



There's a *Room* for That.

Game night? There's a room for that. Movie night? Yep, that too.
Quiet reading with a cup of coffee? Got you covered. Need a playroom? Check.
Working from home? You've got options. Someone decides they need a home gym?
There's a room waiting for them upstairs.
Bottom line? **526 Redford Place Drive**
isn't just a house with a lot of rooms. It's a house with options. Lots and lots of options!



5
BEDROOMS



3.5
BATHROOMS



2,815
SQ FT

526 REDFORD PLACE DRIVE | ROLESVILLE, NC | \$450,000



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Go Ahead. Everybody Hang Out in the Kitchen.

You know they're going to anyway.

Fortunately, this kitchen can handle it.

A large granite-topped island gives everyone a place to gather—whether they're helping with dinner, doing homework, catching up over coffee, or just standing directly in the way while you're trying to cook.

Just beyond, the family room keeps everyone connected, while the breakfast area and easy access to the deck make everyday living feel, well... easy.



*Island life.
No beach
required.*



GRANITE
COUNTERS



LARGE
CENTER ISLAND



BREAKFAST
AREA



OPEN TO
FAMILY ROOM

Formal...

If You Want It To Be.

The floor plan may call these the formal living and dining rooms. But we're not the boss of you.



Home office



Reading room



Music room



Playroom



Dinner Party
Central

You do you.

These flexible spaces give you room to make the house fit your life—not the other way around.



The Upstairs
Has Options.

Lots of Them.



Need five bedrooms? You've got five.

Don't need five bedrooms? Even better—you've just found an oversized bonus room ready to become a media room, game room, fitness space, hobby room—whatever your household is currently obsessed with.

With a closet and plenty of usable space, this room gives buyers something we all want more of:

options.



Permission To Close The Door.

At the end of the day,
this one is yours.

The primary suite gives
you room to truly spread
out, with a tray ceiling,
abundant natural light
and not one—but two
walk-in closets.

The private bath
continues the theme with
dual vanities, a garden
tub and separate shower.



Two sinks.
Two closets.
Peace restored.



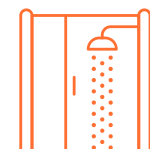
TWO WALK-IN
CLOSETS



DUAL
VANITIES



GARDEN
TUB



SEPARATE
SHOWER

Take It *Outside.*

*Coffee is more enjoyable
outside. So are hangouts.*

And, of course,
everything tastes better
when somebody else is
working the grill. Yet
somehow you don't
mind it as much when
looking out over your
flat, tree-lined backyard.

Step out from the main
living area onto the
newly rebuilt deck and
enjoy a nice extension
of the home—perfect
for grilling, relaxing or
catching a little
sunshine.



Your Weekend Plans

Just Got Easier.

Stay home. Still have plans.

Living in The Village at Rolesville means neighborhood amenities are right outside your door, including a community pool, tennis courts, sand volleyball and playground.



