



SHINLEAF ESTATES

Available Homesites Map

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Shinleaf Estates

Where home is your haven and Falls Lake is your backyard

■ Community Features

Intersection of convenience to Raleigh, RTP, RDU, Durham and Wake Forest

Situated at the middle of the Falls Lake Recreation District with convenient lake, boat, paddle, mountain bike trails (MTB), and park access

Direct neighborhood access to the Mountain-to-Sea Trail (MST) and Shinleaf Recreation Area

Sculptural entry including a specimen 35 year old Japanese Maple and 30 more planted throughout Audubon certified community landscaping, community fishing pond, and trails

■ Homesites

28 exclusive estate homesites, .93ac – 1.86ac, average 175' lot width and 9,000 to 12,500 sq.ft. impervious allocation

Wooded and Meadow/Prairie homesites available, all supporting expansive indoor/outdoor living and pools

Varied topography creating unique views and site possibilities, including basement and circular driveway opportunities

Most homesites backup to permanently preserved private or public open space

■ Homes

\$1.6m – 3m+, finely crafted homes by award winning custom builders and designers

Minimum Sq. Ft Requirement: 3,900+ sqft heated area above grade, 3+ vehicle garages

Timeless designs, site specific, energy-efficient, high-tech, high-performance homes

■ Utilities

Individual septic systems supporting 5+ bedroom homes and can accommodate a pool on all home sites

Private community water system, with private community wells/water supply and great water quality, professionally managed by ONSWC and irrigation separately metered

Natural gas and high-speed internet available

■ Taxes & Fees

HOA Dues - ~\$1,500/yr (+ one-time \$1,500 working capital contribution at closing)

Residents enjoy no city taxes

HOA maintains all common elements & dedicated community buffer areas such as entrance features, landscaping, lighting, mail kiosk, stormwater maintenance, neighborhood trails, community pond, etc.



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ESTATES