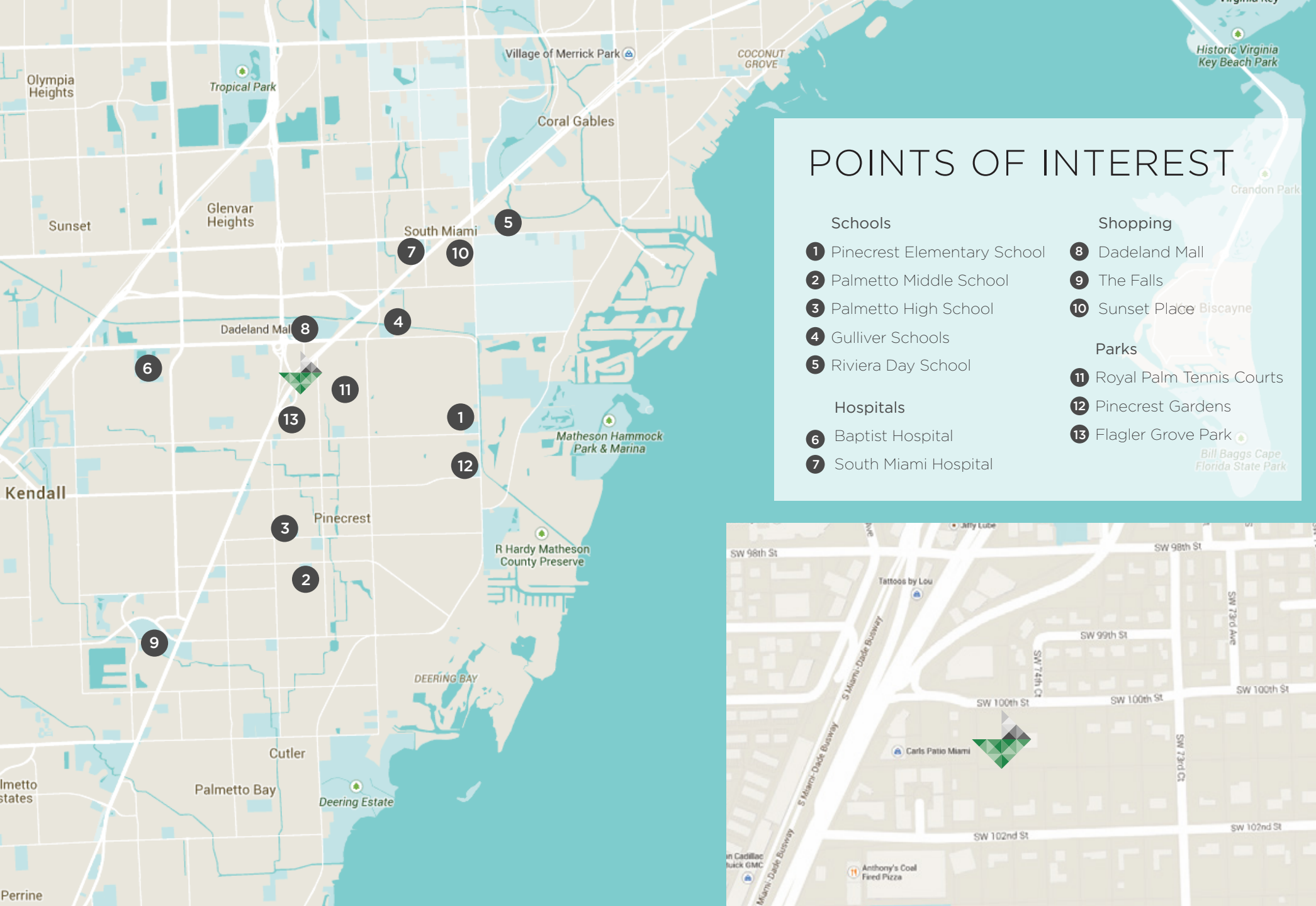


Villas at Pinecrest is a collective of eighteen luxurious and Coastal Contemporary styled villas, appealing to the privileged few who know how to discern architectural grace, uncompromising detail and enduring quality.

