

Shinleaf Estates

Fine living, by nature.

ADDRESS:

7645 Falls Creek Lane
Raleigh, NC 27614

LOT SPECIFICATIONS:

Size: 1.55 acres / 67,581 sf
Impervious Allocation: 10,000 sf
Width at homesite: Approx. 142 ft

HOMESITE HIGHLIGHTS:

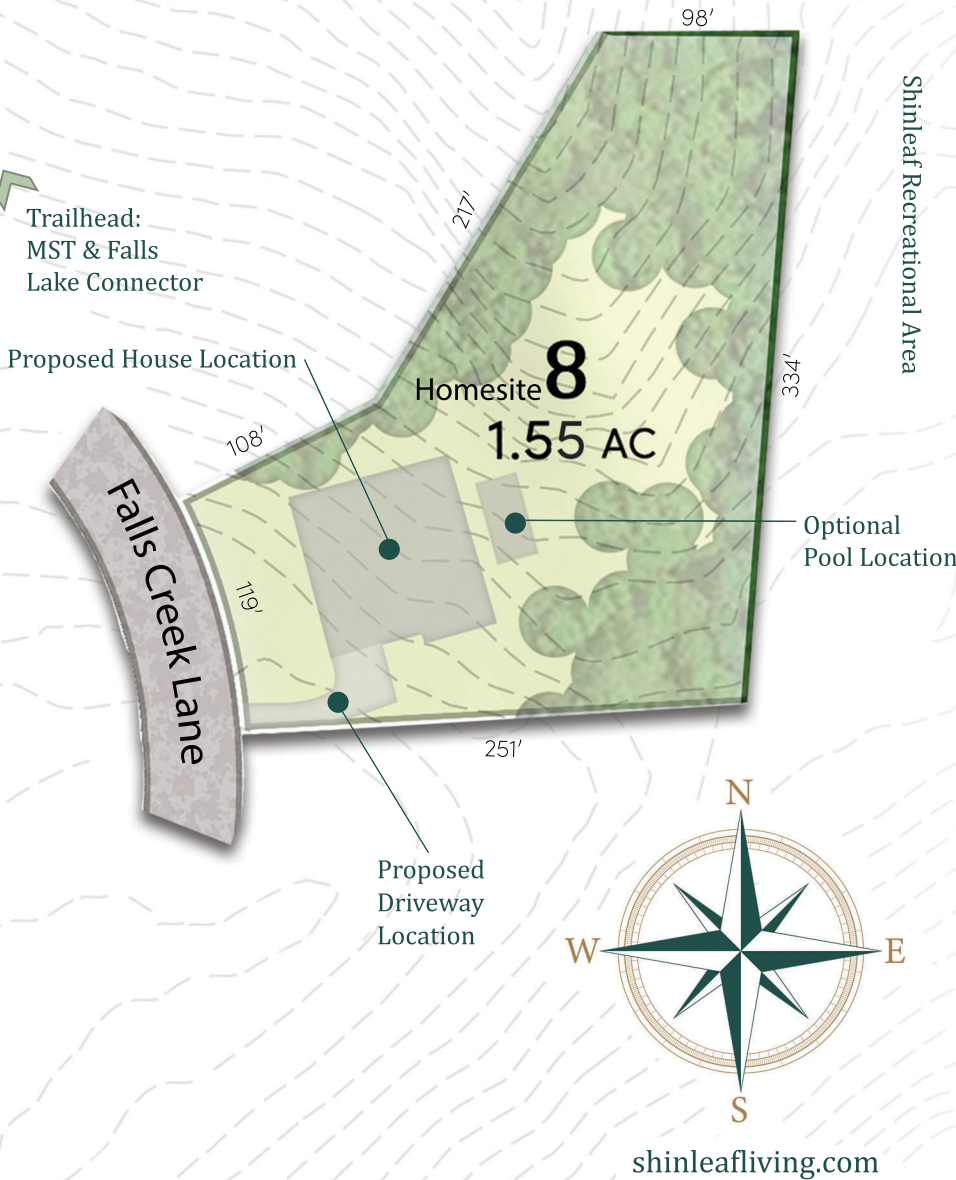
Discover a generous 1.55-acre homesite that offers a rare combination of space and seclusion. This remarkable property is cocooned by the Shinleaf Recreation Area to the north and east. Boasting an expansive private backyard space, this homesite provides ample room for outdoor enjoyment, landscaping, and creating your personal oasis.

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 8

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 8, *A Heavenly Escape*

HOMESITE HIGHLIGHTS

Serene Backyard Retreat: Spanning over 330 linear ft, your backyard border is the Shinleaf Recreation Area, ensuring permanent wooded scenery and the feel of nature's seclusion.

Expansive Space: At 1.55 acres, this site is among the larger offerings in the neighborhood and is perfectly suited for a sizable home retreat enjoying picturesque surroundings.

Room To Grow: With an impervious allocation of 10,000 sqft, the initial design permits a septic system that can accommodate a 5-bedroom residence.

Expansive Outdoor Living: Initial site plans allow for a 20 ft x 40 ft pool surrounded by a spacious backyard that can realize outdoor living to its full potential.

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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