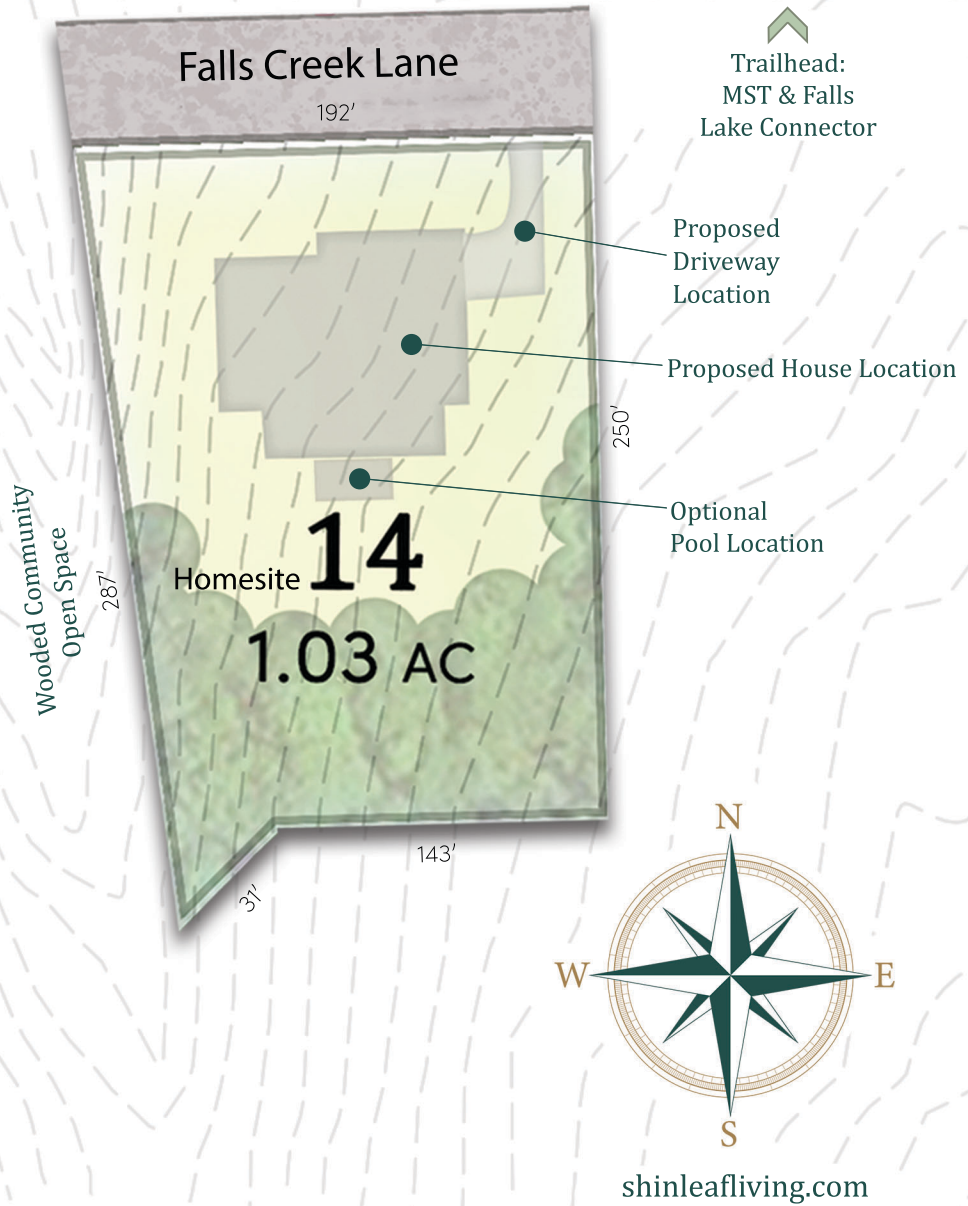


Specimen Japanese Maples



# Shinleaf Estates

## *Fine living, by nature.*

### ADDRESS:

7636 Falls Creek Lane  
Raleigh, NC 27614

### LOT SPECIFICATIONS:

Size: 1.03 acres / 45,027 sf  
Impervious Allocation: 9,000 sf  
Width at homesite: Approx. 141 ft

### HOMESITE HIGHLIGHTS:

Located conveniently across the street from the Falls Lake Access Trail, and just steps away from the renowned Mountains-To-Sea Trail, Shinleaf Park, and the tranquil Shinleaf Cove Shore, this spacious 1.03-acre homesite is surrounded by pristine woods to the north, south, and west, ensuring privacy and a harmonious connection with nature.

### BUILDER:



**PARAGON**  
BUILDING GROUP

As the Triangle area's only Southern Living custom builder, Paragon Building Group creates luxurious homes that feature a modern-southern elegance. Designs by the Paragon team are meticulously crafted to fit your current and future needs, setting the scene for your next chapter of life in the home of your dreams.

### KEY MAP:



**SHINLEAF**  
ESTATES

# Homesite 14

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 14, *Perfectly Peaceful Haven*

### HOMESITE HIGHLIGHTS

**Immediate Access to Outdoor Activities:** Experience the convenience of stepping out your front door to access the Mountains-To-Sea Trail and Falls Lake. This homesite is perfectly positioned directly opposite a trail leading to the Shinleaf Recreation Area, allowing you to make the most of these outdoor opportunities.

**Ample Allocations:** The site design, featuring a 9,000 sqft impervious allowance, allows for the installation of a 5-bedroom septic system, a spacious home, a pool oasis, and more.

**Outdoor Relaxation:** This property's yard benefits from lush woodland and a charming creek just next door to its west side yard boundary.

**Room Below:** This homesite can accommodate a basement for added square footage.

### 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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