With a refined focus on beauty, livability and the subtle details that leave a lasting impression, Villas at Pinecrest incorporates an array of unique architectural accents that set the community apart. It's only upon entrance to any one of the grand villas where it all aligns as a sense of openness permeates the air and diffuses an inspiring sense of prominence and the elusive feeling of being home.

INTRODUCTION





- ### POINTS OF INTEREST
- Schools**
    - 1 Pinecrest Elementary School
    - 2 Palmetto Middle School
    - 3 Palmetto High School
    - 4 Gulliver Schools
    - 5 Riviera Day School
  - Hospitals**
    - 6 Baptist Hospital
    - 7 South Miami Hospital
  - Shopping**
    - 8 Dadeland Mall
    - 9 The Falls
    - 10 Sunset Place Biscayne
  - Parks**
    - 11 Royal Palm Tennis Courts
    - 12 Pinecrest Gardens
    - 13 Flagler Grove Park

The Village of Pinecrest is ideally located 20 minutes south of Downtown Miami and 15 minutes from Miami International Airport. It's also near two major highways, US1 and the Palmetto Expressway. Home to some of Miami's most refined residents.

Pinecrest, as coined by the locals, has one of the most beautiful residential areas in South Florida and was recognized in 2011 by the South Florida Business Journal as one of the ten best places in Florida for "quality of life."

Full of spacious, lushly landscaped homes, large public parks, excellent schools and expansive verdant green-spaces, Pinecrest is the ideal suburban village for families with children or those planning to grow their family.



An amazing pool in the center of the community with beautiful foliage surroundings creates a harmonious ambiance for all.

- Gated Community
- Infinity Edge Pool
- Infinity Edge Spa
- Bathroom Cabanas with Retractable Roof

COMMUNITY FEATURES



#### STANDARD INTERIORS

- Chauffeured Ceilings in Living Areas and Floating Ceiling in Master Bedroom
- Impact Resistant Windows and Doors
- \$10/sq. ft. Flooring Allowance Material and Installation
- 9' Custom Sliding Doors in Great Room
- Spacious Walk-In Closets
- Designer Coordinated Lighting Package
- Linear Diffuser Air-Conditioner Grills in Common Areas and Master Bedroom
- 7" Wood Baseboards
- Interior Pre-Hung Solid Core Doors
- **Sherwin Williams** Flat Latex Paint
- Pre-Wiring for Cable, Phone and Internet in Family Room and Bedrooms
- Audio and Video Standard Wiring in Three Locations
- Dual High Efficiency Air-Conditioning Units
- Remote Controlled Garage Door
- Front Loader Washer and Duet Steam Dryer
- Tankless Gas Water Heater
- Full Security System with Siren, Motion Detector and Cellular Connectivity
- Optional Laundry Chute in Select Models
- Residential Elevator (Optional)

#### ELEGANT BATHROOMS

- Top-Quality Fixture Package
- Countertop Basin Sinks
- Double Sink in Master Bathroom
- Single Sink in Secondary Bathrooms
- \$12/sq. ft. Flooring Allowance
- Modern Quartz Countertops
- Frameless Glass Shower Enclosures
- **Mia Cucina** Cabinets

#### THE GOURMET KITCHEN

- **Wolf Sub-Zero** Luxury Appliance Package
- 36" Refrigerator with Dispenser
- **Wolf** 36" Pro Electric Range/ Oven
- **Wolf** 42" Exhaust in Ceiling
- **Wolf** 24" Microwave Drawer
- **Sub-Zero** 24" Under Counter Wine Cooler
- **ASKO** 24" Dishwasher
- Top-Quality Fixture Package
- **Mia Cucina** Italian Kitchen Cabinets
- Standard Hardware for all Cabinetry
- Quartz Countertops (Standard Selection)
- **Sub-Zero** 24" Refrigerator in 2nd Story Kitchenette

