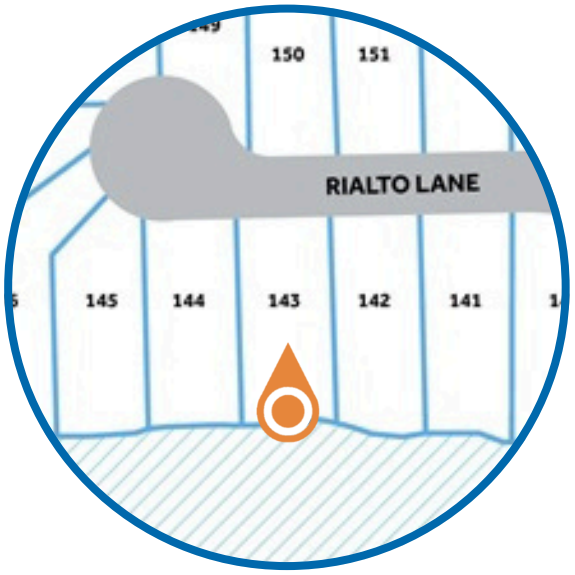
MONTEVALLO

HOMESITE 143
914 Rialto Lane
Ayden, NC

THE DOGWOOD HOMEPLAN

ELEVATION FH
1,863 SQFT | 3 BR | 2 BA | 2 CAR GARAGE W/ GOLF CART GARAGE





.32 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

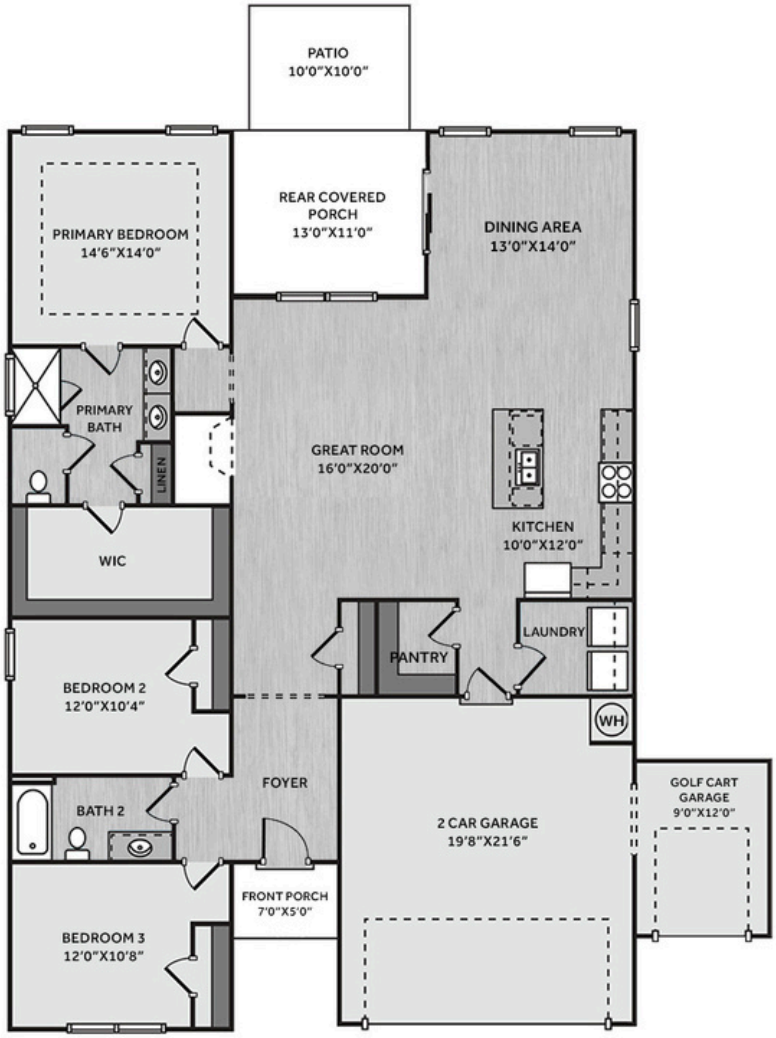
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THE DOGWOOD HOMEPLAN

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This single-story home offers easy living with a spacious open floor plan. The kitchen features “New Willow White" quartz countertops, white shaker cabinets with an accent island in "Graphite", ceramic tile backsplash, and stainless-steel appliances, including a stainless microwave, dishwasher, and electric range. The great room seamlessly connects to the kitchen and dining area and is anchored by a gas log fireplace with a decorative mantel. Sliding glass doors from the dining area lead to a rear-covered porch and grill patio for easy indoor-outdoor living. A walk-in pantry and separate laundry room are conveniently located off the garage entry. The primary suite offers a relaxing retreat with a tray ceiling and crown molding and an en-suite bath featuring a dual quartz vanity, walk-in shower, private water closet, linen storage, and a spacious walk-in closet. Two additional bedrooms off the foyer share a full hall bathroom with a vanity and a tub/shower combination. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, and a SW "Watery" door with smart keypad entry. This Energy Plus certified home includes a 2-car garage with a golf cart garage and a 1-2-10 builder in-house warranty.

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KITCHEN

Door Style:
Fairmont



Color:
White

Color:
Graphite











BATHROOM

Door Style:
Fairmont



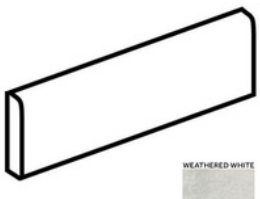
Color:
White





FLOORING







EXTERIOR









LIGHTING















PAINT

THE DOGWOOD HOMEPLAN

LOT 143 | ELEVATION FH
1,863 SQFT | 3 BR | 2 BA | 2 CAR GARAGE W/ GOLF CART GARAGE

KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576-900 Pulls
- Fairmont Graphite Flat Panel Cabinet Accent Island
- 1/2 Bullnose Edge New Willow White Quartz Countertops
- Artezen 2x4 Brick Joint Mosaic / AT20 2x4 w/ #44 Bright White Grout - Set in Brick 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 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
- SQ20 w/ #97 Iron Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Kitchen / Dining Area, 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 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: Watery SW6478
- Moire Black Dimensional Shingles
- Harbor Gray Vinyl Body Siding
- Harbor Gray Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Short 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 Golf Cart Garage (Board & Batten Front of Golf Cart Garage)	$9,625
Optional Gas Fireplace	$2,310

DESIGN CENTER OPTIONS $12,000

Raised/Elongated Toilet (x1- Bath #2)
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 Drywall of Island to Match Cabinet
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 - Primary Bath
LVP Level 1 - Bath #2
LVP Level 1 - Laundry
Kitchen Backsplash: Artezen 2x4 Brick Joint Mosaic
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED $27,385

TOTAL SALES PRICE: $379,200

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.