MONTEVALLO

HOMESITE 131
986 Rialto Lane
Ayden, NC

THE GRAHAM HOMEPLAN

ELEVATION C
2,058 SQFT | 3 BR | 2.5 BA | 3 CAR GARAGE


*Artistic Rendering not lot specific.
For representation purposes only.



.23 ACRE

Montevallo, tucked away in peaceful Ayden, North Carolina, is a charming retreat beside an 18-hole golf course and steps from Ayden Golf and Country Club with a 1 year golf membership included with your new home! This welcoming community features lighted sidewalks and a relaxed, neighborly vibe that feels like a daily getaway.

Ayden offers small-town charm—agricultural roots, family festivals, local shops, BBQ spots, and Friday night football—while staying close to conveniences. Montevallo is minutes from downtown Ayden, a quick drive to Greenville, and near ECU Health and East Carolina University.

From sunrise tee times to porch sweet tea, Montevallo blends Southern hospitality with everyday luxury—a true community for comfort, connection, and feeling at home.

NEW HOME SPECIALISTS
910.405.8311
info@cavinessandcates.com

Photos, Options, Virtual Tours & More

SALES AND MARKETING BY:
TYRE REALTY GROUP

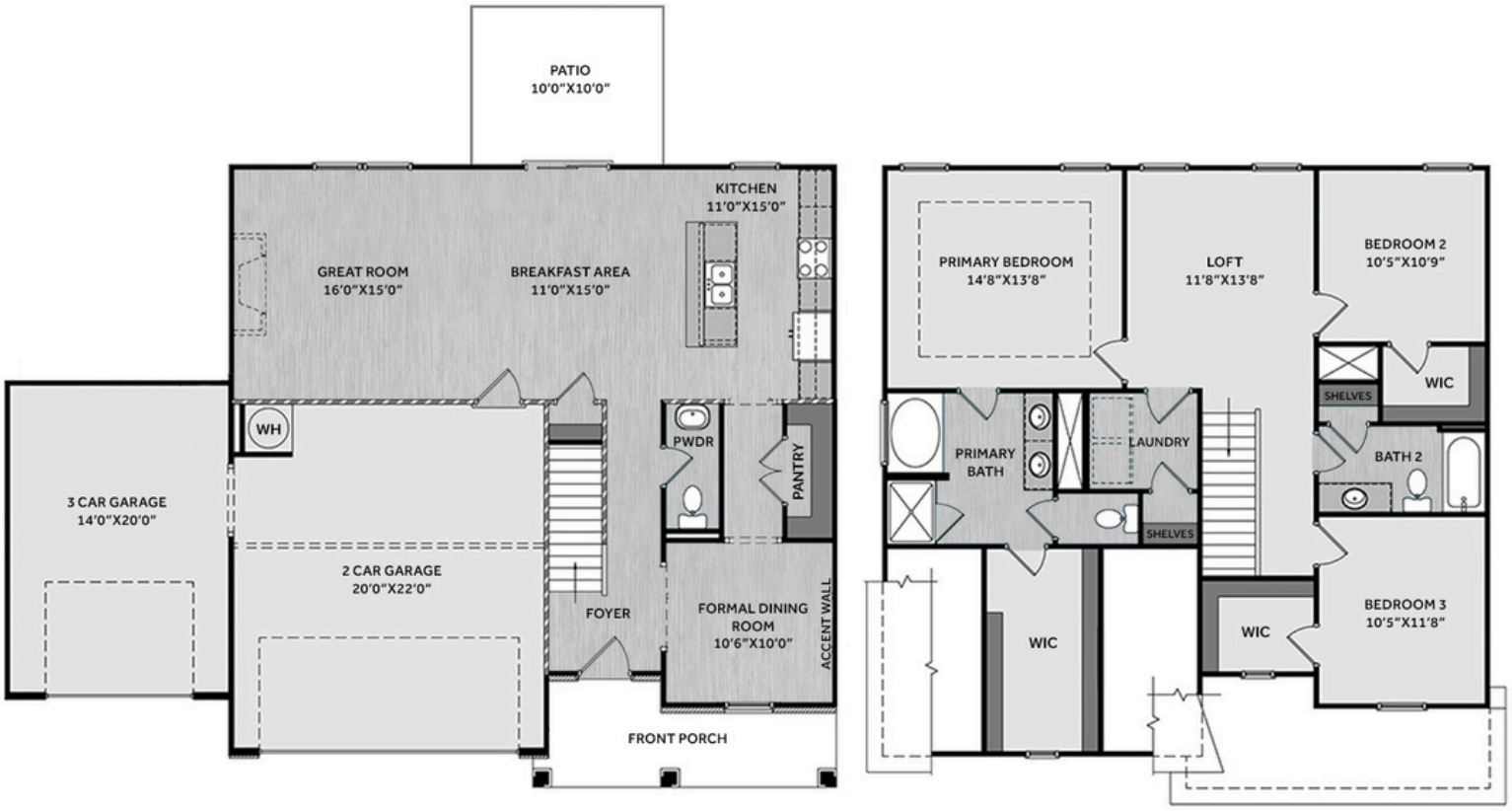
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Just off the foyer, a formal dining room features an accent wall painted in SW "Gale Force." The great room flows into the kitchen and breakfast area and is highlighted by a gas fireplace with black granite surround and a mantel. The kitchen offers an eat-in island, "New Willow White" quartz countertops, white shaker cabinets, white herringbone backsplash, a pantry, and stainless-steel appliances, including a microwave, dishwasher, and electric range. The breakfast area provides easy access to the rear grill patio. Upstairs, a loft provides additional living space, while the nearby laundry room includes a linen closet. The primary suite features a tray ceiling with crown molding, and an en-suite bathroom with a dual quartz sink vanity, garden tub, walk-in shower, private water closet, and large walk-in closet with a window. Two additional bedrooms with walk-in closets share a full hall bathroom with a vanity, tub/shower combo, and linen storage. Exterior features low-maintenance vinyl siding with shake accents, stone skirt, dimensional roof shingles, a front porch with SW "Sea Serpent" door, and smart keypad entry. Also included: 3-car garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

