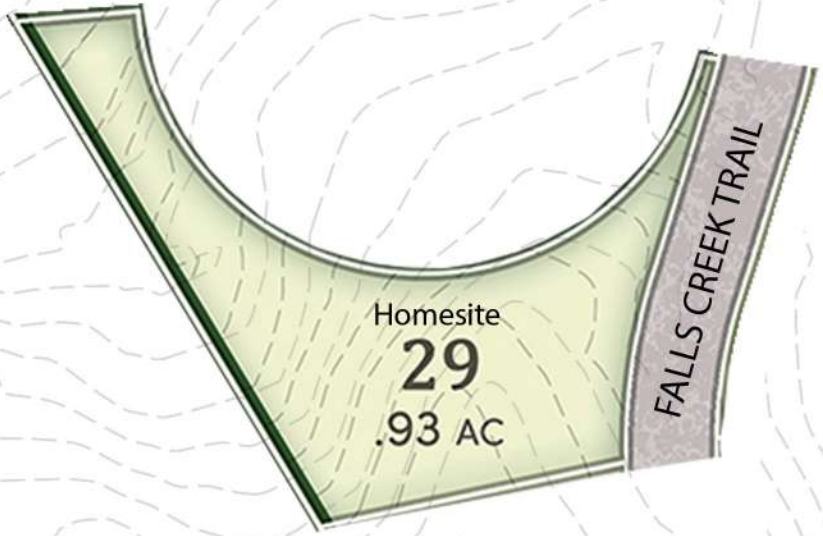

shinleafliving.com

Shinleaf Estates

Fine living, by nature.

ADDRESS:

7605 Falls Creek Lane
Raleigh, NC 27614

LOT SPECIFICATIONS:

Size: .93 acres / 40,557 sf
Impervious Allocation: 9,000 sf
Width at homesite: Approx. 175 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:

SHINLEAF
ESTATES

Homesite 29

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 archiectural and landscape design guidelines for additional information. See recorded plats for official information.

Shinleaf Estates

Homesite 29, *Your Perfect Sanctuary*

HOMESITE HIGHLIGHTS

Front Yard Privacy: A permanently preserved wooded open space across on the north side guarantees your view remains a natural one and community landscaping creates an inviting polished fill.

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.

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 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 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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COLDWELL BANKER
HOWARD PERRY AND WALSTON

Development By:
Blantons Creek Developers

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