

# Shinleaf Estates

## *Fine living, by nature.*

### ADDRESS:

428 Shinleaf Pond Trail  
Raleigh, NC 27614

### LOT SPECIFICATIONS:

Size: .93 acres / 40,559 sf  
Impervious Allocation: 9,000 sf  
Width at homesite: Approx. 70 ft

### HOMESITE HIGHLIGHTS:

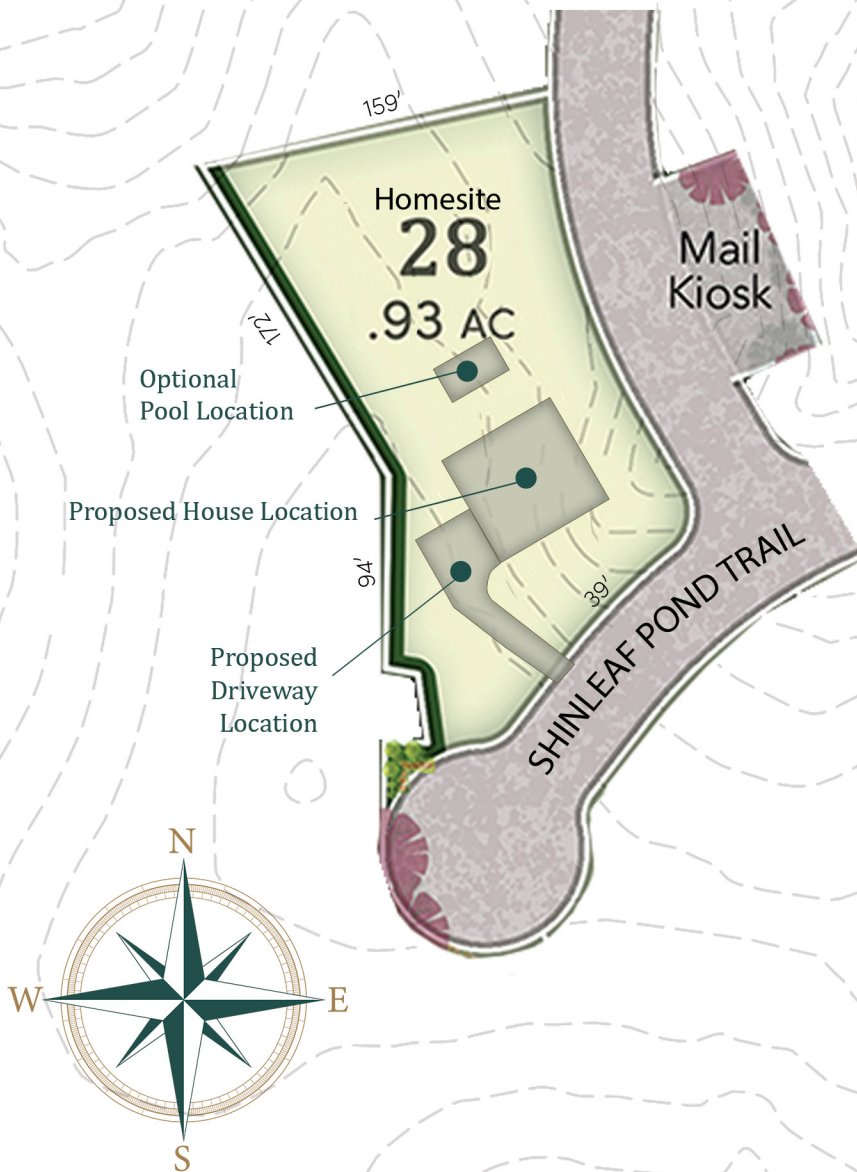
Surround yourself with Falls Lake beauty and a balanced blend of serenity and adventure. Perfect for a spacious home, consider this .93-acre homesite your launchpad to a more nature centric lifestyle. With Shinleaf Cove Shore and Shinleaf Park just footsteps away, you can bike, boat, or enjoy any number of outdoor pursuits.

### 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:



shinleafliving.com



# Homesite 28

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 28, *Your Perfect Sanctuary*

### HOMESITE HIGHLIGHTS

**Quiet Time:** Located on a cul-de-sac with surrounding woods, it's a peaceful site perfect for star-gazing, bird-watching, and more.

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

**Estate Size Potential:** With a 9,000 sqft impervious allocation, this homesite is well suited for a generous-sized home and is permitted for a 5 bedroom septic system.

**Outdoor Retreat:** .93 acres allows for outdoor living at its best and can accommodate a 16ft x 32 ft family-sized pool.

### 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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**COLDWELL BANKER**  
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AND WALSTON

**Development By:**  
Blantons Creek Developers



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