MONTEVALLO

HOMESITE 135
964 Rialto Lane
Ayden, NC

THE GARLAND HOMEPLAN

ELEVATION C
2,090 SQFT | 4 BR | 3 BA | 3 CAR GARAGE





.425 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:
TRG TYRE REALTY GROUP

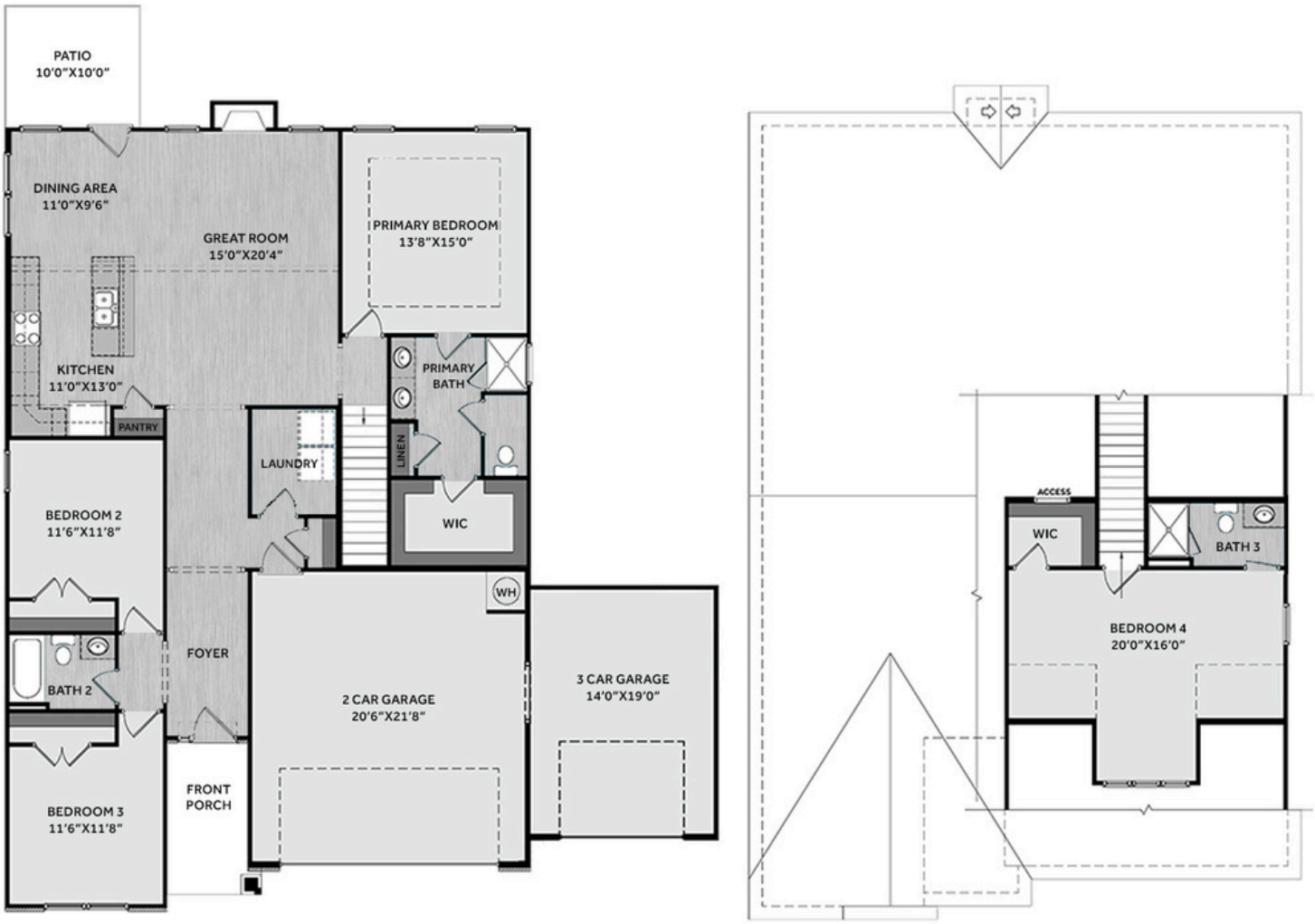
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This home offers low-maintenance living with an open-concept great room featuring a vaulted ceiling with faux wood beam and a gas log fireplace with a mantel and black granite surround. The kitchen overlooks the great room and features “Arctic White” quartz countertops, white shaker cabinets with an accent island in "Admiral Blue", herringbone backsplash, pantry, and stainless-steel appliances, including a microwave, dishwasher, and electric range. The dining area opens to a rear grill patio. The first-floor primary suite features a tray ceiling with crown molding and an en-suite bath with a dual quartz sink vanity, walk-in shower, linen closet, private water closet, and walk-in closet access. Two additional first-floor bedrooms share a full hall bath with a vanity and tub/shower combo. A laundry room and coat closet are located near the garage entry. Upstairs includes a fourth bedroom with a walk-in closet and a full bathroom with a walk-in shower. Exterior details include low-maintenance vinyl siding with board and batten accents, stone skirt, dimensional roof shingles, and a 3-car garage. The front door, painted SW “Foggy Day”, includes a transom window and smart keypad entry. Energy Plus Certified and backed by a 1-2-10 builder in-house warranty for peace of mind.

