MONTEVALLO

HOMESITE 163
4206 Tinsley Court
Ayden, NC

THE CARVER HOMEPLAN

ELEVATION C
2,152 SQFT | 4 BR | 2 BA | 3 CAR GARAGE





.47 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

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This thoughtfully designed home features an open great room with a cathedral ceiling, faux wood beam details, and a gas log fireplace with mantel and black granite surround. Adjacent is a breakfast area with backyard views and access to an extended rear covered porch and grill patio—ideal for outdoor living. The kitchen offers a center island, "Trigato" quartz countertops, white shaker cabinets, horizontal picket tile backsplash, a corner pantry, and stainless-steel appliances, including a microwave, dishwasher, and electric range. Off the foyer, a formal dining room showcases an “Iron Ore” square panel accent wall. The primary suite includes a tray ceiling with crown molding, and an en suite bath with a white dual quartz sink vanity, walk-in shower, garden tub, and a large walk-in closet. Three additional bedrooms share access to a hall linen closet, and a full bathroom with a vanity and a tub/shower combination. A mudroom is conveniently located near the garage entry. Exterior highlights include low-maintenance vinyl siding with shake and board and batten accents, dimensional roof shingles, and a front porch with a SW "Black Magic" door with smart keypad entry. This Energy Plus certified home includes a 3-car garage and a 1-2-10 builder in-house warranty.

THE CARVER HOMEPLAN

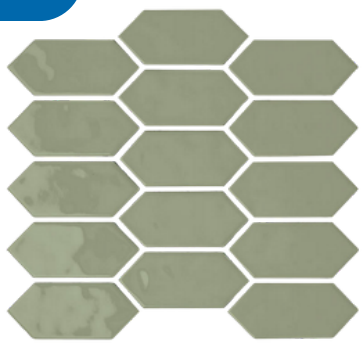
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KITCHEN

Door Style:
Fairmont



Color:
White









BATHROOM

Door Style:
Fairmont



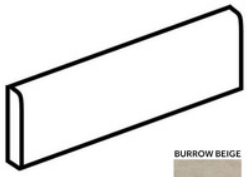
Color:
White





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 6501195 Pulls
- 1/2 Bullnose Edge Trigato Quartz Countertops
- 2x5 Horizontal Pickets - Mythology / MY93 2x5 Horizontal Pickets w/ #94 Walnut 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)
- 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 and Bath #2
- SQ21 w/ #90 Light Pewter Grout Ceramic Tile Primary Shower Surround and SQ21 12x12 w/ #90 Light Pewter Grout Ceramic Tile Garden Tub Surround
- SQ21 w/ #90 Light Pewter Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Lighthouse #5091 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Hall #1, Hall #2, Primary Bath, Bath #2, Laundry
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ Matching Ceiling
- Tray Ceiling in Primary Suite
- Accent Wall Option #1 - Square Panel Accent Wall: Satin Painted Iron Ore SW7069- Formal Dining Room

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: 5192603-962

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- Tapered / Stone Base Front Columns
- Norris Gray Stack Stone Accent
- Sage Vinyl Body Siding
- Scottish Thistle Shake Accent
- Scottish Thistle Board & Batten Accent
- White Exterior Trim
- Black Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Doors w/ Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Extended Rear Covered Porch	$4,550
Optional Rear Patio – 10' x 10'	$1,000
Optional 3rd Car Garage	$16,500
Optional Gas Fireplace	$2,310

DESIGN CENTER OPTIONS $13,560

Raised/Elongated Toilet (x1- Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendants: Dianna Three Light Mini Lantern - 5192603-962 (x2- Over Kitchen Island)
Add Smart Keypad Deadbolt Front Door
Add Spear Style Decorative Hardware to Garage Doors (x2)
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 - 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 $37,920

TOTAL SALES PRICE: $394,900

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