MONTEVALLO

HOMESITE 136
960 Rialto Lane
Ayden, NC

THE WEYMOUTH HOMEPLAN

ELEVATION FH
1,854 SQFT | 4 BR | 2 BA | 3 CAR GARAGE





.495 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

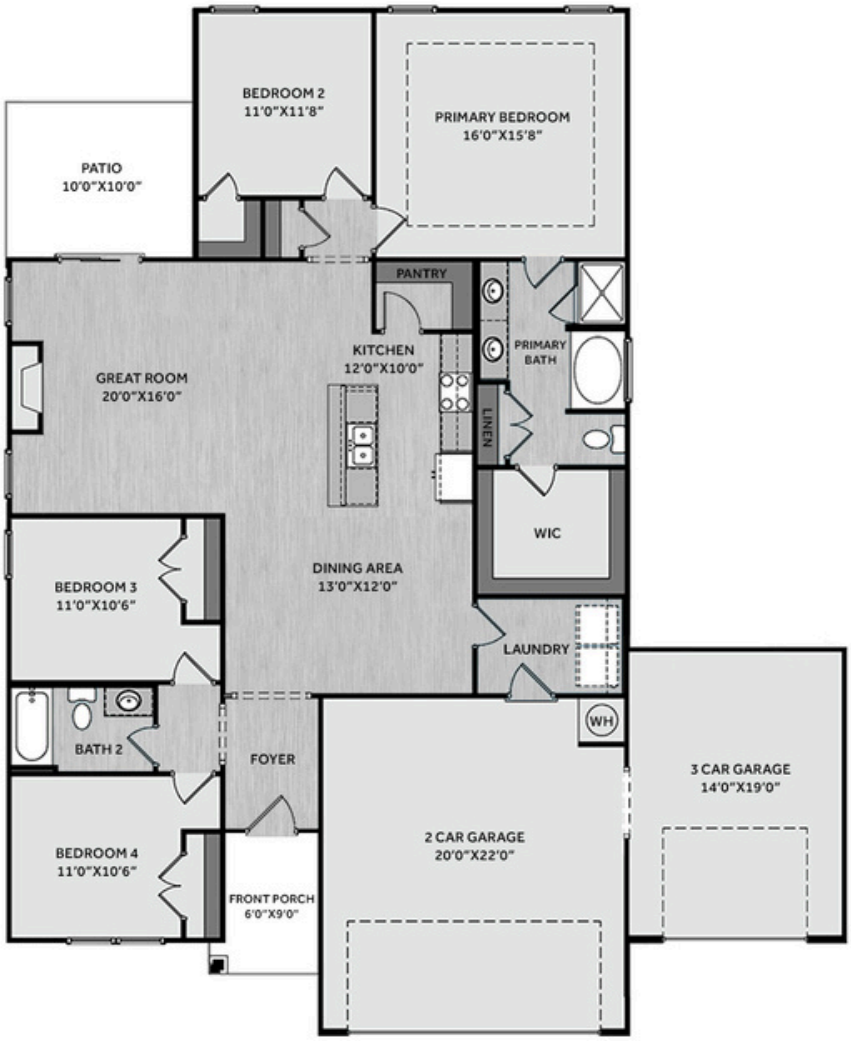
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The foyer opens into a spacious kitchen and dining area, where a large island overlooks the great room. The kitchen features “New Willow White” quartz countertops, white shaker cabinets, ceramic picket tile backsplash, corner pantry, and stainless-steel appliances, including a microwave, dishwasher, and electric range. The spacious great room is anchored by a gas log fireplace with black granite surround and a mantel, and offers access to the rear grill patio through sliding glass doors. A mudroom is conveniently located off the garage entry. The primary suite showcases a tray ceiling with crown molding, and an en-suite bathroom with a dual quartz sink vanity, walk-in shower, garden tub, linen closet, and a generous walk-in closet. Two additional bedrooms off the foyer share a full hall bath, while a fourth bedroom near the primary suite is ideal for guests or a home office. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a covered front porch with a SW "Dustblu" door and smart keypad entry. Situated on a .49 acre homesite, this Energy Plus Certified home offers a three-car garage and a 1-2-10 in-house builder in-house warranty.

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KITCHEN

Door Style:
Fairmont



Color:
White











BATHROOM

Door Style:
Fairmont



Color:
White





FLOORING







EXTERIOR









LIGHTING















PAINT

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 Edge New Willow White Quartz Countertops
- 2x5 Horizontal Pickets - Mythology / MY96 Pickets w/ #42 Platinum Grout 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 BP9161196180 Pulls
- Primary Bath Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath and Bath #2
- SQ20 w/ #97 Iron Grout Ceramic Tile Primary Shower Surround and SQ20 12x12 w/ #97 Iron Grout Ceramic Tile Primary Garden Tub Surround
- SQ20 w/ #97 Iron Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Kitchen / Dining Area, Hall #1, Hall #2, 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

FIREPLACE

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

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Arilda One Light Pendants over Kitchen Island
  - Model: 6537001-962

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Dustblu SW9161
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Victorian Gray Vinyl Body Siding
- Brunswick Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Doors w/ Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation FH	$2,450
Optional Rear Patio – 10’ x 10’	$1,000
Optional 3rd Car Garage (Board & Batten Front of 3rd Car)	$16,500
Optional Gas Fireplace	$1,650

DESIGN CENTER OPTIONS $11,552

Raised/Elongated Toilet (x1- Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendants: Arilda One Light Pendant - 6537001-962 (x2- Over Kitchen Island)
Add Smart Keypad Deadbolt Front Door
Add Spear Style Decorative Hardware to Garage Doors (x2)
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 - Laundry
Kitchen Backsplash: 2x5 Horizontal Pickets - Mythology
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED $33,152

TOTAL SALES PRICE: $379,900

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.