

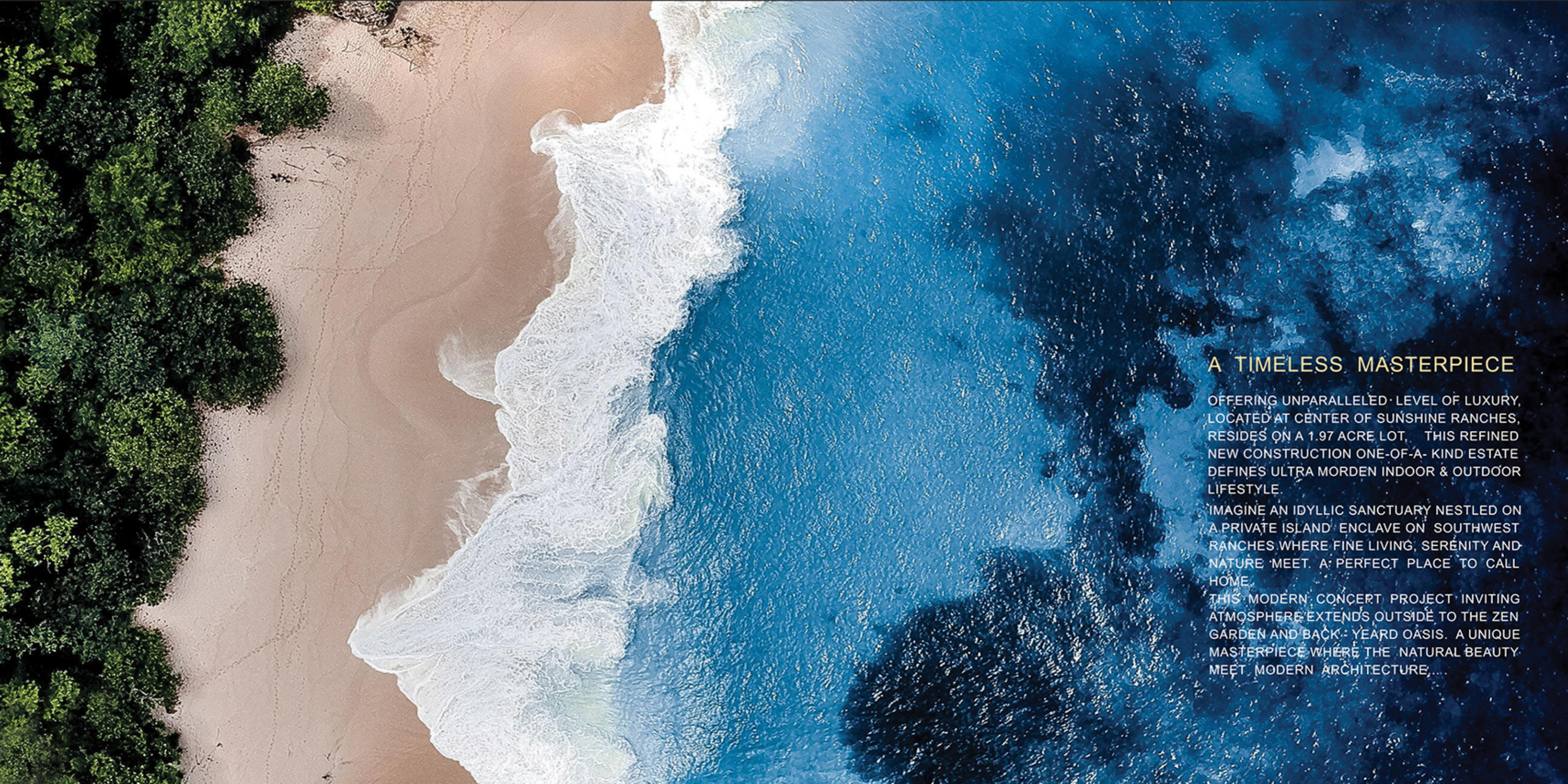


DEVELOPED BY BLUE BAY FOUNDATION LLC.

翼之宅

6903 HANCOCK ROAD SOUTHWEST RANCHES FL 33330

翠心園



A TIMELESS MASTERPIECE

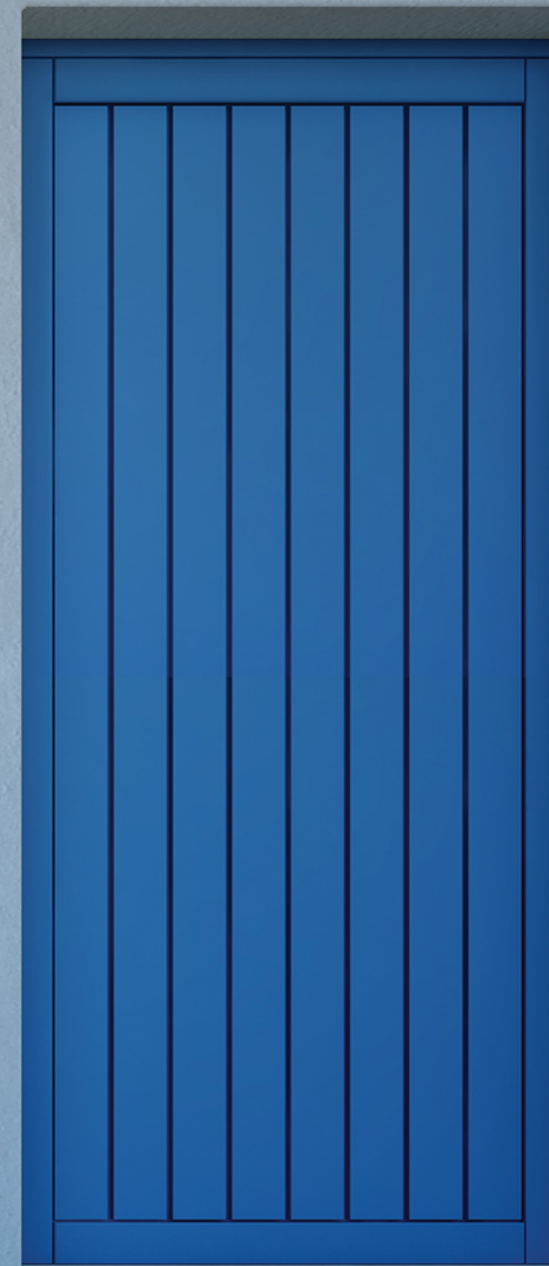
OFFERING UNPARALLELED LEVEL OF LUXURY, LOCATED AT CENTER OF SUNSHINE RANCHES, RESIDES ON A 1.97 ACRE LOT. THIS REFINED NEW CONSTRUCTION ONE-OF-A-KIND ESTATE DEFINES ULTRA MODERN INDOOR & OUTDOOR LIFESTYLE.

