

Shinleaf Estates

Fine living, by nature.

ADDRESS:

7649 Falls Creek Lane
Raleigh, NC 27614

LOT SPECIFICATIONS:

Size: .92 acres / 40,017 sf
Impervious Allocation: 10,000 sf
Width at homesite: Approx. 133 ft

HOMESITE HIGHLIGHTS:

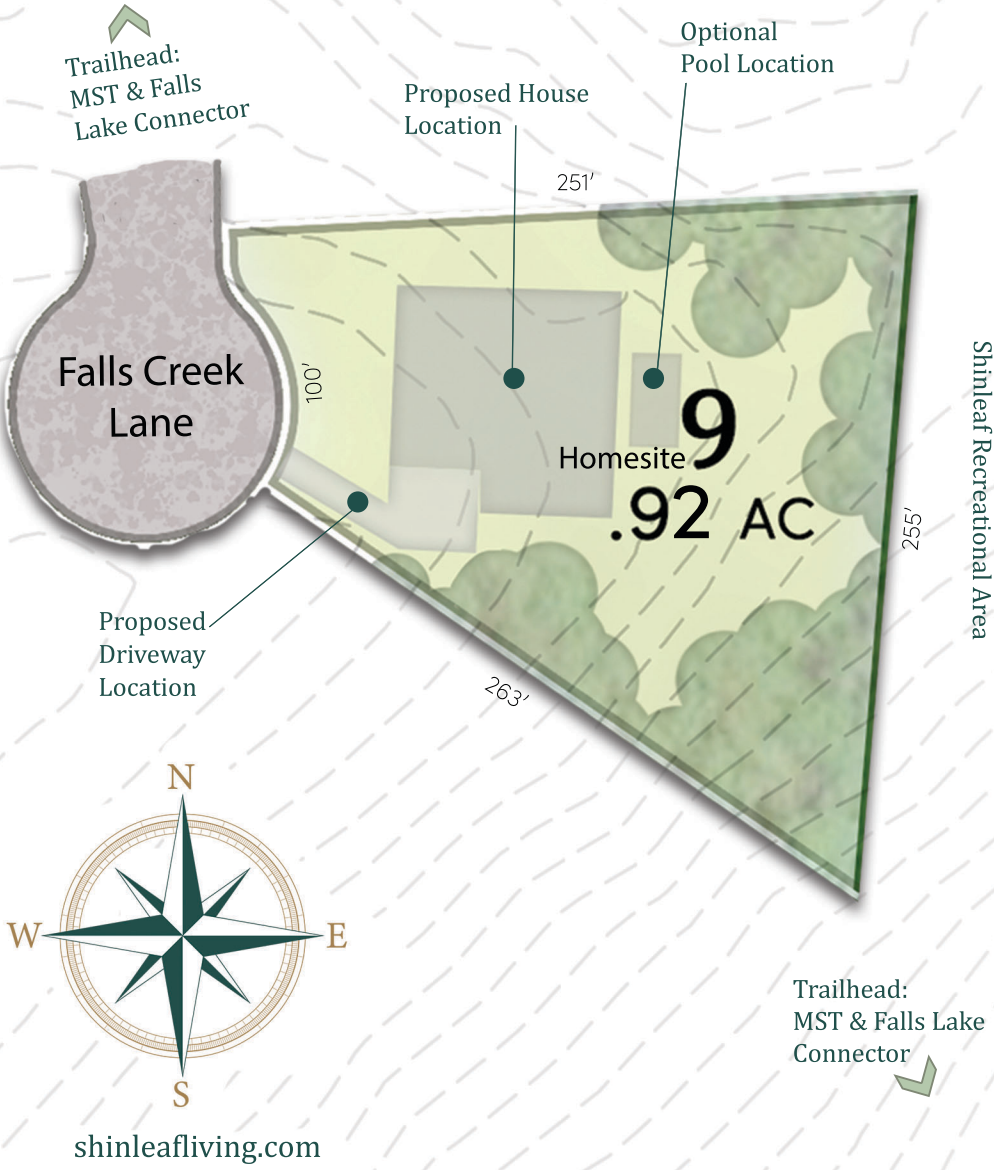
Nestled on one of the three serene cul-de-sacs in Shinleaf Estates, this exceptional .92-acre homesite offers a peaceful retreat with the Shinleaf Recreation Area bordering the backyard. With the Mountains-To-Sea Trail just a leisurely walk away, immerse yourself in outdoor adventures and tranquil beauty.

BUILDER:



Among the most respected builders in the Raleigh-Durham area, the AR Homes Monterey Bay team creates innovative home designs that seamlessly fit into their environment. With their local expertise, top-of-the-line building resources, and world-class quality, AR Homes speak for themselves.

KEY MAP:



Homesite 9

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 9, *Your Ultimate Haven*

HOMESITE HIGHLIGHTS

Serene Backyard Retreat: Spanning 255 linear ft, your backyard border is the Shinleaf Recreation Area, ensuring an enduring woodland vista and the sensation of being nestled in natural seclusion.

Quiet: Located on a secluded cul-de-sac, it's quiet enough to hear the crickets chirp and the birds sing in the neighboring woods of Falls Lake.

Living Large: Perfectly suited for a sizable home retreat enjoying picturesque surroundings, the initial design with a 10,000 sqft impervious allocation allows for a 5 bedroom septic system.

Expansive Outdoor Living: Initial site plans allow for a 20ft x 40ft 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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Blantons Creek Developers



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