



ISI
Southern Hills
ESTATES

North Raleigh's New Private Gated Community



Southern Hills
ESTATES

PORTFOLIO OF HOMES

The pinnacle of gracious living. Southern Hills Estates offers the opportunity for the discerning buyer to select from our richly appointed custom homes by our award winning custom builders, or design and build your dream home!

from \$2.4 Million to \$4 Million +



1401 SKY VISTA WAY HOMESITE 27
RALEIGH CUSTOM HOMES \$2,475,000
5,514 SF Finished
4 Bedrooms/ 5 Full Baths/ 2 Half Baths
Designer Kitchen Plus Prep Kitchen
First Floor Owners Retreat, Guest Suite & Study
Indoor/Outdoor Living Plan
3 Car Garage



1416 SKY VISTA WAY HOMESITE 22
EXETER BUILDING COMPANY \$3,295,000
9,254 SF Finished
4 Bedrooms/ 6 Full Baths/ 2 Half Baths
First Floor Owners Retreat, Guest Suite Plus Study
Rear Veranda with Phantom Screens & Fireplace
Full Finished Daylight Basement
4 Car Garage



1608 ESTATE VALLEY LANE HOMESITE 12
RALEIGH CUSTOM HOMES \$3,195,000
7,783 SF Finished
4 Bedrooms/ 5 Full Baths/ 3 Half Baths
Main Level Owners Retreat, Private Guest Suite & Study
Covered Terrace with Phantom Screens, FP, Infratech Heaters
& Outdoor Kitchen with Grill
4 Car Garage



1400 SKY VISTA WAY HOMESITE 26
RALEIGH CUSTOM HOMES \$TBD
5,744 SF Finished
4 Bedrooms/ 5 Full Baths/ 1 Half Bath
First Floor Owners Retreat & Private Guest Suite
Rear Porch w/ FP, Phantom Screens, Infratech Heaters
Screened Grilling Porch, Outdoor Kitchen with Grill
3 Car Garage

AVAILABLE LATE 2023



1609 ESTATE VALLEY LANE HOMESITE 16
ST. CLAIR CONSTRUCTION GROUP \$4,750,000
12,284 SF Finished
5 Bedrooms / 6 Full Baths / 3 Half Baths
Main Level Owners Retreat, Guest Suite & Study
Rear Veranda w/ Fireplace & Outdoor Kitchen
Full Finished Daylight Basement Pool with Spa
5 Car Garage



1405 SKY VISTA WAY HOMESITE 28
DON COLLINS BUILDER, INC. **SOLD**
6,488 SF Finished / 2,282 Unfinished
5 Bedrooms / 6 Full Baths / 2 Half Baths
First Floor Owners Retreat, Private Guest Suite & Study
Grand Veranda w/ Outdoor Kitchen, FP & Phantom Screens
24' of Sliding Glass Dorrs to Veranda-Indoor/Outdoor Living
4 Car Garage



1421 SKY VISTA WAY HOMESITE 31
RALEIGH CUSTOM HOMES **SOLD**
7,171 SF Finished
4 Bedrooms / 5 Full Baths / 3 Half Baths
Main Level Owners Retreat & Private Guest Suite
Designer Kitchen & Scullery Prep Kitchen
Covered Terrace with Outdoor Kitchen
Relaxing Pool & Spa Plus Pool Bath
4 Car Garage



1641 ESTATE VALLEY LANE HOMESITE 34
RALEIGH CUSTOM HOMES **SOLD**
5,634 SF Finished
4 Bedrooms / 4 Full Baths / 2 Half Baths
Main Level Owners Retreat, Private Guest Suite, Study
Rear Porch with Phantom Screens & Fireplace
Multiple Sliding Doors for Indoor/Outdoor Living
3 Car Garage

AWARD WINNING CUSTOM BUILDERS

Ange Signature Homes • AR Homes of the Triangle • Don Collins Builder, Inc.
Exeter Building Company • Loyd Builders, LLC • Raleigh Custom Homes • St. Clair Construction Group, LLC

UTILITIES

Natural Gas • Community Water
Individual Septic

TAXES & FEES

County Taxes Only—No City Taxes
HOA Dues Approx. \$125/Month

www.SouthernHillEstates.com

Prices, specifications, and availability subject to change without notice 11.1.22



THE VICINITY




Southern Hills
 ESTATES

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Community Entrance: 12108 Shooting Club Road
 Southern Hills Estates is conveniently located on Shooting Club Road, just 3 miles North of I-540, off Creedmoor Road

