

MONTEVALLO

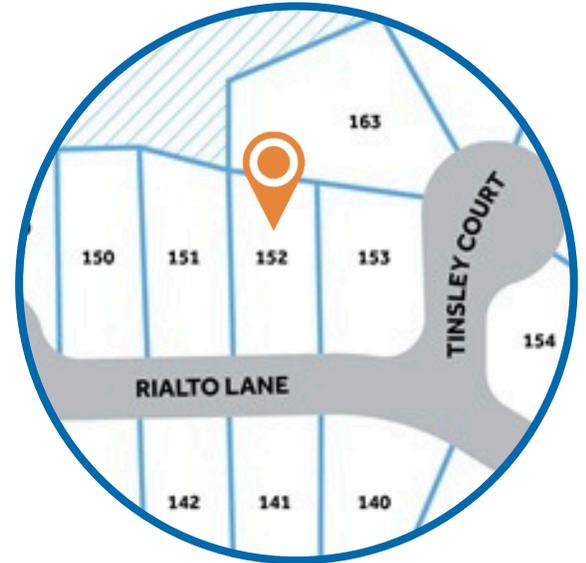
HOMESITE 152

925 Rialto Lane
Ayden, NC

THE CAMELLIA HOMEPLAN

ELEVATION B

2,358 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.263 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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Photos, Options,
Virtual Tours & More

SALES AND MARKETING BY:

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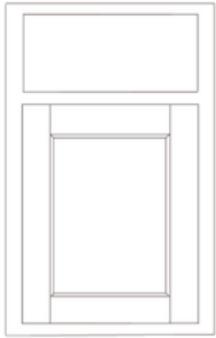
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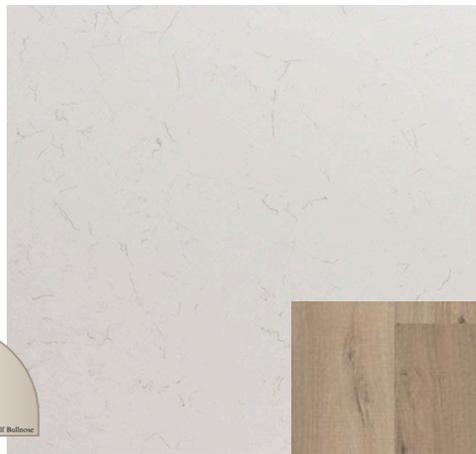
Upon entry, the foyer leads to a formal dining room with an accent square panel wall painted in SW "Mega Greige". Off the foyer, a laundry room offers a stacked washer/dryer, cabinetry, and access to a half-bath. The kitchen boasts quartz countertops in "Trigato", a sink overlooking the great room, bar seating, white shaker cabinets, a pantry, herringbone backsplash, and stainless-steel appliances, including a microwave, dishwasher, and gas range. The open great room features a gas log fireplace with a black granite surround and a 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 shake accents, a painted brick facade, dimensional roof shingles, a spacious front porch, and smart keypad entry with a SW "Poinsettia" front door. Other highlights include a two-car garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

KITCHEN

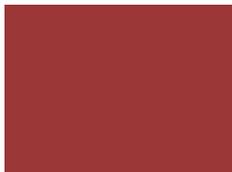
Door Style:
Fairmont



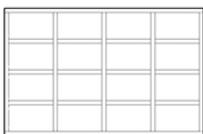
Color:
White



EXTERIOR



PAINT

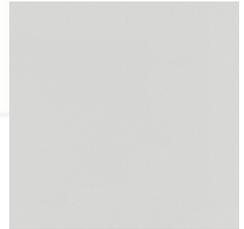


BATHROOM

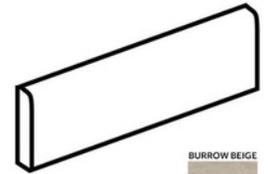
Door Style:
Fairmont



Color:
White



FLOORING



BURROW BEIGE



LIGHTING



KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Brushed Nickel BP20576195 Pulls
- 1/2 Bullnose Edge Trigato Quartz Countertops
- 4x12 Herringbone Rectangle Undulated - Mythology / MY91 4x12 w/ #93 Fossil Grout - Set in a 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)
- 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, Powder Room, Bath #2
- Small Pedestal Sink in Powder Room
- SQ21 w/ #90 Light Pewter Grout Ceramic Tile Primary Shower Surround
- SQ21 w/ #90 Light Pewter Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Hall #1, Primary Bath, Bath #2, Laundry
- Graceful Finesse Ecru Carpeting

INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ Matching Ceiling
- Accent Wall Option #1 - Square Panel Accent Wall: Satin Painted Mega Greige SW7031 - Formal Dining Room
- Tray Ceiling in Primary Bedroom
- Kneewall on Stairs

FIREPLACE

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

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Bar
 - Model: 6590301-962

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Poinsettia SW6594
- Moire Black Dimensional Shingles
- 10" Square Front Columns
- Evelyn Bay Painted Brick: Extra White SW7006
- White Vinyl Body Siding
- White Shake Accents
- White Exterior Trim
- Clay Board & Batten Shutters
- 4 over 4 White Windows
- White Bridgeport Steel Extended Panel Garage Door w/ Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation B	BASE HOUSE PRICE: \$368,600
Optional Rear Patio – 10’ x 10’	\$3,830
Optional Gas Fireplace	\$1,000
	\$1,650

DESIGN CENTER OPTIONS \$17,576

Painted Brick Veneer - Front Façade Only
 Raised/Elongated Toilets (x2- Powder Room, Bath #2)
 6-Panel Front Door & Transom Package
 Kitchen Pendants: Zire One Light Pendant - 6590301-962 (x2- Over Kitchen Bar)
 Add Smart Keypad Deadbolt Front Door
 Add Spear Style Decorative Hardware to Garage Door (x1)
 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 - Hall #1
 LVP Level 1 - Primary Bath
 LVP Level 1 - Bath #2
 LVP Level 1 - Laundry
 Kitchen Backsplash: 4x12 Herringbone Rectangle Undulated - Mythology
 Upgrade to Front Door Handleset
 Stainless Steel Gas Range, Microwave and Dishwasher
 Add Stackable Washer/Dryer

TOTAL OPTIONS ADDED \$24,056

TOTAL SALES PRICE: \$392,656

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