Shinleaf Estates

Homesite 23, *Your Ultimate Haven*

HOMESITE HIGHLIGHTS

Bye-Bye Traffic: Located on one of the three cul-de-sacs in Shinleaf Estates, it's a very quiet site designed to eliminate through traffic worries.

Elevated Potential: With an 11,000-square-foot impervious allocation, the initial design permits a 5 bedroom septic system for a generous-sized family home.

Sunlit Retreat: South-facing slope offers sunlight, sunsets, and solar energy possibilities.

Immediate Access to Outdoor Activities: Experience the convenience of stepping out your front door to access the neighborhood Falls Lake access trail, which leads to a small fishing pond and connector trail to the Mountains-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 Mountains-to-Sea Trail.

Exclusive Living: 28 upscale homesites, .93ac - 1.86ac, with meticulous design and attention to detail, ranging from $1.7 million to over $3 million.

Artful Entrance: Your arrival is graced by a sculptural entry featuring a majestic 35-year-old Japanese maple alongside 30 more throughout the Audubon-certified landscapes.

Distinctive Design: Homes crafted by acclaimed designers and builders, boasting a minimum of 3,900 square feet above-grade area, 3+ vehicle garages, timeless designs and luxurious indoor-outdoor living.

Tailored Living: High-performance, energy-efficient, technologically advanced homes, with a private community water system, natural gas, and high-speed internet, at the crossroads of convenience.

SHINLEAF
ESTATES

Sales By:

The Real Estate Studio | New Homes

Laurie Evans

919-812-3414

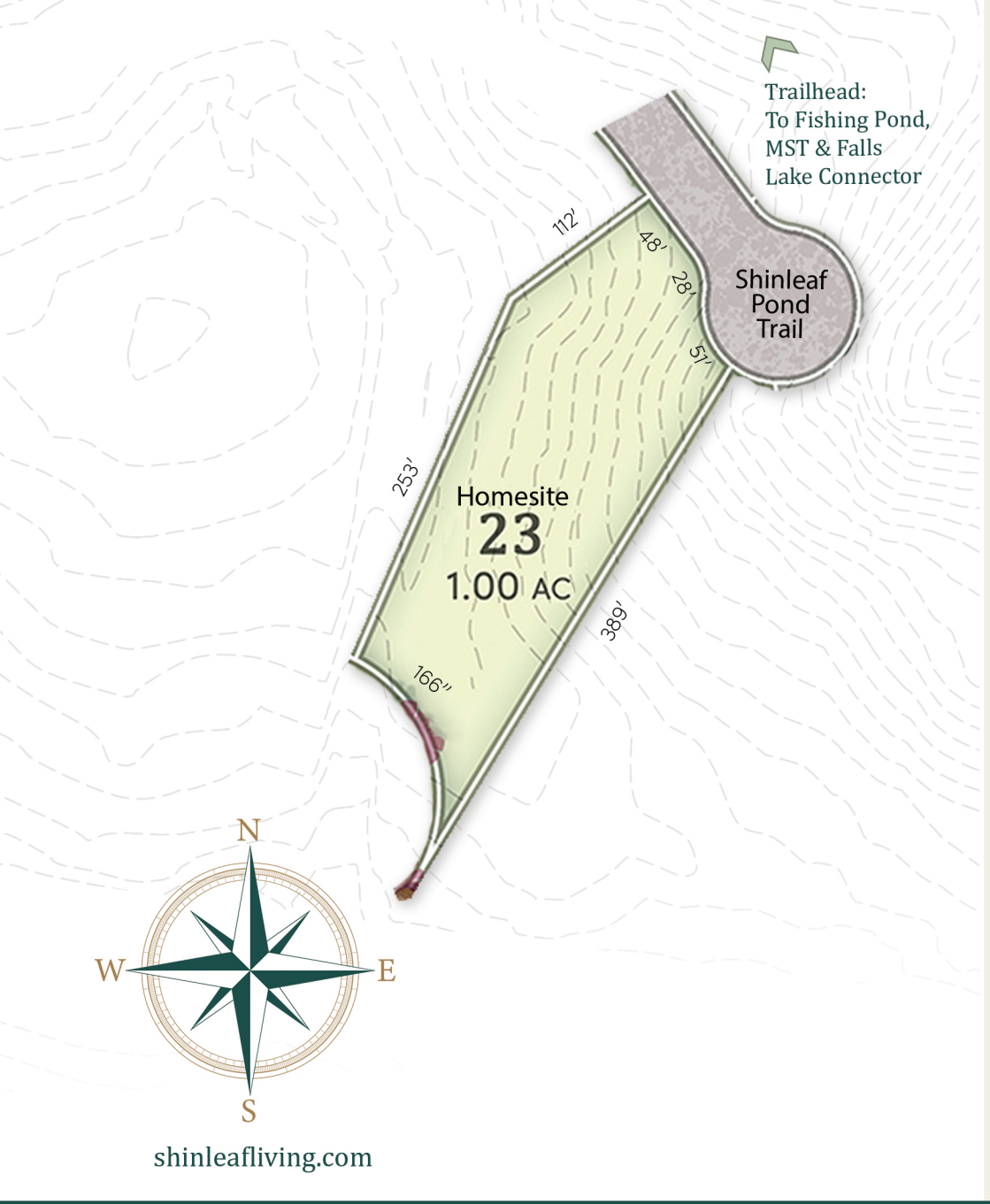
NewHomes@TheRealEstateStudio.com

THE REAL ESTATE
STUDIO

New Homes

Development By:
Blantons Creek Developers

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 ©2026 Blantons Creek Developers – All Rights Reserved.



shinleafliving.com

Shinleaf Estates

Fine living, by nature.

ADDRESS:

409 Shinleaf Pond Trail
Raleigh, NC 27614

HOMESITE SPECIFICATIONS:

Size: 1.00 acres / 43,371 sq. ft.
Impervious Allocation: 11,000 sq. ft.
Width at homesite: Approx. 80 ft.

HOMESITE HIGHLIGHTS:

With a generous 1.00 acre, this homesite is a canvas for your estate-sized forever home in a tranquil setting complete with a large backyard that's perfect for outdoor living. Adding to the allure, it's conveniently situated steps away from the neighborhood Falls Lake access trail, which leads to a small fishing pond.

BUILDER:

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

Toll Brothers is known for exceptional craftsmanship, innovative floor plans, and a smooth, customer-focused building experience. With premium materials and personalized design options, they create homes that combine long-lasting quality with modern luxury—making them a trusted choice for buyers who want both style and value.

KEY MAP:



SHINLEAF
ESTATES

Homesite 23