FEATURES *sheet*

438 Leighann Ridge Lane, Rolesville, NC 27571

A curated selection of property upgrades and improvements

EXCEPTIONAL LOCATION

- Short distance to Cobblestone Village — shops, dining, retail
- Short distance to Main Street Park — trails and outdoor recreation
- Direct greenway access — walk, run, or bike without a car
- Granite Falls Swim & Athletic Club included in HOA dues — indoor/outdoor saltwater pools, fitness classes, personal training, youth programs
- Easy access to Wake Forest (3 miles) and Raleigh (~30 min) via US-401, NC-96/98, and I-540
- Rolesville named safest city in North Carolina for 2026 — a strong trust/quality-of-life point if verified current at time of listing

INDOOR FEATURES

- Open-concept main level — living, dining, and kitchen flow together for easy everyday living and entertaining
- Granite countertops in the kitchen
- Luxury vinyl plank (LVP) flooring on the main level — durable, modern, low-maintenance
- Stainless steel appliances
- Primary suite with his and hers closet
- Upstairs laundry — added everyday convenience
- Natural gas heat
- 3 bedrooms / 2.5 baths

OUTDOOR FEATURES

- Attached one-car garage
- Two parking spaces in driveway
- Private patio with sliding glass door access
- Low maintenance vinyl siding
- Maintenance-free exterior — no mowing, no painting, HOA-handled lawn care
- Additional outdoor storage area

ITEMS THAT CONVEY

- Refrigerator
- Washing Machine (2026)
- Dryer
- Ring Doorbell

ITEMS THAT DO NOT CONVEY

- Faux fireplace in living room

OTHER INFO

- Meticulous maintenance throughout ownership
- Future retail and restaurants coming soon: https://www.rolesvillenc.gov/sites/default/files/uploads/projects/documents/sdp-23-02_approved_fully-signed_2025-01-03.pdf
- Home is connected to city sewer, however, this property has a grinder pump that pumps wastewater to a cleanout southeast of the townhome building which eventually connects to Raleigh Water's wastewater system
- Grinder pump replaced 2026
- Dryer vents cleaned 2026