MONTEVALLO

HOMESITE 132
980 Rialto Lane
Ayden, NC

THE CARVER HOMEPLAN

ELEVATION F
2,152 SQFT | 4 BR | 2 BA | 2 CAR GARAGE





.312 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

Caviness & Cates Communities
WWW.CAVINESSANDCATES.COM

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THE CARVER HOMEPLAN

LOT 132 | ELEVATION F

2,152 SQFT | 4 BR | 2 BA | 2 CAR GARAGE



This thoughtfully designed home features an open great room with a cathedral ceiling, faux beam details, and a gas log fireplace with mantel and black granite surround. Adjacent is a breakfast area with backyard views and access to an extended rear covered porch and grill patio—ideal for outdoor living. The kitchen blends style and function with a center island, "Trigato" quartz countertops, white shaker cabinets, ceramic tile backsplash, a corner pantry, and stainless-steel appliances including a microwave, dishwasher, and electric range. Off the foyer, a formal dining room showcases a “Rare Gray” traditional panel accent wall. The primary suite includes a tray ceiling with crown molding, and an en suite bath with a white dual quartz sink vanity, walk-in shower, garden tub, and a large walk-in closet. Three additional bedrooms share access to a hall linen closet and a full bathroom with a vanity and a tub/shower combination. A mudroom is conveniently located near the garage entry. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a front porch with a SW "Ripe Olive" door with smart keypad entry. This Energy Plus certified home includes a 2-car garage and a 1-2-10 builder in-house warranty.

Caviness & Cates Communities

THE CARVER HOMEPLAN

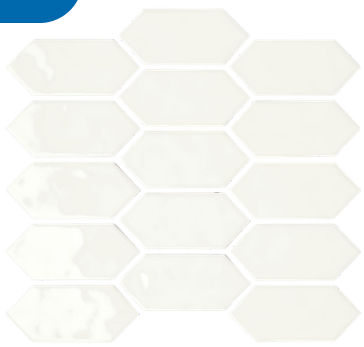
LOT 132 | ELEVATION F
2,152 SQFT | 4 BR | 2 BA | 2 CAR GARAGE

KITCHEN

Door Style:
Fairmont



Color:
White









BATHROOM

Door Style:
Fairmont

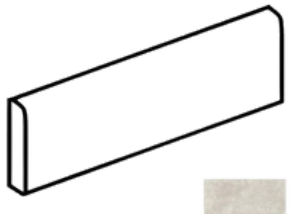


Color:
White



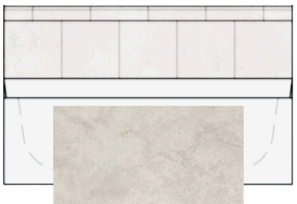


FLOORING





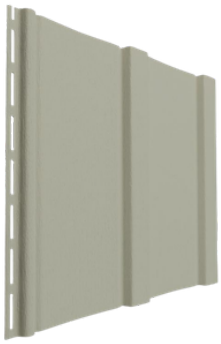






EXTERIOR









LIGHTING









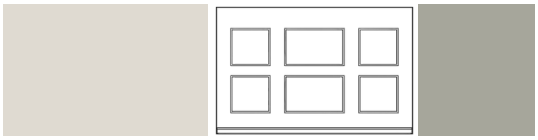








PAINT



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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 BP20576195 Pulls
- 1/2 Bullnose Edge Trigato Quartz Countertops
- 2x5 Horizontal Pickets - Mythology / MY90 Pickets w/ #44 Bright White Grout Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, and 2 ¼" Crown
- Frigidaire Electric Stainless Steel Appliances (Dishwasher, Electric Range, and Over-the-Range Microwave)

BATHROOM

- Brantford 4" Spread Chrome Plumbing Package (Whole House)
- Simply White Quartz Countertops w/ Square Bowls
- Fairmont White Flat Panel Cabinets w/ Chrome BP916119618OPulls
- Primary Bath Adult Height Cabinets and 12" Stack of Drawers to Vanity
- Raised/Elongated Toilets in Primary Bath and Bath #2
- 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 - Lighthouse #5091 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Hall #1, Hall #2, Primary Bath, Bath #2, Laundry
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ Matching Ceiling
- Tray Ceiling in Primary Suite
- Accent Wall Option #2 - Traditional Panel Accent Wall: Satin Painted Rare Gray SW6199- Formal Dining Room

FIREPLACE

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

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Feiss Tabby One Light Pendants over Kitchen Island
  - Model: P1308BS

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Ripe Olive SW6209
- Moire Black Dimensional Shingles
- BandSawn w/ Brackets Front Columns
- Scottish Thistle Vinyl Body Siding
- Scottish Thistle Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel Garage Door w/ Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation F	$1,750
Optional Extended Rear Covered Porch	$4,550
Optional Rear Patio – 10’ x 10’	$1,000
Optional Gas Fireplace	$2,310

DESIGN CENTER OPTIONS $13,424

Raised/Elongated Toilet (x1- Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendants: Feiss Tabby One Light Pendant - P1308BS (x2- Over Kitchen Island)
Add Smart Keypad Deadbolt Front Door
Add Spear Style Decorative Hardware to Garage Door
Add Accent Wall Option #2 - Painted Traditional Panel Accent Wall - Formal Dining Room
Kitchen - Add 42" Wall Cabinets
Kitchen - Add Refrigerator End Panels to Standard Cabinet Layout
Kitchen - Add 2 ¼” Crown to Standard Cabinet Layout
Primary Bath - Add 12" Stack of Drawers to Vanity
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 - Hall #1
LVP Level 1 - Hall #2
LVP Level 1 - Primary Bath
LVP Level 1 - Bath #2
LVP Level 1 - Laundry
Kitchen Backsplash: 2x5 Horizontal Pickets - Mythology
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED $23,034

TOTAL SALES PRICE: $379,900

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