



Shinleaf Estates

Fine living, by nature.

ADDRESS:

404 Shinleaf Pond Trail
Raleigh, NC 27614

LOT SPECIFICATIONS:

Size: .99 acres / 43,268 sf
Impervious Allocation: 10,000 sf
Width at homesite: Approx. 133 ft

HOMESITE HIGHLIGHTS:

With nearly an acre canvas, homesite 20 on Shinleaf Pond Trail presents the ideal space for an expansive residence. Featuring an impressively generous backyard complete with the privacy of a wooded backdrop, enjoy the convenience of the Mountains-To-Sea trail within a stone's throw.

BUILDER:

HOMESTEAD
BUILDING COMPANY

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 20

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 20, A Quiet, Wooded Haven

HOMESITE HIGHLIGHTS

Amazing Backyard Potential: Imagine having a private resort in your backyard. This location can make it happen! On a quiet cul-de-sac, homesite 20 has a large backyard bordered by the woods of a permanently preserved open space to the south and wooded views to the east and, bonus, it can accommodate a swimming pool.

Basement Potential: Homesite 20, with its .99 acre sloped lot can easily accommodate a basement for added square footage.

Estate Sized Allocations: At an 11,000 sqft impervious allocation the initial design permits a 5 bedroom septic system for a generous-sized family home.

Two Doors Down: Just steps away, nestled in the woods and accessible by a quaint winding trail, you can find the fishing pond and access the Mountain-To-Sea Trail.

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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