MONTEVALLO

HOMESITE 152
925 Rialto Lane
Ayden, NC

THE CAMELLIA HOMEPLAN

ELEVATION B
2,358 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE





.263 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
Caviness & Cates Communities
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Upon entry, the foyer leads to a formal dining room with an accent square panel wall painted in SW "Mega Greige". Off the foyer, a laundry room offers a stacked washer/dryer, cabinetry, and access to a half-bath. The kitchen boasts quartz countertops in "Trigato", a sink overlooking the great room, bar seating, white shaker cabinets, a pantry, herringbone backsplash, and stainless-steel appliances, including a microwave, dishwasher, and electric range. The open great room features a gas log fireplace with a black granite surround and a mantel, and access to a rear grill patio. Off the great room, the spacious first-floor primary suite offers a tray ceiling with crown molding and an en-suite bathroom with a white dual quartz sink vanity, private water closet, linen closet, walk-in shower, and a spacious walk-in closet. Upstairs offers a spacious loft with a linen closet, three bedrooms, a second laundry room, and a full bathroom. The exterior boasts low-maintenance vinyl siding with shake accents, a painted brick facade, dimensional roof shingles, a spacious front porch, and smart keypad entry with a SW “Poinsettia” front door. Other highlights include a two-car garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

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KITCHEN

Door Style:
Fairmont



Color:
White





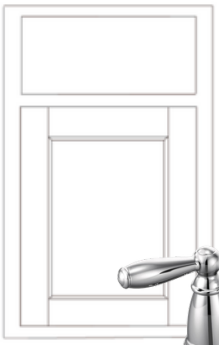






BATHROOM

Door Style:
Fairmont



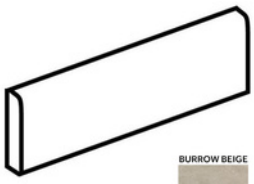
Color:
White





FLOORING







EXTERIOR













LIGHTING







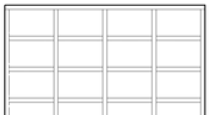








PAINT





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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
- 4x12 Herringbone Rectangle Undulated - Mythology / MY91 4x12 w/ #93 Fossil Grout - Set in a 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)
- Simply White 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, Powder Room, Bath #2
- Small Pedestal Sink in Powder Room
- SQ21 w/ #90 Light Pewter Grout Ceramic Tile Primary Shower Surround
- SQ21 w/ #90 Light Pewter Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Primary Bath, Bath #2, Laundry
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ Matching Ceiling
- Accent Wall Option #1 - Square Panel Accent Wall: Satin Painted Mega Greige SW7031 - Formal Dining Room
- Tray Ceiling in Primary Bedroom
- Kneewall on Stairs

FIREPLACE

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

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Bar
  - Model: 6590301-962

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Poinsettia SW6594
- Moire Black Dimensional Shingles
- 10" Square Front Columns
- Evelyn Bay Painted Brick: Extra White SW7006
- White Vinyl Body Siding
- White Shake Accents
- White Exterior Trim
- Clay Board & Batten Shutters
- 4 over 4 White Windows
- White Bridgeport Steel Extended Panel Garage Door w/ Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation B	$3,830
Optional Rear Patio – 10’ x 10’	$1,000
Optional Gas Fireplace	$1,650

DESIGN CENTER OPTIONS $16,985

Painted Brick Veneer - Front Façade Only
Raised/Elongated Toilets (x2- Powder Room, Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendants: Zire One Light Pendant - 6590301-962 (x2- Over Kitchen Bar)
Add Smart Keypad Deadbolt Front Door
Add Spear Style Decorative Hardware to Garage Door (x1)
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 - Hall #1
LVP Level 1 - Primary Bath
LVP Level 1 - Bath #2
LVP Level 1 - Laundry
Kitchen Backsplash: 4x12 Herringbone Rectangle Undulated - Mythology
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher
Add Stackable Washer/Dryer

TOTAL OPTIONS ADDED $23,465

TOTAL SALES PRICE: $374,900

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