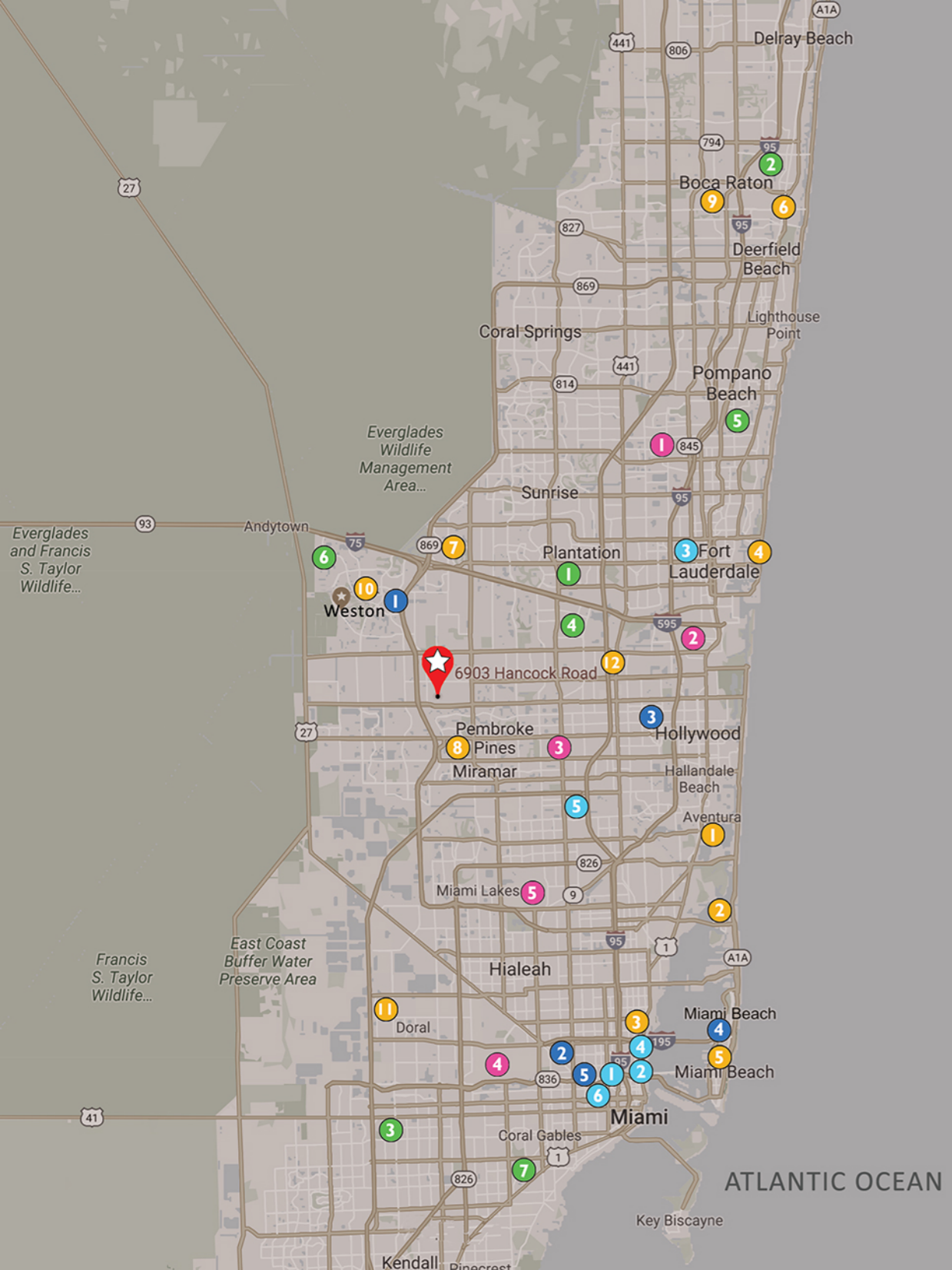
IMAGINE AN IDYLIC SANCTUARY NESTLED ON A PRIVATE ISLAND ENCLAVE ON SOUTHWEST RANCHES WHERE FINE LIVING, SERENITY AND NATURE MEET. A PERFECT PLACE TO CALL HOME.

THIS MODERN CONCEPT PROJECT INVITING ATMOSPHERE EXTENDS OUTSIDE TO THE ZEN GARDEN AND BACK-YEARD OASIS. A UNIQUE MASTERPIECE WHERE THE NATURAL BEAUTY MEET MODERN ARCHITECTURE.

翼之宅

PASSION FOR PERFECTION





LOCATED AT THE HEART of SOUTH FLORIDA

SHOPPING

- 1 AVENTURA MALL
- 2 BAL HARBOUR SHOPS
- 3 MIAMI DESIGN DISTRICT
- 4 LAS OLAS BOULEVARD
- 5 LINCOLN ROAD MIAMI BEACH
- 6 MIZNER PARK
- 7 SAWRASS MILLS
- 8 THE SHOPS AT PEMBROKE GARDENS
- 9 TOWN CENTER OF BOCA RATON
- 10 WESTON TOWN CENTER
- 11 DOLPHIN MALL
- 12 ROCK-SHOPS HARD ROCK HOLLYWOOD

ENTERTAINMENT

- 1 ADRIENNE ARSHT CENTER OF THE PERORMING ARTS
- 2 AMERICAN AIRLINES ARENA
- 3 BROWARD CENTER FOR THE PERORMING ARTS
- 4 PEREZ ART MUSEUM MIAMI
- 5 HARD ROCK STADIUM - MIAMI OPEN VENUE
- 6 MARLINS PARK



6903 HANCOCK ROAD SOUTHWEST RANCHES FL 33330

AIRPORTS

- 1 FT. LAUDERDALE EXECUCUTIVE AIRPORT (FXE)
- 2 FT. LAUDERDALE INTERNATIONAL AIRPORT (FLL)
- 3 HOLLYWOOD EXECUTIVE AIRPORT (HLW)
- 4 MIAMI INTERNATIONAL AIRPORT (MIA)
- 5 OPA LOCKA EXECUTIVE AIRPORT (OPF)