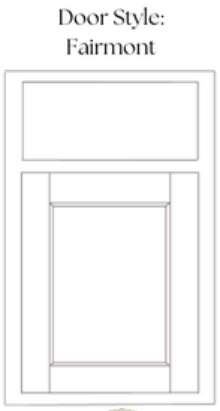
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KITCHEN











BATHROOM

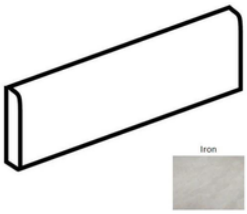






FLOORING







EXTERIOR













LIGHTING















PAINT

KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576900 Pulls
- Fairmont Admiral Blue Accent Island
- 1/2 Bullnose Edge Arctic White Quartz Countertops
- 4x12 Herringbone Rectangle Undulated - Mythology / MY90 4x12 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 BP81092180 Pulls
- Primary Bath Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath, Bath #2, Bath #3
- CS23 w/ #89 Smoke Gray Grout Ceramic Tile Primary Shower Surround
- CS23 w/ #89 Smoke Gray Grout on Bath #2 and Bath #3 Shower Surround

FLOORING

- Optimum Plus - Oyster Oak #591 LVP in Foyer, Great Room, Kitchen / Dining Area, Hall #1, Hall #2, Primary Bath, Bath #2, Bath #3, 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

FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Surround

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
  - Model: 5192603-112

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Foggy Day SW6235
- Moire Black Dimensional Shingles
- Norris Gray - Stack Stone Facade
- White Vinyl Body Siding
- White Board & Batten Accent
- White Exterior Trim
- 4 over 4 White Windows
- Storm Cloud Board & Batten Shutters
- White Bridgeport Steel Extended Panel Garage Doors w/ Decorative Hardware
- Black Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Rear Patio – 10’ x 10’	$1,000
Optional 3rd Car Garage	$16,500
Optional Secondary Bathroom (3rd bath)	$5,696
Optional Gas Fireplace	$1,650

DESIGN CENTER OPTIONS $12,112

Raised/Elongated Toilets (x2- Bath #2, Bath #3)
6-Panel Front Door & Transom Package
Kitchen Pendants: Dianna Three Light Mini Lantern - 5192603-112 (x2- Over Kitchen Island)
Add Smart Keypad Deadbolt Front Door
Add Spear Style Decorative Hardware to Garage Doors (x2)
Kitchen Island Multicolor Cabinet Option / Paint Island Drywall to Match Cabinets
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 - Kitchen/Dining Area
LVP Level 1 - Hall #1
LVP Level 1 - Hall #2
LVP Level 1 - Primary Bath
LVP Level 1 - Bath #2
LVP Level 1 - Bath #3
LVP Level 1 - Laundry
Kitchen Backsplash: 4x12 Herringbone Rectangle Undulated - Mythology
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED $36,958

TOTAL SALES PRICE: $399,900

Disclaimer: In an effort to continuously improve and develop our products, Caviness & Cates reserves the right to change products, features, pricing, and specifications without prior notice. Features may vary between homes built within the same community. Please see actual home purchase & sale agreement for additional information, disclosures, and disclaimers. Plans are artistic renderings and may not reflect final product. All information on square footage, acreage, and dimensions should be considered approximate. Consult with New Homes Sales Specialist before writing an offer.