

Shinleaf Estates

Fine living, by nature.

ADDRESS:

409 Shinleaf Pond Trail
Releigh, NC 27674

LOT SPECIFICATIONS:

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

HOMESITE HIGHLIGHTS:

With a generous 1.00 acres, 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 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:



shinleafliving.com



Homesite 23

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 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 11,000 sqft 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 to the neighborhood Falls Lake access trail, which leads to a small fish-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 Mountain-to-Sea Trail.

Exclusive Living: 28 upscale homesites, .93ac - 1.86ac, with meticulous design and attention to detail, starting from \$1.7 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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Development By:
Blantons Creek Developers



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