MEDICAL CENTERS

- 1 CLEVELAND CLINIC
- 2 JACKSON MEMORIAL HOSPITAL
- 3 JOE DIMAGGIO CHILDREN'S HOSPITAL
- 4 MT. SINAI MEDICAL CENTER
- 5 UNIVERSITY OF MIAMI HOSPITAL

ACADEMIC

- 1 AMERICAN HERITAGE SCHOOL
- 2 FLORIDA ATLANTIC UNIVERSITY
- 3 FLORIDA INTERNATIONAL UNIVERSITY
- 4 NOVA SOUTHEASTERN UNIVERSITY
- 5 PINECREST SCHOOL
- 6 SAGEMONT SCHOOL
- 7 UNIVERSITY OF MIAMI

BLUE BAY
FOUNDATION LLC

PRESENTS
PRIVATE RESIDENCE - THE WING HOUSE

6903 HANCOCK ROAD SW RANCHES FL



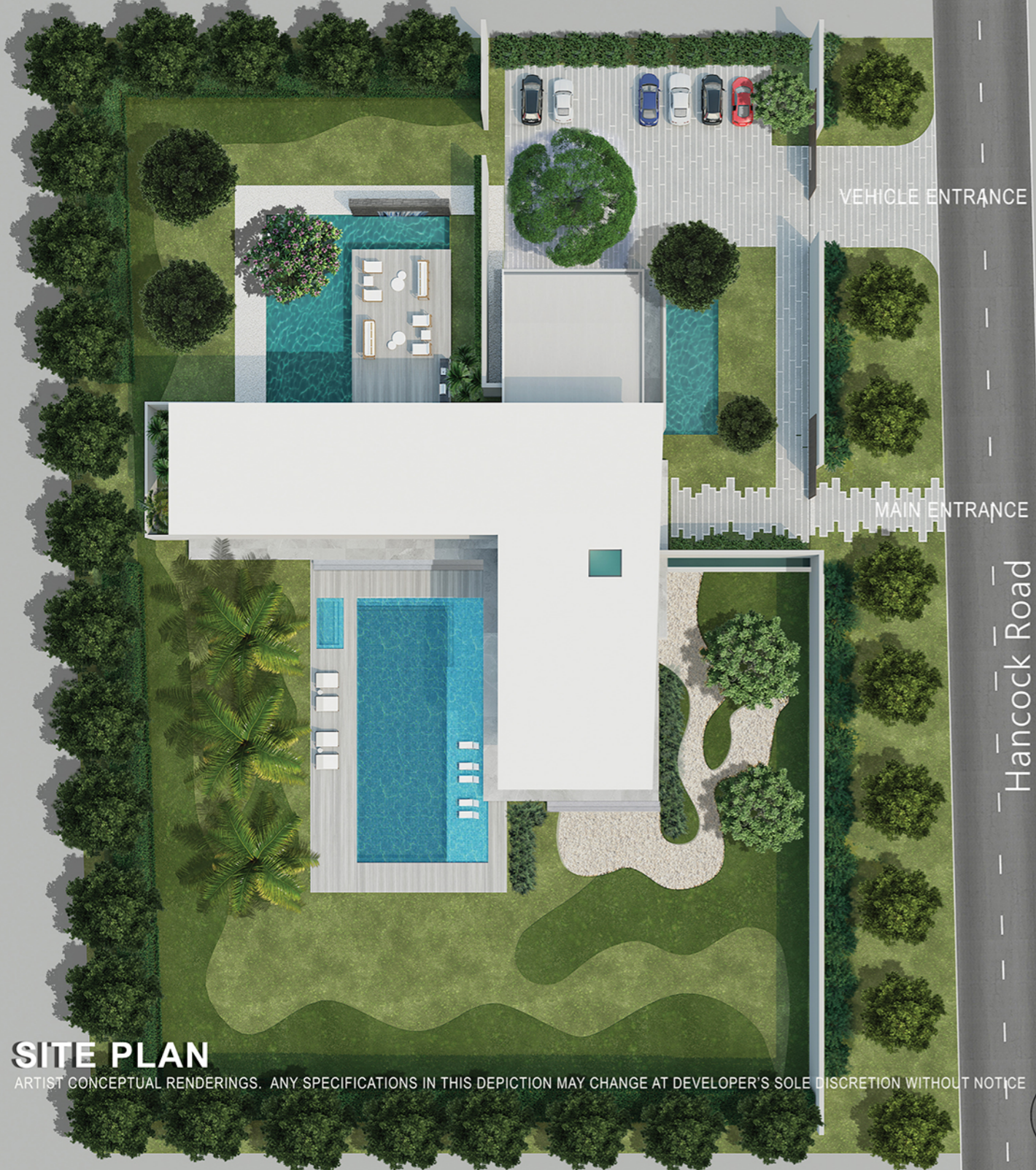
MAIN ENTRANCE

ARTIST CONCEPTUAL RENDERINGS. ALL SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