#### UNIQUE EXTERIORS

- Pre-Fabricated Wood Roof Trusses
- Aluminum Windows
- **Sherwin Williams** Acrylic Flat Paint
- Brick Paver Street and Driveway
- Landscaping with Automatic Sprinklers
- Flat Concrete Roof Tiles
- Aluminum Louvered Railings
- Custom Decorative Wood Out Lookers
- Decorative Aluminum Louvered Accents
- Insulated Aluminum Garage Doors
- Decorative Siding
- Private Backyards
- Secure Intercom Access

AMENITIES



# SEA GRAPE

4 BEDROOMS  
3 BATHROOMS  
2 POWDER ROOMS  
DEN / MEDIA ROOM

A/C	NON A/C	TOTAL
2858 sq. ft.	560 sq. ft.	3418 sq. ft.
265.5 sq. m.	52 sq. m.	317.5 sq. m.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

# BUTTONWOOD

4 BEDROOMS  
3 BATHROOMS  
2 POWDER ROOMS  
MEDIA / FAMILY ROOM

A/C	NON A/C	TOTAL
3145 sq. ft.	548 sq. ft.	3693 sq. ft.
292 sq. m.	51 sq. m.	343 sq. m.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



# COCO PLUM

4 BEDROOMS  
 3 BATHROOMS  
 2 POWDER ROOMS  
 MEDIA / FAMILY ROOM

A/C	NON A/C	TOTAL
2978 sq. ft.	503 sq. ft.	3481 sq. ft.
276.6 sq. m.	46.7 sq. m.	323.3 sq. m.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



Recognized as one of the Top 20 Building Companies in Miami, GC<sup>3</sup> Development is a family operated business that traces back its roots a couple of generations to founder Pedro Garcia-Carrillo and son Michael Garcia-Carrillo. Together they have created a portfolio of over a thousand homes including some of South Florida's most distinguished projects in the last three decades. With a philosophy to, "never compromise on quality or customer service," the team opts to work closely with their clients to ensure a satisfying home buying experience. If your family is ready for a new home, the GC<sup>3</sup> family is ready to build.

GC<sup>3</sup> Development has spearheaded and successfully zoned, platted, constructed and sold boutique-sized luxury communities and large home subdivisions throughout South Florida, all leaving an impression like none other. Known for their cutting edge approach on a classic craft, trust that in choosing your exclusive GC<sup>3</sup> home, your residence will elevate at every level.

Bindor Real Estate Corp. represents the next generation of leadership for both commercial and residential ventures throughout South Florida. Led by Founder and Managing Member Drew Dorsy, along with Vice President Paola M. Garcia-Carrillo, the experienced team boasts decades of combined experience in construction, development, finance procurement, management, consulting, global investments and most notably, private equity and real estate transactions in the United States, England, Brazil and Australia.

