MONTEVALLO

HOMESITE 159
987 Rialto Lane
Ayden, NC

THE CAMELLIA HOMEPLAN

ELEVATION FH
2,358 SQFT | 4 BR | 2.5 BA | 3 CAR GARAGE





.29 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:
TYRE REALTY GROUP

Caviness & Cates Communities
WWW.CAVINESSANDCATES.COM

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Upon entry, the foyer leads to a versatile flex room and provides convenient access to the garage. Off the foyer, a mudroom offers stacked washer/dryer hookups, cabinetry, and access to a half-bath. The kitchen boasts quartz countertops in "New Willow White", a sink overlooking the great room, bar seating, white shaker cabinets, a pantry, herringbone mosaic backsplash, and stainless-steel appliances, including a microwave, dishwasher, and electric range. The open great room features a gas log fireplace with a floating 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 board and batten accents, dimensional roof shingles, a spacious front porch, and smart keypad entry with a SW “Hazel” front door. Other highlights include a three-car garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

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KITCHEN

Door Style:
Fairmont



Color:
White





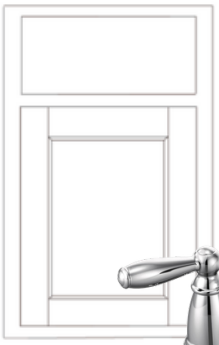






BATHROOM

Door Style:
Fairmont



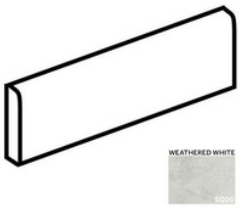
Color:
White





FLOORING







EXTERIOR









LIGHTING













PAINT

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KITCHEN

- Align Matte Black Kitchen Faucet w/ Pull-Down Spray
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576-900 Pulls
- 1/2 Bullnose Edge New Willow White Quartz Countertops
- Artezen 2x4 Herringbone Mosaic / AT20 2x4 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 BP916119618OPulls
- Primary Bath Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Small Pedestal Sink in Powder Room
- 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, Flex Room, Kitchen / Dining Area, Powder Room, Hall #1, 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 Bedroom
- Kneewall on Stairs

FIREPLACE

- Gas Fireplace w/ Fillmore Floating Mantel Stained in Loft Pine

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Bar
  - Model: 6590301-112

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Hazel SW6471
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Deep Granite Vinyl Body Siding
- Deep Granite Board & Batten Accent
- White Exterior Trim
- 4 over 4 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	$16,500
Optional Gas Fireplace	$1,650

DESIGN CENTER OPTIONS $14,117

Align Kitchen Faucet w/ Pull-Down Spray
Raised/Elongated Toilets (x2- Powder Room, Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendants: Zire One Light Pendant - 6590301-112 (x2- Over Kitchen Bar)
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
Fillmore Floating Mantel
LVP Level 1 - Foyer
LVP Level 1 - Great Room
LVP Level 1 - Flex Room
LVP Level 1 - Kitchen/Dining 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: Artezen 2x4 Herringbone Mosaic
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher
Add Stackable Washer/Dryer

TOTAL OPTIONS ADDED $35,717

TOTAL SALES PRICE: $384,900

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