LOVE OF BEAUTY IS TASTE, CREATION OF BEAUTY IS ART
POOL DECK & OUTDOOR PATIO

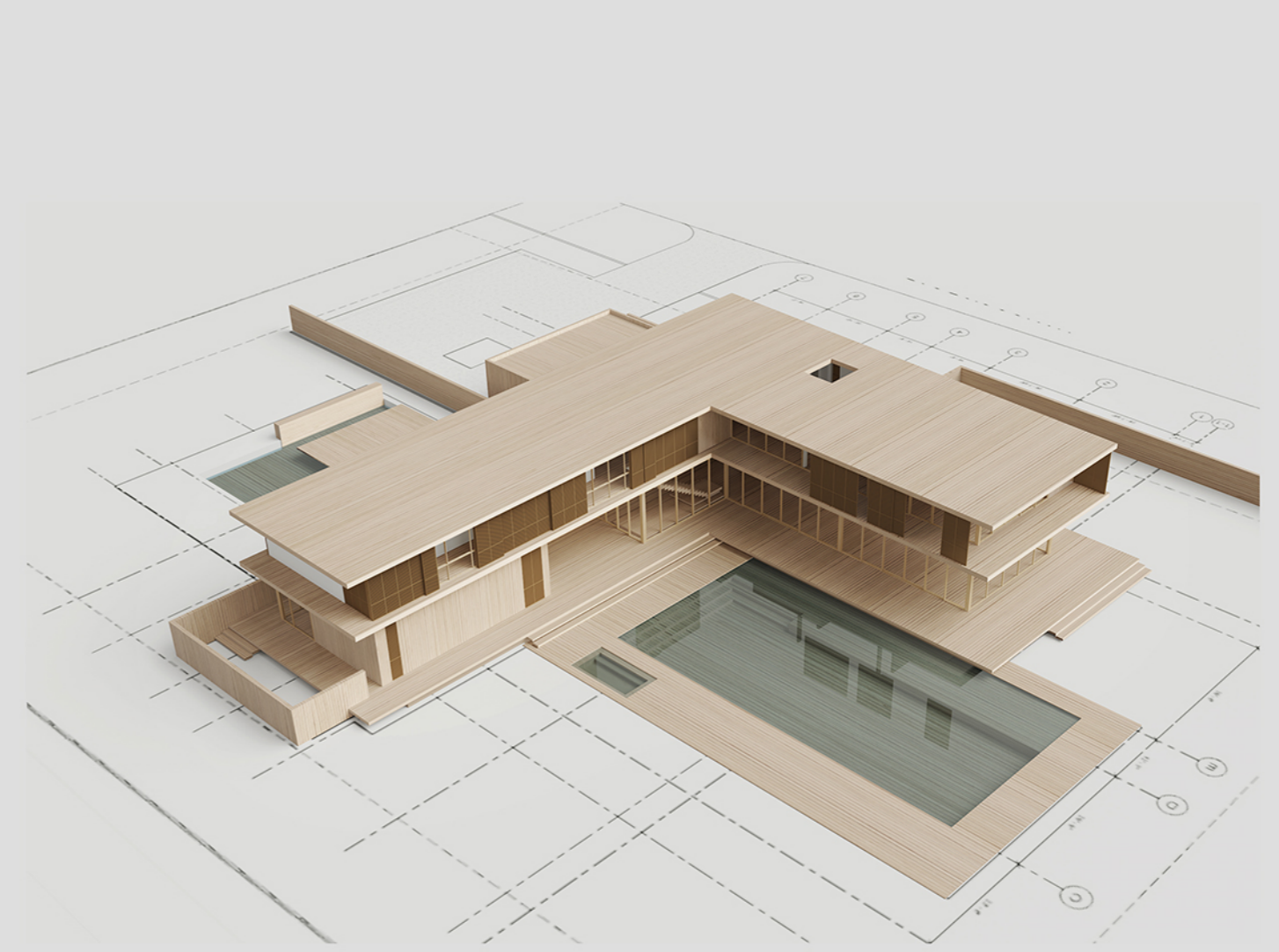


ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE



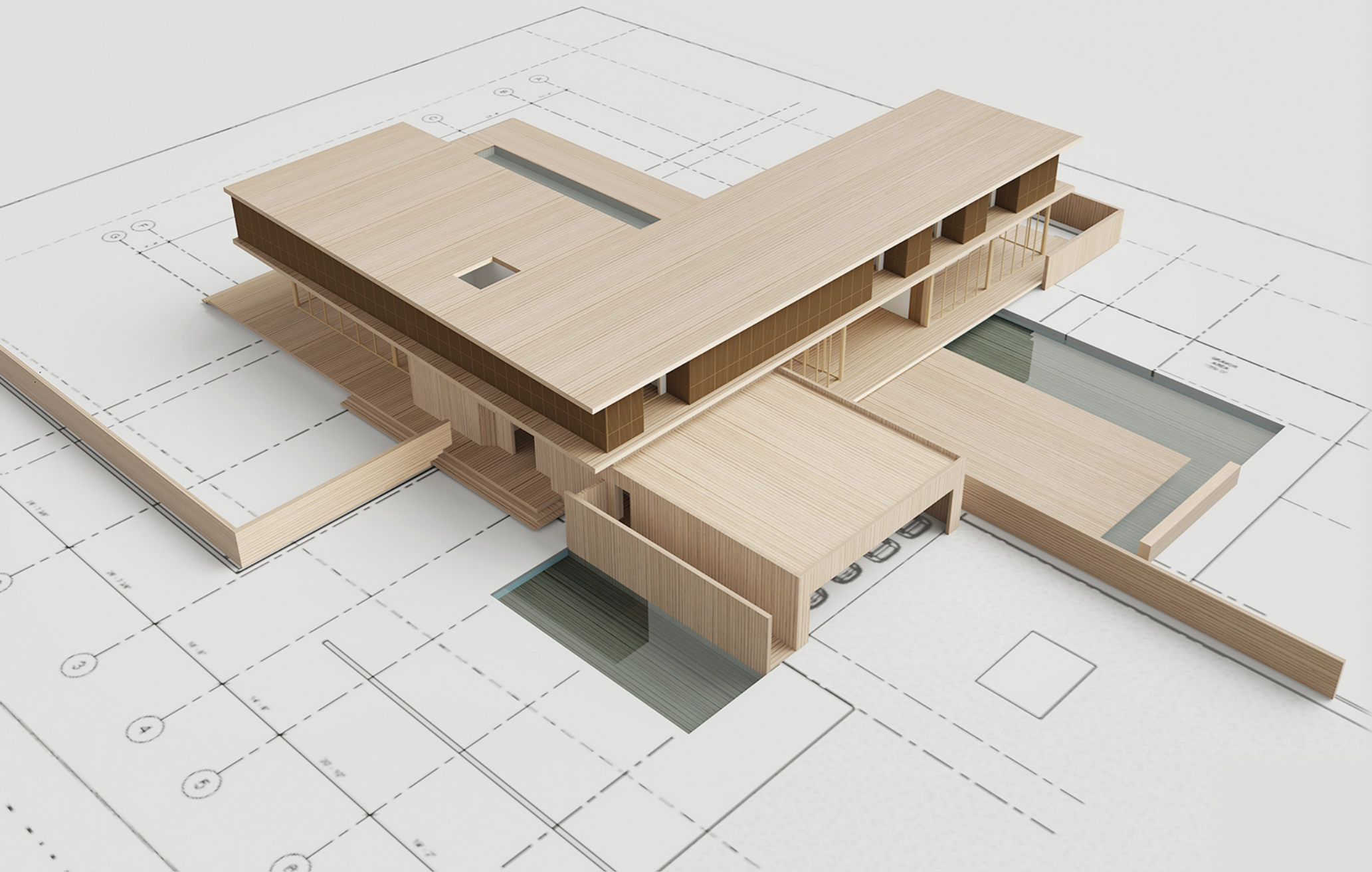
SITE PLAN

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE



ARCHITECTURE STUDY SCALE MODEL

NUANCED APPROACH ARCHITECTURE AND INTERIOR SPACE



THE WING HOUSE

6903 HANCOCK ROAD

LOT SIZE (1.97 ACRE)	85,708 SF
TOTAL GROSS LIVING SPACE	12,715 SF
TOTAL AIR CONDITIONED AREA	11,700 SF
TOTAL NONE AIR CONDITIONED AREA	1,015 SF
FIRST FLOOR	6,840 SF
SECOND FLOOR	5,875 SF

