

MONTEVALLO

HOMESITE 133

974 Rialto Lane
Ayden, NC

THE DOGWOOD HOMEPLAN

ELEVATION B

1,863 SQFT | 3 BR | 2 BA | 2 CAR GARAGE



*Artistic Rendering not lot specific.
For representation purposes only.



.33 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

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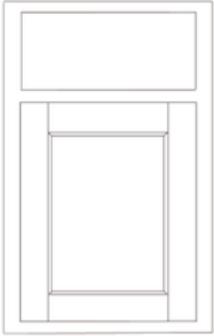
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This single-story home offers easy living with a spacious open floor plan. The kitchen features "New Willow White" quartz countertops, white shaker cabinets, gray ceramic tile backsplash, and stainless-steel appliances, including a stainless microwave, dishwasher, and gas range. The great room seamlessly connects to the kitchen and dining area and is anchored by a gas log fireplace with a floating 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, a board and batten accent wall in "Cityscape," 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 shake accents, painted brick facade, dimensional roof shingles, and a SW "Black Magic" door with smart keypad entry. This Energy Plus certified home includes a 2-car garage and a 1-2-10 builder in-house warranty.

KITCHEN

Door Style:
Fairmont

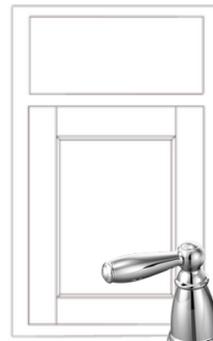


Color:
White

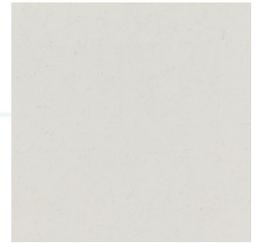


BATHROOM

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/ Matte Black BP20576900 Pulls
- 1/2 Bullnose Edge New Willow White Quartz Countertops
- Artezen 2x4 Brick Joint Mosaic / AT22 2x4 w/ #89 Smoke Gray Grout - Set in Brick 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 BP9161196180 Pulls
- Primary Bath Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath and Bath #2
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround
- ARO4 w/ #93 Fossil 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
- Accent Wall Option #3 - Board & Batten Accent Wall: Satin Painted Cityscape SW7067- Primary Bedroom

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 Island
 - Model: 6590301-112

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
- Evelyn Bay Painted Brick: Foggy Day SW6235
- English Wedgewood Vinyl Body Siding
- English Wedgewood Shake Accent
- White Exterior Trim
- 4 over 4 White Windows
- Black Board & Batten Shutters
- White Bridgeport Steel Extended Panel Garage Door w/ Decorative Hardware
- White Gutters



DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation B	BASE HOUSE PRICE: \$348,500	\$2,910
Optional Rear Patio – 10’ x 10’		\$1,000
Optional Gas Fireplace		\$2,310

DESIGN CENTER OPTIONS \$14,683

- Painted Brick Veneer - Front Façade Only
- Raised/Elongated Toilet (x1- Bath #2)
- 6-Panel Front Door & Transom Package
- Kitchen Pendants: Zire One Light Pendant - 6590301-112 (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
- 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 - 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 Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$20,903

TOTAL SALES PRICE: \$369,403

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