Shinleaf Estates

Homesite 27, *Your Perfect Sanctuary*

HOMESITE HIGHLIGHTS

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.

Wooded Privacy: Enjoy the wooded privacy of the southwest-facing backyard of this .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.

Roomy Possibilities: Initial design with 9,000 sqft impervious allocation permits a 5-bedroom septic system.

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

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

Sales By:

The Real Estate Studio | New Homes

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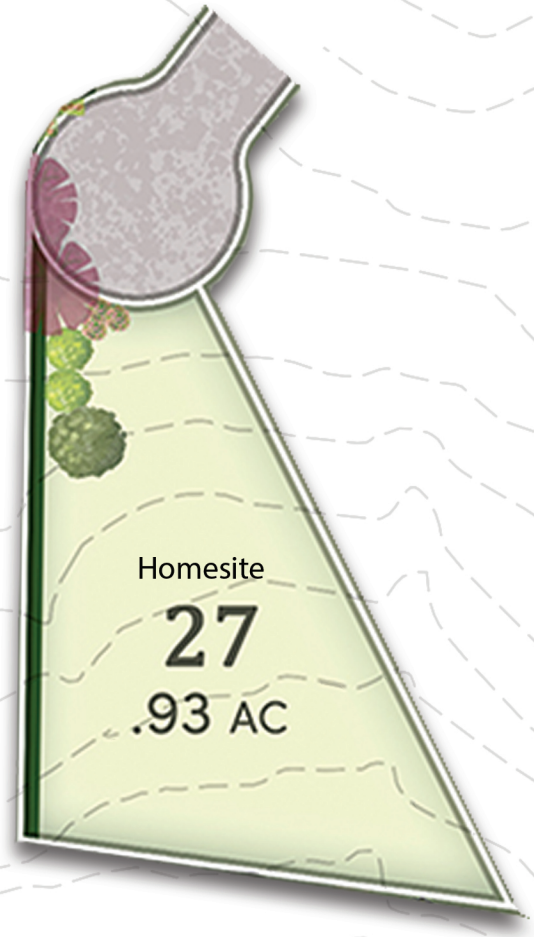
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THE REAL ESTATE
STUDIO

New Homes

Development By:
Blantons Creek Developers

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shinleafliving.com

Shinleaf Estates

Fine living, by nature.

ADDRESS:

433 Shinleaf Pond Trail
Raleigh, NC 27614

LOT SPECIFICATIONS:

Size: .93 acres
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:

Choose Your Builder

To purchase Homesite 27, buyers may choose their preferred builder from the approved Shinleaf Estates builder team.

AR Homes
Homestead Building Company
KJ Construction
Midtown Custom Homes
Paragon Building Group
Stellar Blu Construction

KEY MAP:



SHINLEAF ESTATES

Homesite 27

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.