

Shinleaf Estates

Homesite 21, *Your Ultimate Haven*

HOMESITE HIGHLIGHTS

Wooded Advantage: With views of trees to the north and east, this location teems with privacy. On a quiet cul-de-sac, a large sideyard is bordered by 317ft of permanently preserved open space.

Basement Potential: Homesite 21, with its sprawling 1.4 acre sloped lot can easily accommodate a basement for added square footage.

Estate Sized Allocations: With 10,000 sqft impervious allocation the initial design permits a 5 bedroom septic system for a generous-sized family home.

Backyard Retreat: Enjoy outdoor living on this lovely homesite.

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

Laurie Evans

919-812-3414

NewHomes@TheRealEstateStudio.com



THE REAL ESTATE
STUDIO

New Homes

Development By:

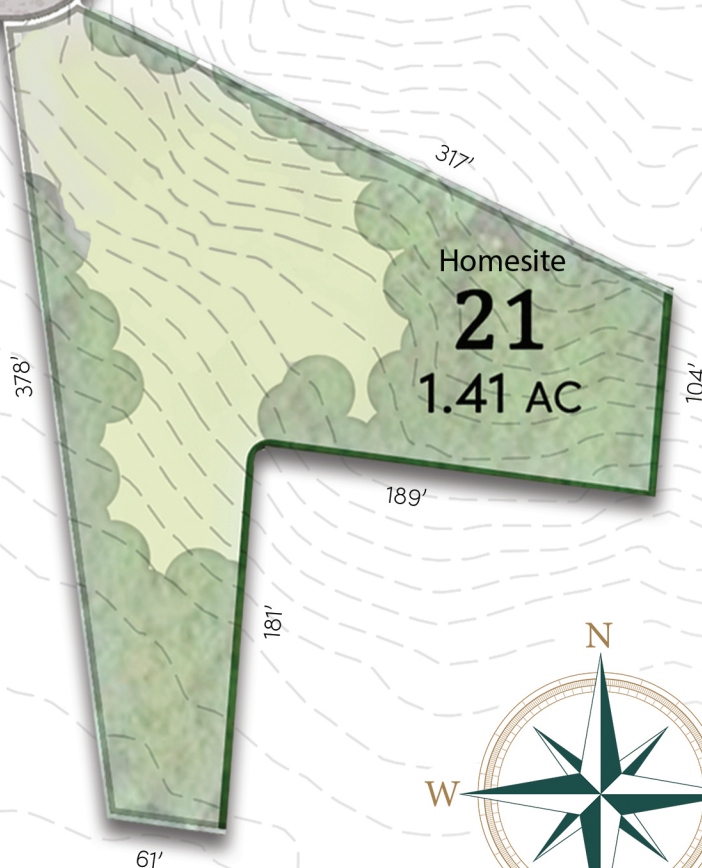
Blantons Creek Developers



Shinleaf is a collection of new communities in the formative stages of development by Blantons Creek Developers. All lots must be reserved through our approved Shinleaf builders. Current illustrations and plans are conceptual only. All photos, renderings and illustrations of property, homes, scenes and amenities are for illustrative purposes only and the Developer reserves the right to modify or withdraw any or all of the same in its sole discretion without prior notice. Home, landscape and lifestyle imagery in this brochure is being used for conceptual purposes only and is the property of its respective copyright holders. This is not an offering of property in any jurisdiction where prior registration is required and no material will knowingly be disseminated into such jurisdictions unless the Developer has met such requirements. Void where prohibited. Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. Copyright ©2026 Blantons Creek Developers – All Rights Reserved.

**Shinleaf
Pond Trail**
38'

Trailhead:
To Fishing Pod,
MST & Falls
Lake Connector



shinleafliving.com

Shinleaf Estates

Fine living, by nature.

ADDRESS:

401 Shinleaf Pond Trail
Raleigh, NC 27614

LOT SPECIFICATIONS:

Size: 1.41 acres / 61,392 sf
Impervious Allocation: 10,000 sf
Width at homesite: Approx. 148 ft

HOMESITE HIGHLIGHTS:

At 1.41 acres, homesite 20 offers ample space for your dream home, complete with a notably spacious backyard. The epitome of a peaceful retreat and nestled on a tranquil cul-de-sac, this property has easy access to the neighborhood Falls Lake access trail, which beckons you to explore the outdoors just moments from your doorstep.

BUILDER:

Choose Your Builder

To purchase Homesite 1, 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 21

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.