



BUILDER'S HOMESITE KEY

- RHOMES MONTEREY BAY
- HOMESTEAD BUILDING COMPANY
- KJ CONSTRUCTION BUILDING & RECREATING
- MIDTOWN CUSTOM HOMES
- PARAGON BUILDING GROUP
- STELLAR BLU CONSTRUCTIVE
- Choose Your Builder

R= RESERVED S= SOLD
🏠 SPEC HOME

*HOMEOWNERS MAY RESERVE A LOT THROUGH OUR SHINLEAF BUILDER TEAM.

NEIGHBORHOOD MAP KEY

- CURRENT HOMESITES
- FUTURE HOMESITES
- 🌳 JAPANESE MAPLE
- SHINLEAF STATE RECREATION AREA
- NC Mountains-To-Sea Trail (MST)
- MST Connector Trail



SHINLEAF ESTATES

Available Homesites Map

Development By:
Blantons Creek Developers

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THE YOUNG TEAM

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Shinleaf is a collection of new communities in the formative stages of development by Blantons Creek Developers. All lots must be reserved through our approved Shinleaf builders. Current illustrations and plans are conceptual only. All photos, renderings and illustrations of property, homes, scenes and amenities are for illustrative purposes only and the Developer reserves the right to modify or withdraw any or all of the same in its sole discretion without prior notice. Home, landscape and lifestyle imagery in this brochure is being used for conceptual purposes only and is the property of its respective copyright holders. This is not an offering of property in any jurisdiction where prior registration is required and no material will knowingly be disseminated into such jurisdictions unless the Developer has met such requirements. Void where prohibited. Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. Copyright ©2023 Blantons Creek Developers - All Rights Reserved.

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.



SHINLEAF
ESTATES

ShinleafLiving.com