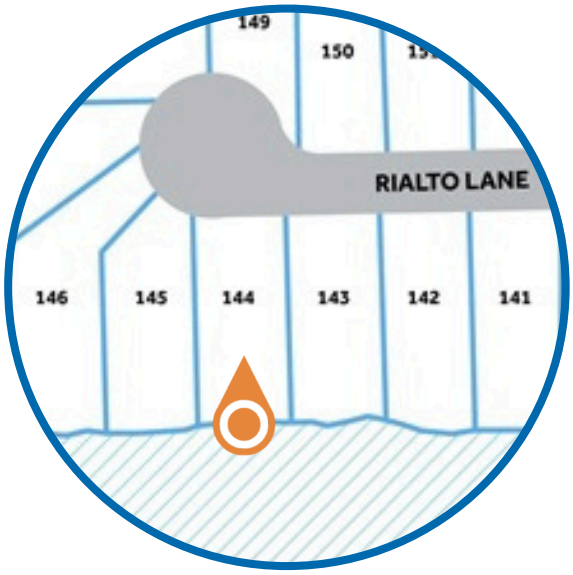
MONTEVALLO

HOMESITE 144
908 Rialto Lane
Ayden, NC

THE WEYMOUTH HOMEPLAN

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





.35 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

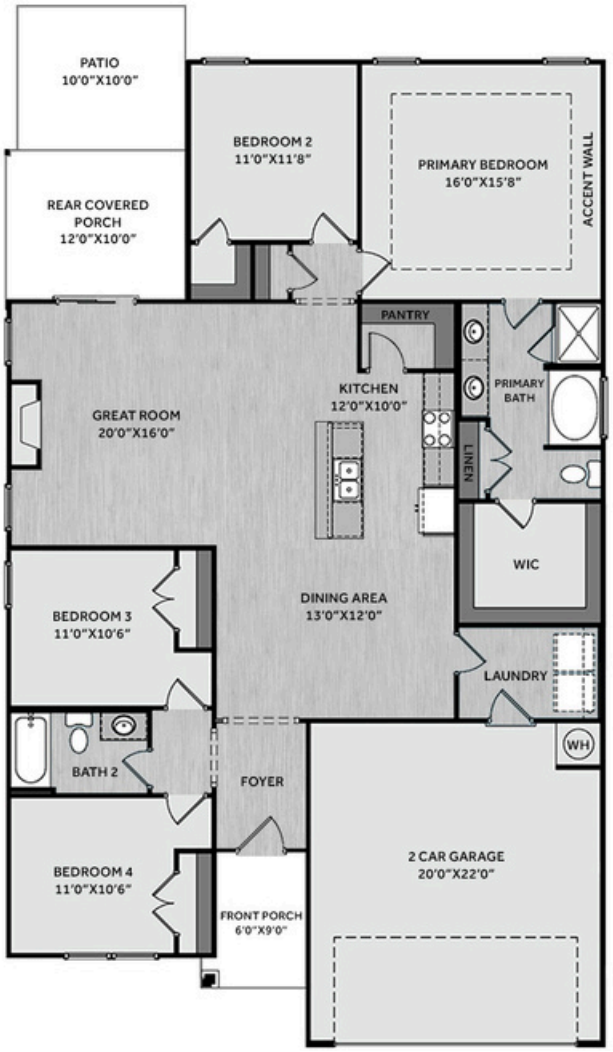
Caviness & Cates Communities
WWW.CAVINESSANDCATES.COM

*Subject to change without notice. See pg. 5 for full disclaimer.

THE WEYMOUTH HOMEPLAN

LOT 144 | ELEVATION C

1,854 SQFT | 4 BR | 2 BA | 2 CAR GARAGE



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 with a "Galaxy" accent island, white subway 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 covered porch and grill patio. A mudroom is conveniently located off the garage entry. The primary suite showcases a board and batten panel accent wall in SW "Network Gray", 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 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 shake and board and batten accents, dimensional roof shingles, and an SW "Poinsettia" door and smart keypad entry. This Energy Plus Certified home offers a two-car garage and a 1-2-10 in-house builder in-house warranty.

THE WEYMOUTH HOMEPLAN

LOT 144 | ELEVATION C
1,854 SQFT | 4 BR | 2 BA | 2 CAR GARAGE

KITCHEN

Door Style:
Fairmont



Color:
White

Color:
Galaxy













BATHROOM

Door Style:
Fairmont



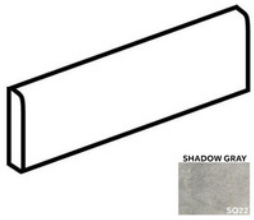
Color:
White





FLOORING







EXTERIOR















LIGHTING















PAINT





KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576-900 Pulls
- Fairmont Galaxy Flat Panel Cabinet Accent Island
- 1/2 Bullnose Edge New Willow White Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy 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 BP81092180 Pulls
- Primary Bath Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath and Bath #2
- SQ22 w/ #89 Smoke Gray Grout Ceramic Tile Primary Shower Surround and SQ22 12x12 w/ #89 Smoke Gray Grout Ceramic Tile Primary Garden Tub Surround
- SQ22 w/ #89 Smoke Gray Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Oyster Oak #591 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
- Accent Wall Option #3 – Board & Batten Panel Accent Wall: Satin Painted Network Gray SW7073 - Primary Bedroom

FIREPLACE

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

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Labette Medium Three Light Lantern Pendants over Kitchen Island
  - Model: 5240603-12

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Poinsettia SW6594
- Moire Black Dimensional Shingles
- Tapered Stone Base Front Columns
- Norris Gray Ledgestone Accent
- White Vinyl Body Siding
- White Shake Accent
- White Board & Batten Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Bridgeport Steel Extended Panel Garage Door w/ Decorative Hardware
- Black Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Rear Covered Porch – 10' x 12'	$8,800
Optional Rear Patio – 10' x 10'	$1,000
Optional Gas Fireplace	$1,650

DESIGN CENTER OPTIONS $12,199

Raised/Elongated Toilet (x1- Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendants: Labette Medium Three Light Lantern Pendant - 5240603-12 (x2- Over Kitchen Island)
Add Smart Keypad Deadbolt Front Door
Add Spear Style Decorative Hardware to Garage Door
Add Accent Wall Option #3 – Painted Board & Batten Panel Accent Wall - Primary Bedroom
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 - Hall #1
LVP Level 1 - Hall #2
LVP Level 1 - Primary Bath
LVP Level 1 - Bath #2
LVP Level 1 - Laundry
Kitchen Backsplash: 3x6 Subway Tile - Color Wheel Classic
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED $23,649

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.