Pool Days



*Tennis
Matches*

*Sand
Volleyball*

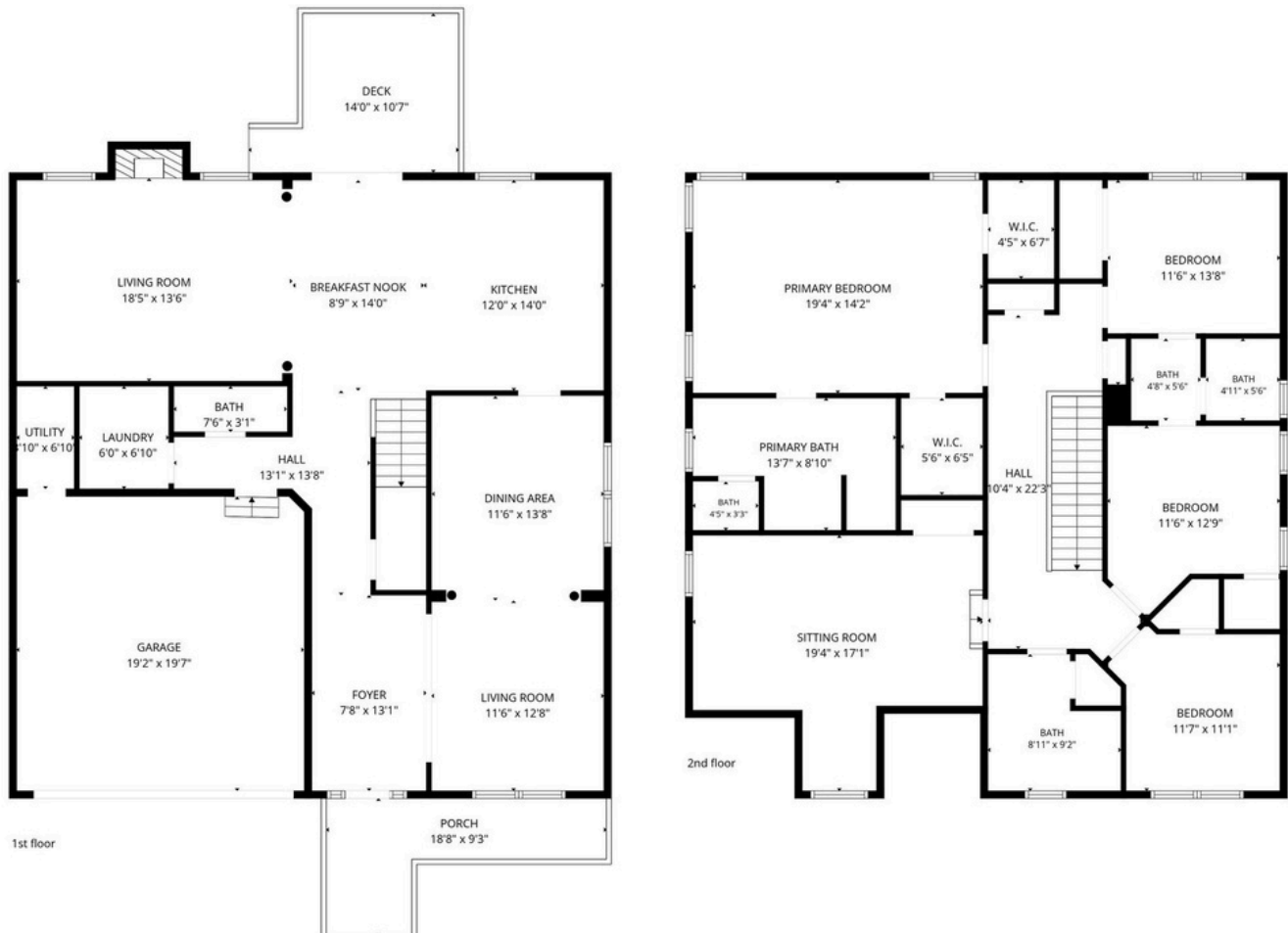


Playground

See How

It All Fits.

One of the best things about this home is how much flexibility is built into the layout.
Here's the bird's-eye view.



Total GLA: 2815 sq. ft | Total: 3512 sq. ft
1st floor: 1247 sq. ft (Excluded areas 665 sq. ft)
2nd floor: 1568 sq. ft (Excluded areas 32 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

MAIN LEVEL
Multiple living +
dining spaces

UPSTAIRS
Five bedrooms
generous primary suite

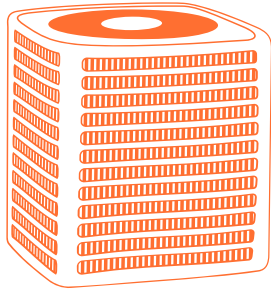
OUTDOOR
Deck directly off
the main living area

The Big Stuff?

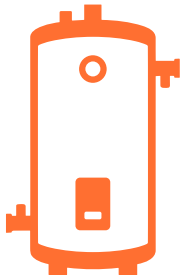
Already Addressed!



**ROOF
2021**



**HVAC/FURNACE
2022**



**WATER HEATER
2025**



**DECK
2026**

*Four big-ticket updates.
More time to simply enjoy the home.*

But What's In Town?

So Glad You Asked!

Not only does 526 Redford offer options, so does the Town of Rolesville!

Main Street Park, less than 2 miles away, has two large playground areas,
a shelter area with picnic tables and walking/running trails.

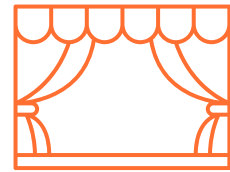
Mill Bridge Nature Park isn't much farther down the road and offers more trails!
It also has a 200-seat outdoor amphitheater!



Main Street Park



**Walking/Running Trails
both at Main St and Mill Bridge**



**Ampitheatre at
Mill Bridge Nature Park**

The still new Cobblestone Village
in Downtown Rolesville provides
shopping and dining options.

Need groceries for all those
gatherings in that kitchen?
You have Publix and Food Lion
less than a mile away!



Fine Dining



Shopping



So... Why

526 Redford Place Drive?

01 ROOM TO SPREAD OUT

Multiple living spaces, five bedrooms and plenty of flexibility.

Because the best homes don't just check boxes.

02 FIVE-BEDROOM FLEXIBILITY

Use the bonus room as a 5th bedroom or create the space you need most.

They make everyday life

03 KITCHEN MADE FOR GATHERING

Open to the family room with a large island, breakfast area and easy deck access.

work a little better.

04 THE BIG STUFF

The high-ticket items like roof, HVAC, water heater and deck have already been addressed.

05 NEIGHBORHOOD AMENITIES

Pool, tennis, sand volleyball and playground—right in the community.

06 A LAYOUT THAT GROWS WITH YOU

From work-from-home days to movie nights and everything in between, this home adapts.

07 A TOWN THAT GROWS WITH YOU

Plenty of on the go places to pick up a meal, fine dining options for slower moments, outdoor fun, Town events like Easter Egg Hunt, 4th of July Fireworks, Fall Festival and Christmas Parade.



WELCOME

*Ready to call
526 Redford Place Drive
home?*

526 REDFORD PLACE DRIVE
Rolesville, NC
\$450,000



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Buy the Home, Love the Life!