Caviness & Cates Communities

THE GRAHAM HOMEPLAN

LOT 131 | ELEVATION C

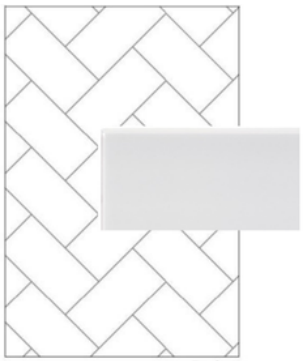
2,058 SQFT | 3 BR | 2.5 BA | 3 CAR GARAGE

KITCHEN

Door Style:
Fairmont



Color:
White









BATHROOM

Door Style:
Fairmont

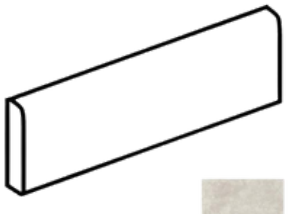


Color:
White



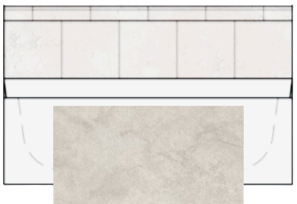


FLOORING











EXTERIOR













LIGHTING





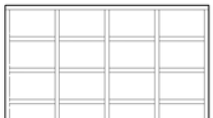








PAINT





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KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- 1/2 Bullnose New Willow White Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Herringbone Pattern Kitchen Backsplash
- Standard Kitchen Layout
- Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Niagara Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP916119618OPulls
- Primary Bath Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Small Pedestal Sink in Powder Room
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround and ARO4 12x12 w/ #93 Fossil Grout Ceramic Tile Garden Tub Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Primary Bath, Bath #2, Laundry
- Graceful Finesse Concrete Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: First Star SW7646 w/ Matching Ceiling
- Tray Ceiling in Primary Suite
- Kneewall on Stairs
- Accent Wall Option #1 - Square Panel Accent Wall: Satin Painted Gale Force SW7605- Formal Dining Room

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Granite Surround

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
  - Model: 5192603-962

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Tapered/Stone Base Front Columns
- Norris Gray - Ledgestone Accent
- Everest Vinyl Body Siding
- English Wedgewood Shake Accent
- White Exterior Trim
- Midnight Blue Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Doors w/ Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Rear Patio – 10' x 10'	$1,000
Optional 3rd Car Garage	$16,500
Optional Gas Fireplace	$1,650

DESIGN CENTER OPTIONS $12,641

Raised/Elongated Toilets (x2- Powder Room, Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendants: Dianna Three Light Mini Lantern - 5192603-962 (x2- Over Kitchen Island)
Add Smart Keypad Deadbolt Front Door
Add Spear Style Decorative Hardware to Garage Doors (x2)
Add Accent Wall Option #1 - Painted Square Panel Accent Wall - Formal Dining Room
Primary Bath - Adult Height Vanity
Kitchen Level 1 Quartz
Upgrade all Vanity Bowls to Square Bowls
Level 1 Fireplace Mantel
Level 1 Fireplace Surround (No Hearth)
LVP Level 1 - Foyer
LVP Level 1 - Great Room
LVP Level 1 - Formal Dining Room
LVP Level 1 - Kitchen/Breakfast Area
LVP Level 1 - Powder Room
LVP Level 1 - Primary Bath
LVP Level 1 - Bath #2
LVP Level 1 - Laundry
Kitchen Backsplash: 3x6 Herringbone Tile - Color Wheel Classic
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED $31,791

TOTAL SALES PRICE: $369,900

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