TOTAL BEDROOMS	5
TOTAL FULL BATHS	5
CABANA BATH	1
TOTAL POWDER ROOMS	3

ARCHITECTURE STUDY SCALE MODEL FOCUSING ON NATURAL ATMOSPHERE AND FUNCTIONALITY

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

翼之宅

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

LEVEL 1 FLOOR PLAN

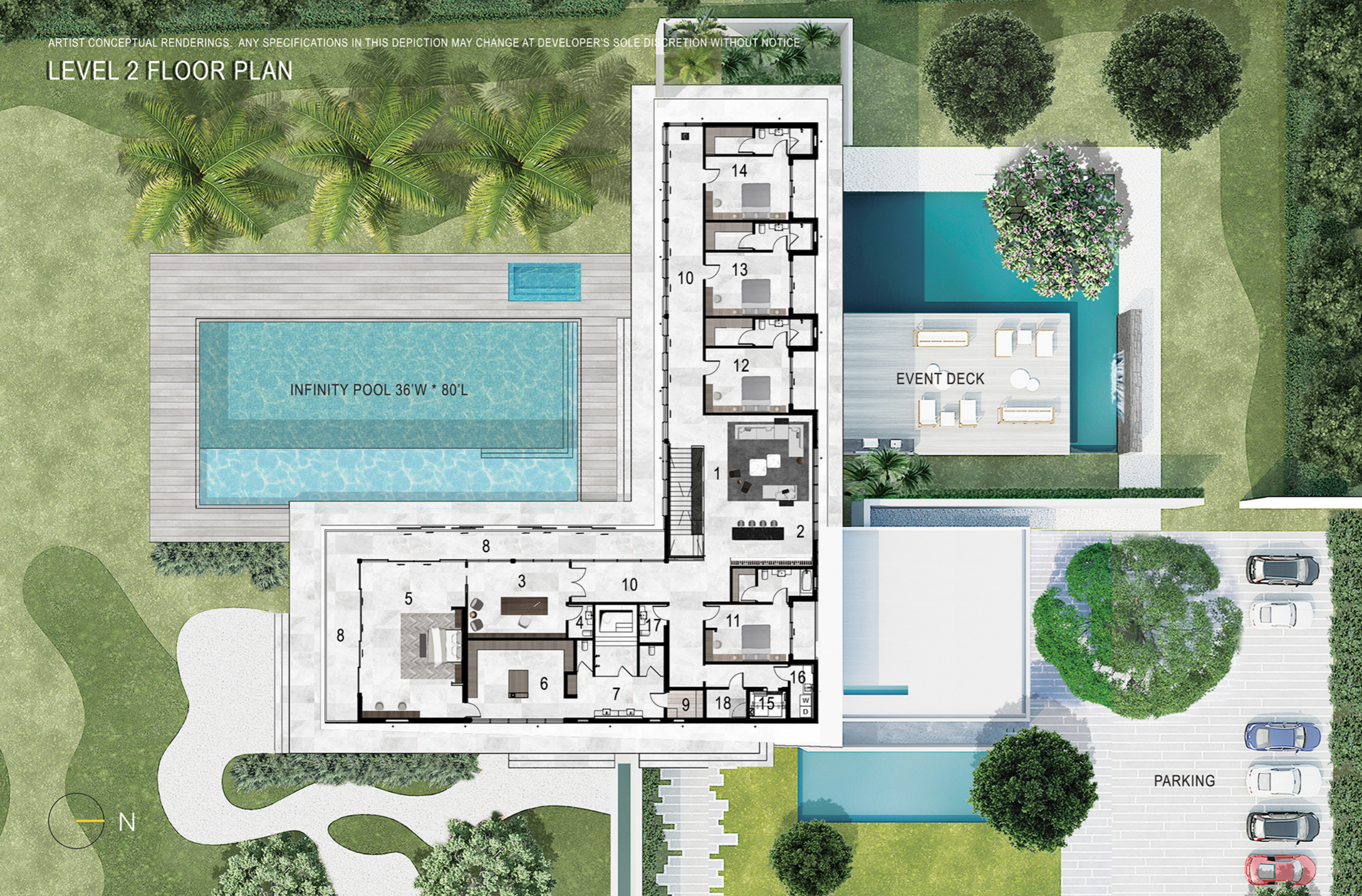


LEVEL 1 AREA(sf)

Room Number	Room Name	Area (sf)
1	FOYER	222
2	GALLERY	324
3	FORMAL KITCHEN	428
4	GREAT LIVING ROOM	680
5	LIBRARY	256
6	FORMAL DINING	516
7	BREAKFAST AREA	398
8	STAIR	226
9	MAIN KITCHEN	364
10	PENTRY	86
11	MAID'S ROOM	180
12	MAID'S KITCHEN	48
13	MEP ROOM	68
14	LAUDRY ROOM	80
15	ELEVATOR	60
16	POWDER ROOM	32
17	GARAGE (4 CARS)	1022
18	COVERED PATION	802
19	THEATER / LOUNGE	527
20	GYM	360
21	MASSAGE ROOM	120
22	CABANA BATH	156
22	OUTDOOR YOGA DECK / SHOWER	425

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

LEVEL 2 FLOOR PLAN



LEVEL 2 AREA(sf)

Room Number	Room Name	Area (sf)
1	FAMILY ROOM	490
2	BAR / WINE CELLAR	230
3	LIBRARY / OFFICE	334
4	OFFICE POWDER ROOM	42
5	MASTER BEDROOM	730
6	MASTER SUITE CLOSET	406
7	MASTER SUITE BATHROOM	380
8	MASTER SUITE BALCONY	523
9	SAUNA	50
10	GALLERY HALL	648
11	GUEST SUITE 1	445
12	GUEST SUITE 2	465
13	GUEST SUITE 3	465
14	GUEST SUITE 4	465
15	ELEVATOR	60
16	LAUNDRY ROOM	73
17	POWDER ROOM	50
18	STORAGE	72