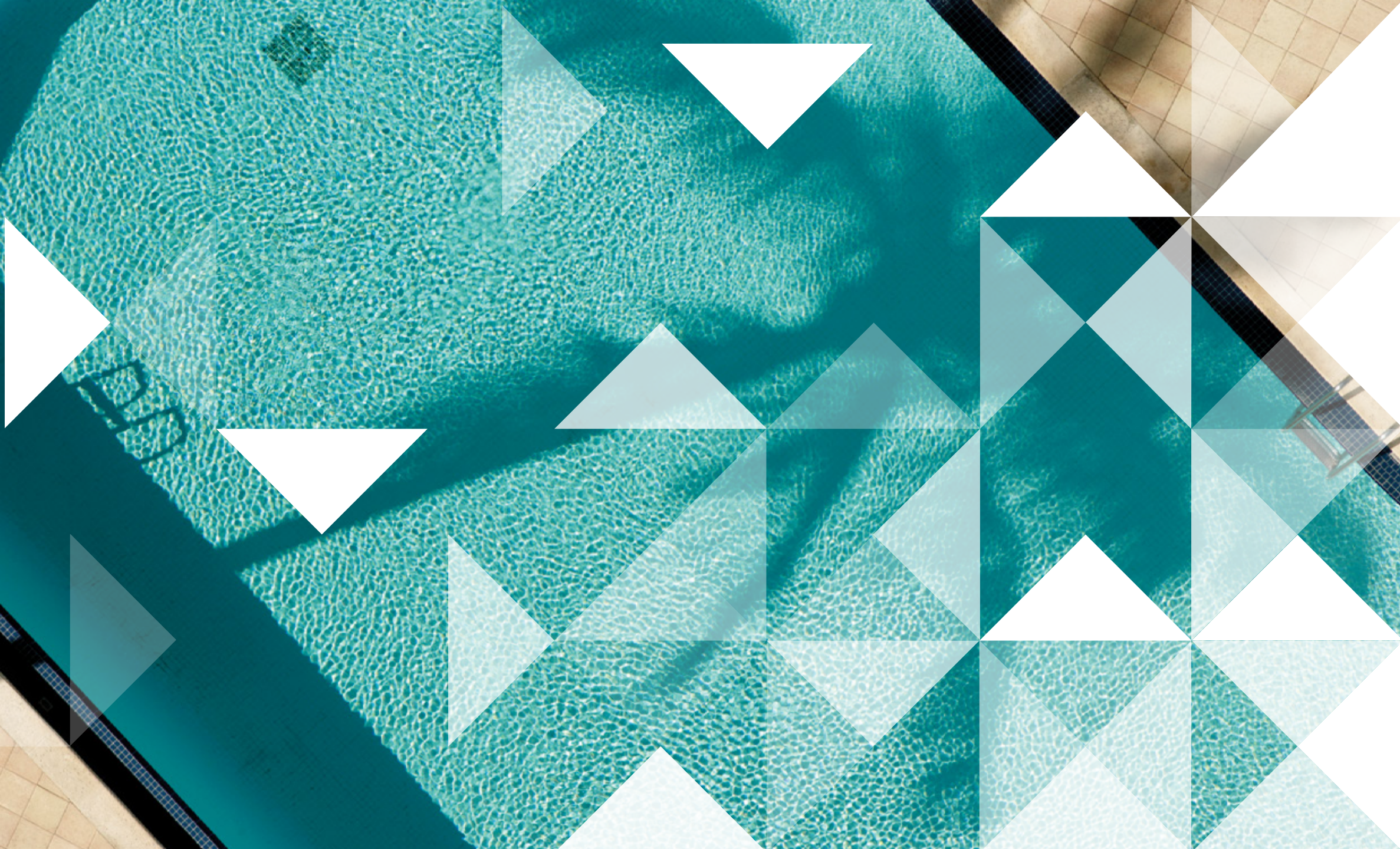
With impressive exposure to the multiple facets of the real estate business, Drew Dorsy has refined his perspective and extensive skills, allowing him to have an astute and forward thinking vision. This is a great advantage that grants Bindor a clear lead when scouting ideal locations to invest in and develop.

Bindor is now forming a joint venture with GC<sup>3</sup> Development, one of South Florida's leading residential developers led by Michael Garcia-Carrillo, together with their diverse backgrounds they will elevate both the quality and caliber of projects they already have completed. With a philosophy to develop unique and innovative projects, South Florida is sure to experience a growth of highly desirable options of real estate opportunities rarely come across, until now.



DEVELOPERS





ascend new  
heights



# VILLAS AT PINECREST

786.615.9545

[www.villasatpinecrest.com](http://www.villasatpinecrest.com)

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PINECREST, FL 33156

DEVELOPED BY



Where Quality Construction &  
Luxury Are Standard



SALES & MARKETING BY



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