



Shinleaf Estates

Fine living, by nature.

ADDRESS:

421 Shinleaf Pond Trail
Raleigh, NC 27614

LOT SPECIFICATIONS:

Size: 1.43 acres / 62,481 sf
Impervious Allocation: 11,000 sf
Width at homesite: Approx. 80 ft

HOMESITE HIGHLIGHTS:

This extraordinary 1.43 acre homesite offers an idyllic retreat where your backyard gracefully melds with a lush wooded expanse to the south, ensuring the utmost privacy and a seamless connection to nature's beauty. And, just a leisurely stroll away is the Mountains-To-Sea Trail.

BUILDER:



Homestead Building Company has designed award-winning, custom homes throughout the Triangle for nearly two decades. Through their state-of-the-art building technology and exceptional project management, the Homestead team crafts each home to be a lasting investment - advanced, energy-efficient, and luxurious.

KEY MAP:



Homesite 25

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.

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Homesite 25, *Your Ultimate Haven*

HOMESITE HIGHLIGHTS

You Got Mail? : Located only steps away from the community mailbox kiosk.

Expansive Space: A wide 80 ft at the building site, ideal for a spacious estate home amidst lush surroundings.

Unrivaled Advantage: Generous 11,000 sqft impervious allocation, accommodating a sprawling home, pool oasis, and more.

Elevated Potential: Initial design permits a 5+ bedroom septic system

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

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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Development By:
Blantons Creek Developers



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