



# Shinleaf Estates

## *Fine living, by nature.*

### ADDRESS:

504 Shinleaf Creek Drive  
Raleigh, NC 27614

### LOT SPECIFICATIONS:

Size: 1.36 acres / 59,068 sf  
Impervious Allocation: 9,000 sf  
Width at homesite: Approx. 175 ft

### HOMESITE HIGHLIGHTS:

Surround yourself with Falls Lake beauty and a balanced blend of serenity and adventure. Perfect for a spacious home, consider this 1.36-acre homesite your launchpad to a more nature centric lifestyle. With Shinleaf Cove Shore and Shinleaf Park just footsteps away, you can bike, boat, or enjoy any number of outdoor pursuits.

### BUILDER:

### KEY MAP:

## Choose Your Builder

To purchase Homesite 1, buyers may choose their preferred builder from the approved Shinleaf Estates builder team.

- AR Homes**
- Homestead Building Company**
- KJ Construction**
- Midtown Custom Homes**
- Paragon Building Group**
- Stellar Blu Construction**



# Homesite 1

Note: Suggested building envelope and driveway locations are based on building setbacks, topography, views, and other relevant site conditions. Actual building and drive locations may vary. See Shinleaf Estates architectural and landscape design guidelines for additional information. See recorded plats for official information.

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## Homesite 1, *Your Perfect Sanctuary*

### HOMESITE HIGHLIGHTS

**Front Yard Privacy:** A permanently preserved wooded open space across Shinleaf Creek Drive guarantees your front yard view remains a natural one and community landscaping creates an inviting polished fill.

**Desirable Site Details:** A gentle north-sloping site, a minimum 25 ft tree protection zone and potential for a basement add to the appeal of this homesite.

**Estate Size Potential:** With a 9,000 sqft impervious allocation, this homesite is well suited for a generous-sized home and is permitted for a 5 bedroom septic system.

**Outdoor Retreat:** 1.36 acres allows for outdoor living at its best and can accommodate a 16ft x 32 ft family-sized pool.

### COMMUNITY FEATURES

**Nature's Playground:** Set in Falls Lake Recreation District, indulge in lake activities, mountain bike trails, and direct access to Mountain-to-Sea Trail.

**Exclusive Living:** 28 upscale homesites, .93ac - 1.86ac, with meticulous design and attention to detail, starting from \$1.6 million to \$3+ million.

**Artful Entrance:** Your arrival is graced by a sculptural entry featuring a majestic with 35-year-old Japanese Maple alongside 30 more throughout the Audubon-certified landscapes.

**Distinctive Design:** Homes crafted by acclaimed designers and builders, boasting minimum 3,900+ sqft above-grade area, 3+ vehicle garages, timeless designs and luxurious indoor-outdoor living.

**Tailored Living:** High-performance, energy-efficient, technologically advanced homes, with private community water system, natural gas, and high-speed internet, at the crossroads of convenience.



SHINLEAF  
ESTATES

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**Development By:**  
Blantons Creek Developers



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