



Shinleaf Estates

Fine living, by nature.

ADDRESS:

7652 Falls Creek Lane
Raleigh, NC 27614

LOT SPECIFICATIONS:

Size: .92 acres / 40,070 sf
Impervious Allocation: 10,000 sf
Width at homesite: Approx. 113 ft

HOMESITE HIGHLIGHTS:

Nestled at the end of a serene cul-de-sac, this extraordinary .92 acre homesite offers an idyllic retreat where your backyard gracefully melds with a lush wooded expanse to the south, ensuring the utmost privacy and a seamless connection to nature's beauty. And, just a leisurely stroll away is the Mountains-To-Sea Trail.

BUILDER:



Homestead Building Company has designed award-winning, custom homes throughout the Triangle for nearly two decades. Through their state-of-the-art building technology and exceptional project management, the Homestead team crafts each home to be a lasting investment - advanced, energy-efficient, and luxurious.

KEY MAP:



Homesite 11

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 11, *A Staycation Awaits*

HOMESITE HIGHLIGHTS

Wooded Privacy: Enjoy the privacy of a permanently preserved open space and adjacent fishing pond and trail along the southern-facing backyard of this homesite.

Quiet Time: Located on a cul-de-sac with surrounding woods, it's a peaceful site perfect for star-gazing, bird-watching, and more.

Guest Potential: Initial design with 10,000 sqft impervious allocation permits a 5 bedroom septic system.

Pool Paradise: South-facing backyard allows for outdoor living including the opportunity for a 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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