# Shinleaf Estates

## Homesite 27, *Your Perfect Sanctuary*

### HOMESITE HIGHLIGHTS

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

**Wooded Privacy:** Enjoy the wooded privacy of the southwest-facing backyard of this 0.93-acre homesite and watch the beautiful sunsets across the Shinleaf sky.

**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.

### 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, 0.93 - 1.86 acres, 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 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

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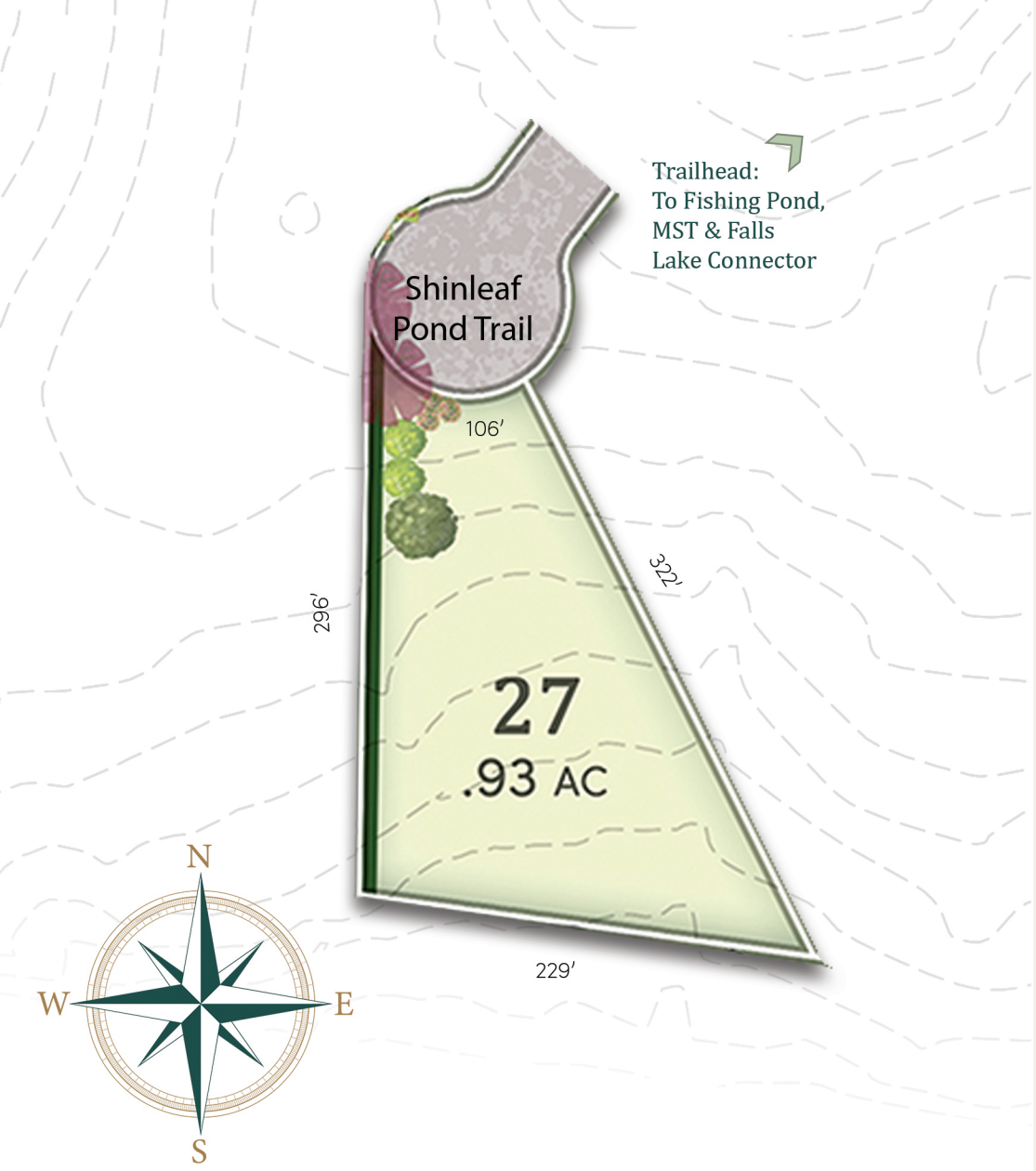
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**Development By:**
Blantons Creek Developers

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# Shinleaf Estates

## *Fine living, by nature.*

### ADDRESS:

433 Shinleaf Pond Trail
Raleigh, NC 27614

### HOMESITE SPECIFICATIONS:

Size: 0.93 acres
Impervious Allocation: 9,000 sq. ft.
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 0.93-acre homesite your launchpad to a more nature-centric lifestyle. With Shinleaf Cove Shore and Shinleaf Recreation Area 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 27