

# MONTEVALLO

**HOMESITE 131**

986 Rialto Lane  
Ayden, NC

## THE GRAHAM HOMEPLAN

ELEVATION C

2,058 SQFT | 3 BR | 2.5 BA | 3 CAR GARAGE



.23 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. 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



SALES AND MARKETING BY:

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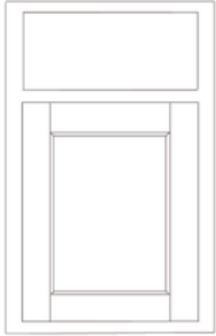
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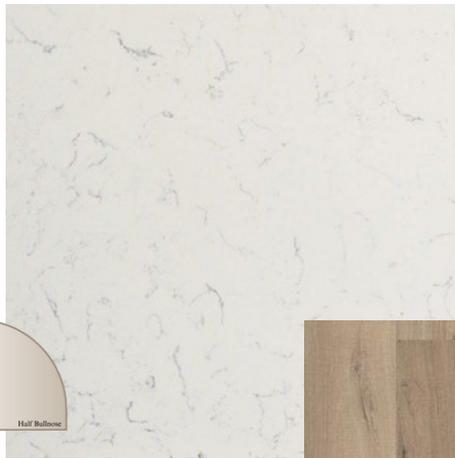
Just off the foyer, a formal dining room features an accent wall painted in SW "Gale Force." The great room flows into the kitchen and breakfast area and is highlighted by a gas fireplace with black granite surround and a mantel. The kitchen offers an eat-in island, "New Willow White" quartz countertops, white shaker cabinets, white herringbone backsplash, a pantry, and stainless-steel appliances, including a microwave, dishwasher, and gas range. The breakfast area provides easy access to the rear grill patio. Upstairs, a loft provides additional living space, while the nearby laundry room includes a linen closet. The primary suite features a tray ceiling with crown molding, and an en-suite bathroom with a dual quartz sink vanity, garden tub, walk-in shower, private water closet, and large walk-in closet with a window. Two additional bedrooms with walk-in closets share a full hall bathroom with a vanity, tub/shower combo, and linen storage. Exterior features low-maintenance vinyl siding with shake accents, stone skirt, dimensional roof shingles, a front porch with SW "Sea Serpent" door, and smart keypad entry. Also included: 3-car garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

**KITCHEN**

Door Style:  
Fairmont

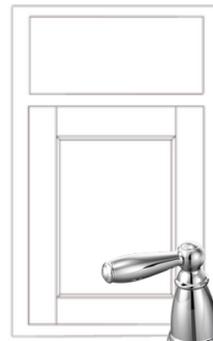


Color:  
White



**BATHROOM**

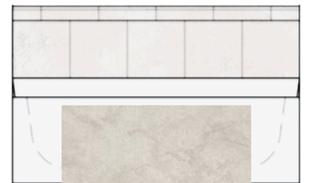
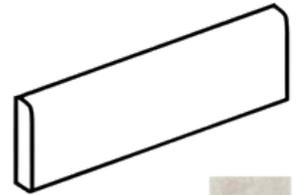
Door Style:  
Fairmont



Color:  
White



**FLOORING**



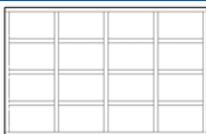
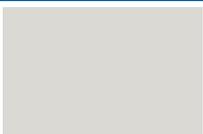
**EXTERIOR**



**LIGHTING**



**PAINT**



## KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel 6501195 Pulls
- 1/2 Bullnose New Willow White Quartz Countertops
- 3x6 Subway Tile - Color Wheel Classic / 3x6 #0190 Arctic White Glossy w/ #44 Bright White Grout - Set in Herringbone Pattern Kitchen Backsplash
- Standard Kitchen Layout
- Frigidaire Gas Stainless Steel Appliances (Dishwasher, Gas 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 BP9161196180Pulls
- Primary Bath Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Small Pedestal Sink in Powder Room
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround and ARO4 12x12 w/ #93 Fossil Grout Ceramic Tile Garden Tub Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

## FLOORING

- Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, 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
- Kneewall on Stairs
- Accent Wall Option #1 - Square Panel Accent Wall: Satin Painted Gale Force SW7605- 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: Sea Serpent SW7615
- Moire Black Dimensional Shingles
- Tapered/Stone Base Front Columns
- Norris Gray - LedgeStone Accent
- Everest Vinyl Body Siding
- English Wedgewood Shake Accent
- White Exterior Trim
- Midnight Blue 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 Rear Patio – 10’ x 10’	BASE HOUSE PRICE: \$357,100
Optional 3rd Car Garage	\$1,000
Optional Gas Fireplace	\$16,500
	\$1,650

### DESIGN CENTER OPTIONS \$13,232

Raised/Elongated Toilets (x2- Powder Room, 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 - Powder Room  
 LVP Level 1 - Primary Bath  
 LVP Level 1 - Bath #2  
 LVP Level 1 - Laundry  
 Kitchen Backsplash: 3x6 Herringbone Tile - Color Wheel Classic  
 Upgrade to Front Door Handleset  
 Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$32,382

TOTAL SALES PRICE: \$389,482

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