

Shinleaf Estates

Fine living, by nature.

ADDRESS:

7608 Falls Creek Lane
Raleigh, NC 27614

LOT SPECIFICATIONS:

Size: 1.11 acres / 48,501 sf
Impervious Allocation: 10,000 sf
Width at homesite: Approx. 255 ft

HOMESITE HIGHLIGHTS:

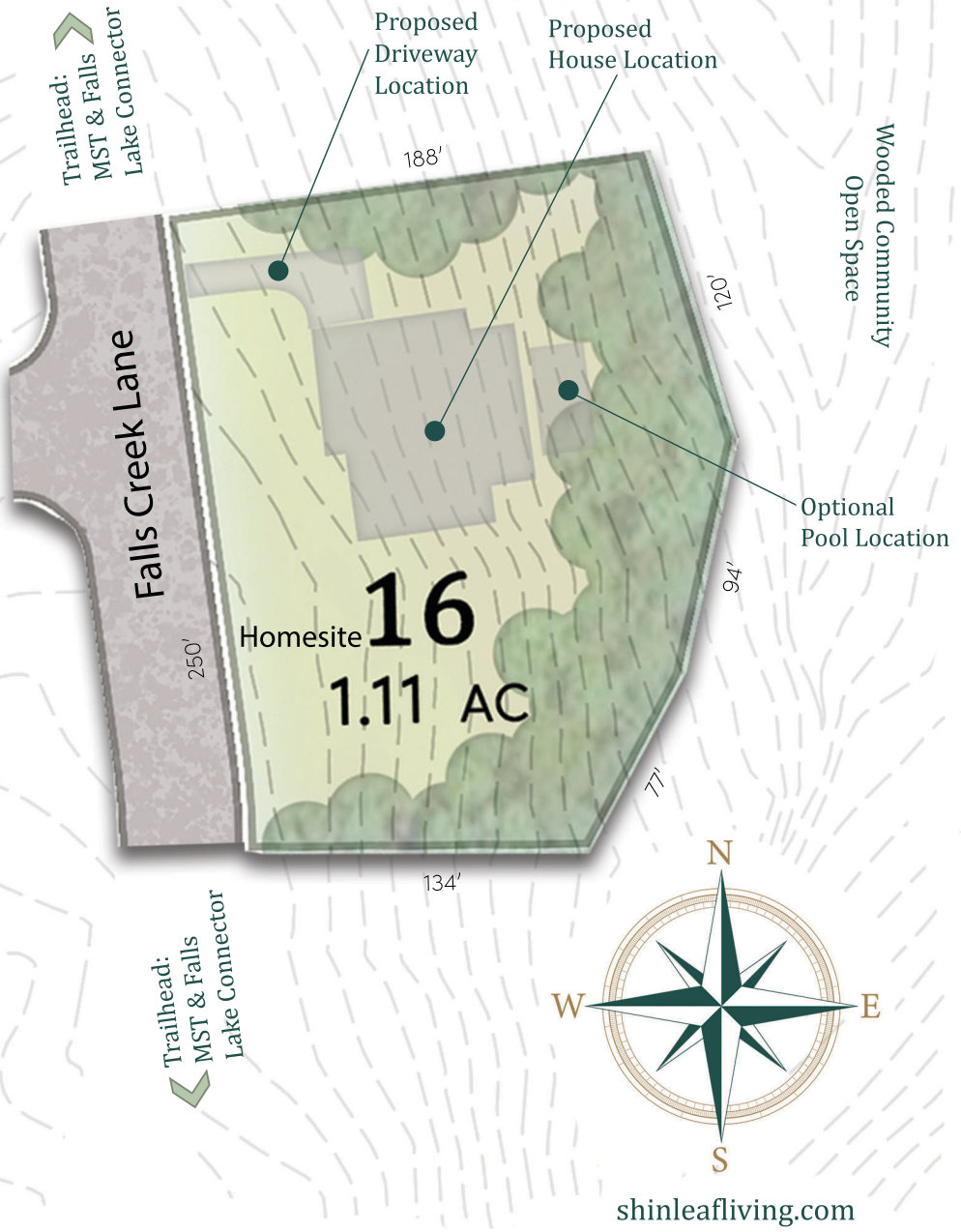
Set on a spacious 1.11-acre lot, this homesite is bordered by a lush woodland area and a gentle creek to the east creating a serene and private ambiance. Enjoy immediate access to Shinleaf Park, Shinleaf Cove Shore, and the inviting Mountains-To-Sea Trail, ensuring that the wonders of nature are just steps away.

BUILDER:



With a philosophy that simplicity and elegance are essential to creating timelessness, Midtown Custom Homes crafts innovative designs that are luxurious and functional. Their exceptional management during every step of construction will make your building experience the start of many happy memories in your new home.

KEY MAP:



Homesite 16

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 16, *Your Forever Getaway*

HOMESITE HIGHLIGHTS

Woodland Advantage: West-facing homesite 15 boasts vistas of two dedicated open spaces with an abundance of trees as your front and back door views.

Ample Allocations: The site design, featuring a 9,000 sqft impervious allowance, allows for the installation of a 4-bedroom septic system, perfect for a spacious home.

A Creek Runs Nearby: The large backyard benefits from a charming creek just beyond its 290ft boundary with permanently dedicated open woodland.

Basement Benefits: Get the most out of this sloped 1.1 acre lot as this property can accommodate a basement for added square footage.

Backyard Retreat: Looking for backyard fun? There's space for a 40ft x 20ft family-sized swimming 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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