WING OF DREAM



6903

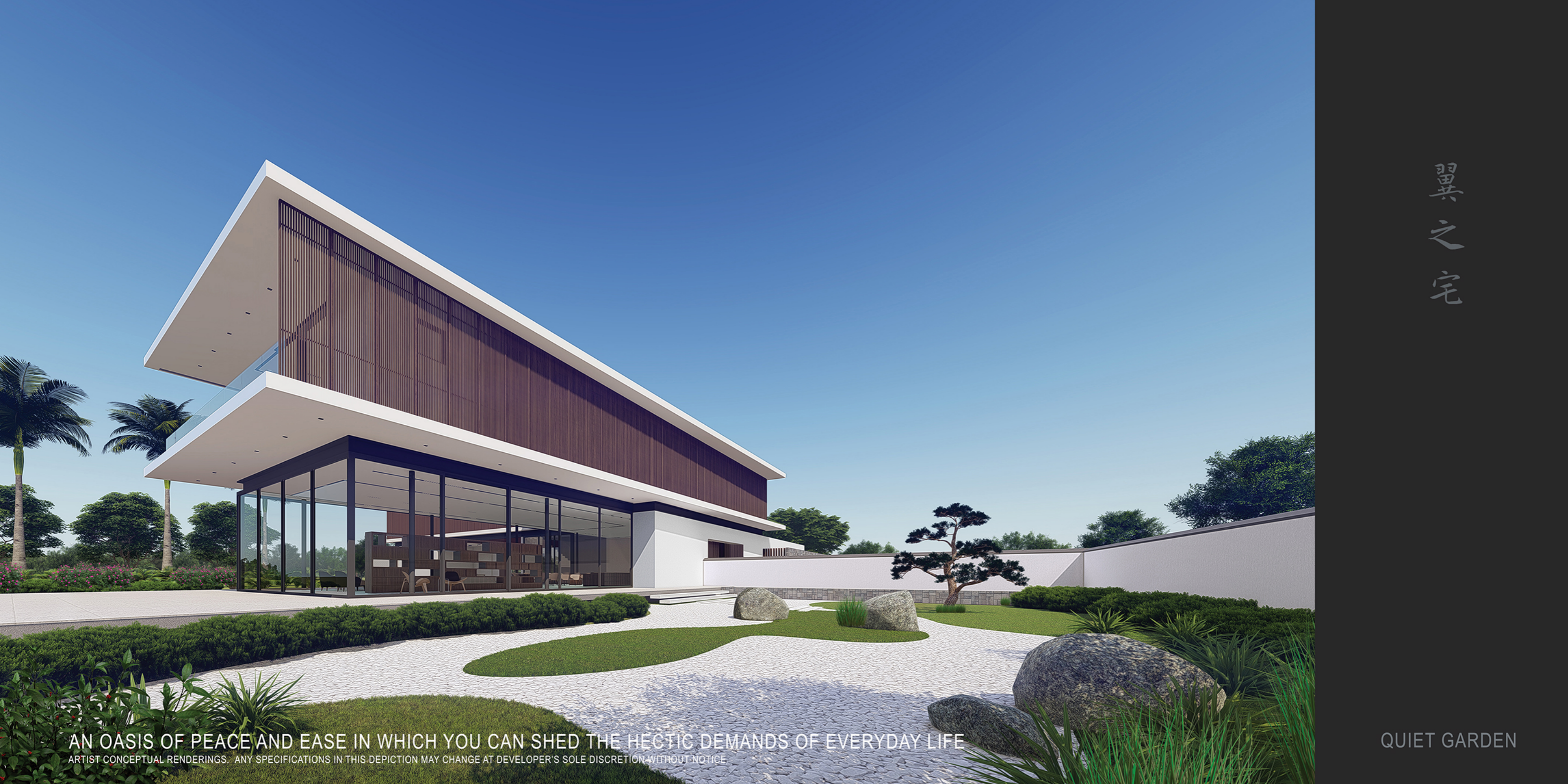
ARCHITECTURAL MASTERPIECE
AN EXCLUSIVE ENCLAVE OF LUXURY, CRAFTSMANSHIP

翼之宅

DISCOVERY - PURE INSPIRATION
POOL DECK



ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE



翼之宅

AN OASIS OF PEACE AND EASE IN WHICH YOU CAN SHED THE HECTIC DEMANDS OF EVERYDAY LIFE

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE.

QUIET GARDEN

ELEMENTARY SIMPLICITY THAT IS UNDERSTOOD THE NATURAL WORLD BEAUTY

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE



翼
之
宅

EVENT DECK & GARDEN



ARCHITECT CONCEPT SKETCH GALLERY HALL WINDOW DETAIL

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

翼之宅

RELAXATION WITH AN INSPIRATION EFFECT



EVENT DECK & GARDEN

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE



翼之宅

ARCHITECT CONCEPT SKETCH PATIO OUTDOOR LIVING
ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

翼之宅



PATIO OUTDOOR LIVING

A PLACE WHERE YOUR OWN PERSONALITY CAN UNFOLD

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE



WING OF NATURAL

MASTERFULLY DESIGNED FOR EXTRAORDINARY LUXURY MODERNTROPICAL LIFESTYLE.
ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE



翼
之
宅

GALLERY HALL



翼之宅

OPEN ATMOSPHERE AND WOULD LIKE TO DISCREETLY INTEGRATED THE FUNCTIONS OF FOYER SPACE. THE INTERIOR DETAILS CREATING A ZEN LOOK THAT IS IN TURN ENLIVENED BY THE DRAMATIC LIGHTING EFFECT.

FOYER

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

翼之宅

BLUEBAYFOUNDATION.COM



翼之宅

IMAGINE A PLACE OF SIMPLE PLEASURES
AND NATURAL BEAUTY. DESIGNED FOR
THE PLEASURE OF INDOOR - OUTDOOR
LIVING.



