

Shinleaf Estates

Fine living, by nature.

ADDRESS:

408 Shinleaf Pond Trail
Raleigh, NC 27614

LOT SPECIFICATIONS:

Size: 1.44 acres / 62,765 sf
Impervious Allocation: 11,000 sf
Width at homesite: Approx. 124 ft

HOMESITE HIGHLIGHTS:

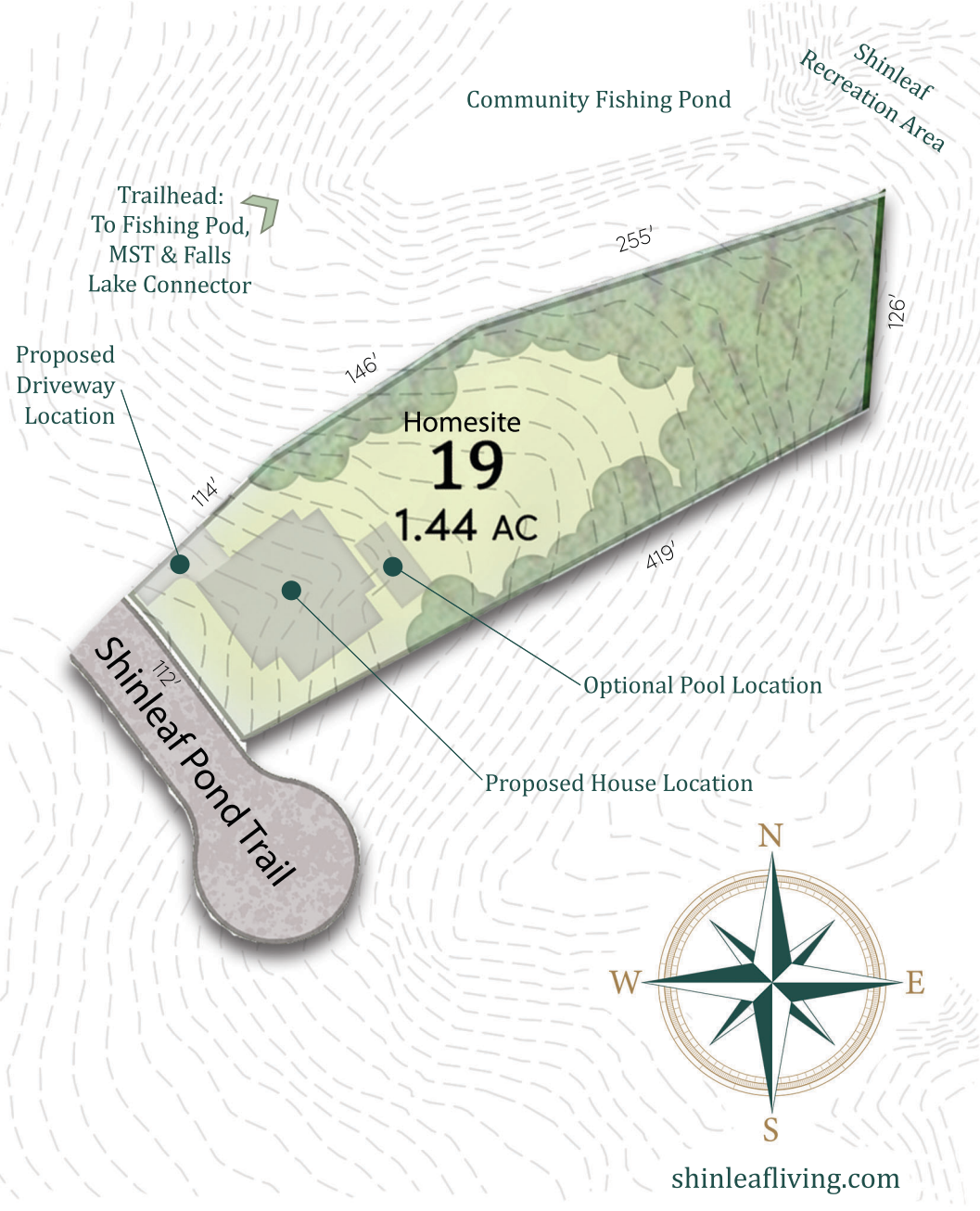
Encompassing a spacious 1.44 acres, homesite 19 offers the perfect backdrop for an estate-sized home. Bordered on two sides with woods and complete with an exceptionally generous backyard, you have direct access to the neighborhood Falls Lake access trail and the Shinleaf Estates fishing pond.

BUILDER:



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-a-kind, dream home that's the perfect setting for creating a lifetime of memories.

KEY MAP:



Homesite 19

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 19, A Backyard Resort Awaits

HOMESITE HIGHLIGHTS

Backyard Versatility: Tucked away at the end of a quiet street, homesite 19 has one of the largest backyards in Shinleaf Estates bordered by the woods of a permanently preserved open space to the north. If you picture a secluded resort at your backdoor, this site can accommodate!

Basement Benefits: This sloped 1.44 acre lot can easily accommodate a basement for added square footage.

Estate Sized Advantage: With a generous 11,000 sqft impervious allocation the initial design permits a 5 bedroom septic system, 20ft x 40ft pool, and more.

Recreation Nextdoor: Just steps away, nestled in the woods and accessible by a quaint winding trail, you can enjoy fishing in the pond or just keep walking and your at the Mountain-To-Sea Trail and the Shinleaf Recreation Area.

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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