

Trailhead:  
MST & Falls  
Lake Connector

Optional  
Pool Location

Homesite **12**  
**.93 AC**

Falls Creek Lane

Proposed  
Driveway Location

Proposed House Location



shinleaving.com

# Shinleaf Estates

## *Fine living, by nature.*

### ADDRESS:

7644 Falls Creek Lane  
Raleigh, NC 27614

### LOT SPECIFICATIONS:

Size: .93 acres / 40,590 sf  
Impervious Allocation: 9,000 sf  
Width at homesite: Approx. 190 ft

### HOMESITE HIGHLIGHTS:

Tranquility and a harmonious coexistence with nature are what this .93-acre homesite offers. Tucked away at the end of a peaceful cul-de-sac, this exceptional property offers a chance to build a secluded estate sized retreat where your backyard seamlessly melds with a wooded expanse to the south.

### BUILDER:

**STELLAR BLU**  
CONSTRUCTION, INC.

Through exceptional communication and meticulous attention to detail, Stellar Blu Construction ensures each design is luxuriously crafted and seamlessly executed. Every project undertaken by the Stellar Blu team is guided by their universal goal: to provide families with a one-of-kind, dream home that's the perfect setting for creating a lifetime of memories.

### KEY MAP:



# Homesite 12

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.

# Shinleaf Estates

## Homesite 12, *A Serene Homestead*

### HOMESITE HIGHLIGHTS

**Wooded Privacy:** Enjoy the wooded privacy of the southwest-facing backyard of this .93-acre homesite and watch the beautiful sunsets across the Shinleaf sky.

**Bye Bye Traffic:** Located on one of the three cul-de-sacs in Shinleaf Estates, it's a very quiet site designed to eliminate through traffic worries.

**Roomy Possibilities:** Initial design with 9,000 sqft impervious allocation permits a 5-bedroom septic system.

**Pool Anyone?:** With .93 acres to work with, the backyard of this homesite 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

**Sales By:**  
John & Leslie Young  
**THE YOUNG TEAM**

John:  
JohnYoung@hpw.com  
919-271-8820

Leslie:  
YoungL@hpw.com  
919-280-5401



**Development By:**  
Blantons Creek Developers



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