STAIR CASE & GALLERY

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE



WING OF LIFE

翼之宅



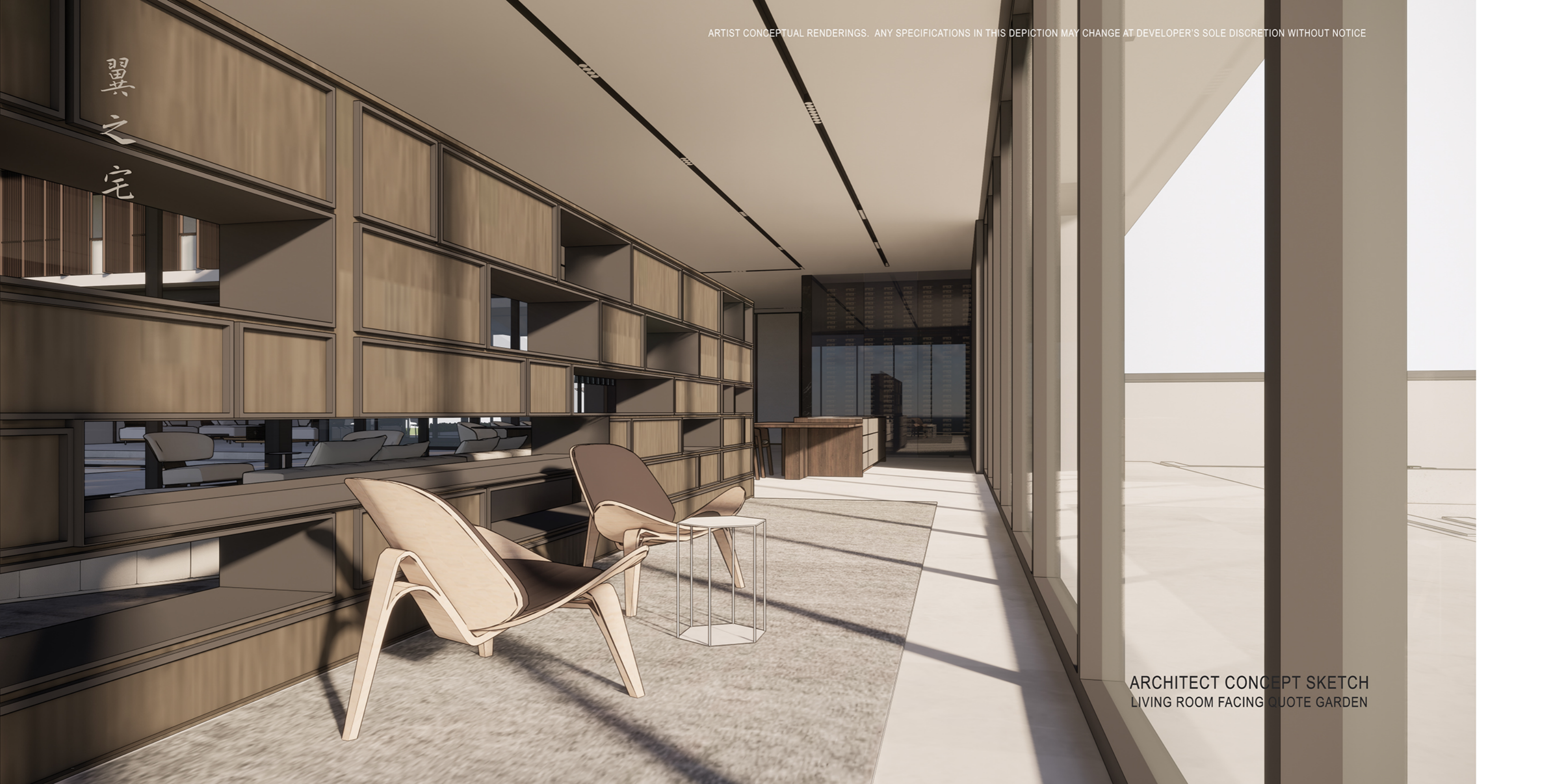
A WORLD OF ARTISTRY, LUXURY AND CHOICE OF LIFESTYLE

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

GREAT LIVING ROOM

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

翼
之
宅



ARCHITECT CONCEPT SKETCH
LIVING ROOM FACING QUOTE GARDEN



翼之宅

ARCHITECT CONCEPT SKETCH FORMAL KITCHEN & DINING AREA
ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE



FORMAL DINING & KITCHEN

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

GENEROUSLY DESIGNED FORMS, ENSITIVELY SELECTED COLORS. THE AVOIDANCE OF ANYTHING THAT IS ALL TOO DECORATIVE CREATE ANATMOSPHERE OF SMOOTHING BALANCE.ELEMENTARY SIMPLICITY THAT IS UNDERSTOOD THE SAME WAY AROUND THE WORLD. RELAXATION WITH AN INSPIRATIONAL EFFECT. A PLACE WHERE YOUR OWN PERSONALITY CAN UNFOLD...

翼之宅



FAMILY ROOM & WINE CELLAR

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE



翼之宅

MAIN KITCHEN

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE



翼之完

TIMELESSLY ELEGANT LIVING SPACE, WHICH PERFECTLY REFLECT THE PERSONALITY.
ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

BREAKFAST AREA



THEATER & ENTERTAINMENT LOUNGE

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

翼之宅

IN ORDER TO MEET YOUR VERY PERSONAL WISHES AND REQUIREMENTS PERFECTLY, WE DEVELOPS MORE THAN JUST FIRST CLASS LIFESTYLE. WE ALSO CREATE DESIGN CONCEPTS FOR TIMELESSLY ELEGANT ENTERTAINMENT SPACES, WHICH PERFECTLY REFLECT THE PERSONALITY OF THE HOUSE OWNER. THIS REMARKABLE WELL DESIGNED ENTERTAINMENT SPACE WITH HIGH-END FINISHS WILL APPEAL TO MANY WHO LOVE TO RELAXED,

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE



GYM & MASSAGE ROOM

MODERN, YET WARM AND TIMELESSLY ELEGANT.
DESIGNED FOR THE PLEASURE OF INDOOR -
OUTDOOR LIVING.



WING OF LUXURY

翼之完

BEAUTY IS TIMELESS, AS ARE
THE ARTISANS WHO POUR HEART
AND SOUL INTO ITS CREATION,
THEIR TALENT, GENIUS AND MUSE
CREATE GIFTS THAT ARE BEYOND
MEASURE.

GUEST BEDROOM

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE





MASTER SUITE LIBRARY

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

翼之宅



ARCHITECT CONCEPT SKETCH MASTER SUITE BALCONY & BEDROOM
ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

翼之宅



MASTER BEDROOM

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

INTERIOR DETAIL INSPIRATION



MASTER SUITE CLOSET

MASTER SUITE BATH



SAUNA ROOM



POWDER ROOM

翼之宅



CLOSET DOOR DETAIL



TOILET ROOM

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE



MASTER SHOWER



GUEST BATH

翼之宅



PRESTIGIOUS UNIQUE NEIGHORHOOD

TIMELESS ELEGANCE



MAIN ENTRANCE

ARTIST CONCEPTUAL RENDERINGS. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE

Executive Team



JEFF ZENG
FOUNDER

As the founder of the company, when Jeff Zeng was a child, he has a simple dream; to build the most beautiful house for the family - a perfect paradise that his whole family can enjoy life every day...

