



# THE SHADOW CREEK ESTATES LIFESTYLE

Shadow Creek Estates is the first and only Triangle community of its kind, providing discerning homeowners with a truly custom home building experience from start to finish. Our well maintained community thrives by utilizing a high level of community marketing and a healthy HOA.

**1.5% one time** marketing fee on the lot and the construction cost due at construction loan closing

**\$3000 one time** HOA working capital fee

**\$1750 one time** mailbox fee

**\$475 quarterly** HOA dues to start at time of lot closing

#### UTILITIES

Electric: Duke Progress Energy

Natural Gas: Dominion Energy

Cable/Internet: Spectrum and/or AT&T Fiber

Community Well: Aqua

Individual Septic

Trash/Recycling: HOA approved provider

\*\*These are estimates and subject to change.