After many years, his definition and vision of “beauty” has transmutation through different levels.

An extraordinary vision leads the greatest creation of art. Integrity, innovation, hard work and professionalism, Jeff Zeng has more than 20 years’ experience of architectural and interior design background. With his original longing and passion, the company focusing on developing private luxury residence, our goal is to create a unique luxury branding which redefine ultra - modern life style a place where fine living serenity and nature meet, tailored for each owner, - a perfect place to call “home” ...

After 3 years preparation and planning, multiple times tweak and sanding with the designer, now the company presents its first taking pride project “The wing house” one of a kind modern tropical artwork located at the heart of south Florida. A unique master piece, every detail is carefully considered, every inch of space is inspired by the pursuit of the ultimate. With the passion for perfection, the developer is promising, every of our projects will be dedicated to the pinnacle, chic and exquisite work.



LUIS D'AGOSTINO
PRESIDENT

Mr.D’Agostin has over 30 years experience of real estate Finance, Development Construction Management, Property Operations and Management of Oceanfront Luxury Properties

He is Energetic & detailed oriented professional who has involved with Development, Construction & Management of over \$1 Billion Dollars of mid to large-scale real estate assets, from townhouses, single-family homes, garden-style Class A apartments to high-rise commercial, residential and mix-use properties, including custom Luxury estates.

Mr. D’Agostin holds Bachelor Degree of Structural / Civil Engineer (CUM Laude) from University of Massachusetts. He is licensed General Contractor and Real Estate Broker in State of Florida.

He is the author of Free CAM Study Guide, author of Math4Realtors, a free math guide for students seeking to become realtors or real estate brokers. Author of Principles & Practices of Real Estate Development & Construction, a step - by - step guide on how to develop,build & invest in real estate. Creator of WALK in the USA, which is a movement to fight obesity, by promoting walking, healthy eating habits and helping people balance the mind, body & spirit.



AIR air architects

Founded by Liu Xin and SU Jie (AIA) on 2016, **A.I.R.** Architects is a miami based composite architectural design firm. The firm is committed to modern architectural practice and theoretical research, dedicating to its extensive design practice work in the U.S. field and globally. The main work content covers many professional fields such as architectural design, interior space planning and creation, product design, graphic and brand design, etc. they believe that “**one design**” philosophy of the guidelines, and continue to put into action in the field of academic and design practical.

Between the two founders, they have combined more than 20 years design experience. Each of the them has achieved outstanding results and professional social recognition in their respective fields.

As both young architects, they have not only appeared in international competitions and industry awards. At the same time, they are quietly concentrate working in the field of teaching and theory researching, trying to substitute deeper design thinking into modern architectural practice.



KIRK WENG ARCHITECTS, LLC

Kirk Weng Architects, LIC. was founded in 2017. Kirk had been working since 2006 for an international award-winning firm in Miami, Florida. He has been a licensed architect since 2009 and has been a resident in Florida since 2002. He graduated from University of Florida in Gainesville with a degree in Master of Architecture in 2005.

At Kirk Weng Architects, we manage each design differently because each of our clients is different. Our approach to every client's project is based on communication and understanding. We create elegant, timeless solutions that mature gracefully and fulfill our client's goals regarding function, program, style and budget. Our fresh and avant-garde designs are based on a keen understanding of architectural program, context and space, combined with a forward-thinking vision for the future. We focus on assembling a strong project team and consultants with clear communication and mutual respect for successful project delivery.

ALEJANDRO PEREZ - LANDSCAPE ARCHITECT

Alejandro Perez is a landscape architect with over 10 years of experience in the field. A proponent of local materials, his landscapes are sustainable, resilient, and enduring. Using a modern aesthetic, he aims to create designs that are refined and timeless.

Alejandro believes that successful spaces are functional, comfortable, and beautiful.



JEZERINAC GROUP - STRUCTURAL ENGINEERING

Jezerinac Group is a firm specializing in delivering sophisticated structural engineering services to Architects, Builders, Owners and their Representatives. Jezerinac Group works with its Clients in partnership. We view our Client's challenges as our challenges and we help solve them together. From the personal attention provided by its leadership, to the well rationalized deliverables provided to its Clients, it is clear that our services come with a particularly human touch.

The firm was founded by Ronald M. Jezerinac, P. E., S.E., an accomplished structural engineer with over twenty years of experience. His career started at the firm his father founded, Jezerinac Geers & Associates, Inc. Ron later joined a Miami based firm, where he performed structural analysis and design, site representation, project management and eventually project leadership on many large and complex projects both locally and nationally. After years of successful project management, Ron turned his attention to firm management as he was named President of the 50-person company at Age 36.

In 2010, seeking new challenges, Mr. Jezerinac joined a large International structural engineering firm where he directed the Fort Lauderdale office and was responsible for the entire Florida market as well as further positioning themselves in the Caribbean and Latin America. In 2014, Mr. Jezerinac realized a life-long goal by taking the sophistication he has been exposed to at his previous firms and applying it in a manner that suits the needs of his clients locally, nationally and internationally. It is on this platform, that Jezerinac Group, PLLC was founded.

Today, Jezerinac Group, PLLC is providing structural engineering services to Architects, Builders, Owners and their Representatives in the following market sectors: Aviation, Commercial, Cultural, Hospitality/Gaming, Industrial, Education, Government, Healthcare, Institutional, Residential and Sports and Public Assembly.

翼之宅

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This offering is made only by the prospectus for the property and no statement should be relied upon if not made in the prospectus. This is not an offer to sell, or solicitation of offers to buy, the house in states where such offer or solicitation cannot be made. Plans and specifications are subject to change without notice.

We are pledged to the letter and spirit of the U.S. policy for achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

The drawings herein conceptual only and are subject to change without notice at the discretion of the developer. The developer reserves the right to make additions, deletions and modifications to the drawings the developer may deem appropriate or desirable.

Any Furniture or decorator items depicted herein are shown for artistic and illustrative purposes only and are not included in the purchase and sale of the residence.



