

# MONTEVALLO

**HOMESITE 135**

964 Rialto Lane  
Ayden, NC

## THE GARLAND HOMEPLAN

ELEVATION C

2,090 SQFT | 4 BR | 3 BA | 3 CAR GARAGE



.425 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



Photos, Options,  
Virtual Tours & More

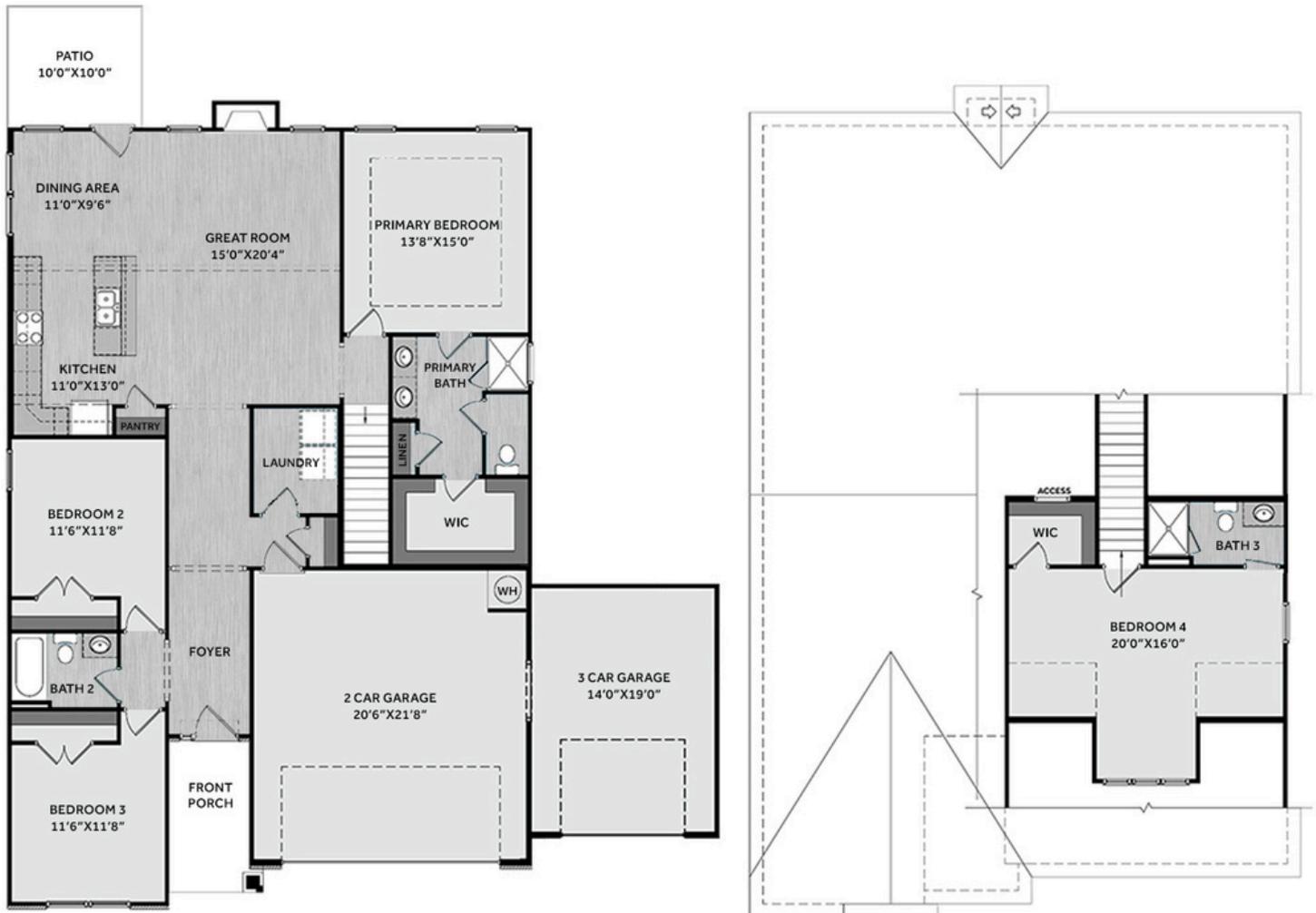
SALES AND MARKETING BY:

**TRG**

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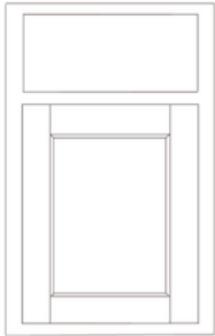


This home offers low-maintenance living with an open-concept great room featuring a vaulted ceiling with faux wood beam and a gas log fireplace with a mantel and black granite surround. The kitchen overlooks the great room and features "Arctic White" quartz countertops, white shaker cabinets with an accent island in "Admiral Blue", herringbone backsplash, pantry, and stainless-steel appliances, including a microwave, dishwasher, and gas range. The dining area opens to a rear grill patio. The first-floor primary suite features a tray ceiling with crown molding and an en-suite bath with a dual quartz sink vanity, walk-in shower, linen closet, private water closet, and walk-in closet access. Two additional first-floor bedrooms share a full hall bath with a vanity and tub/shower combo. A laundry room and coat closet are located near the garage entry. Upstairs includes a fourth bedroom with a walk-in closet and a full bathroom with a walk-in shower. Exterior details include low-maintenance vinyl siding with board and batten accents, stone skirt, dimensional roof shingles, and a 3-car garage. The front door, painted SW "Foggy Day", includes a transom window and smart keypad entry. Energy Plus Certified and backed by a 1-2-10 builder in-house warranty for peace of mind.

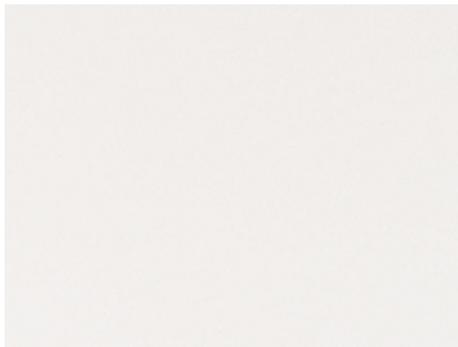
**KITCHEN**

Door Style:  
Fairmont

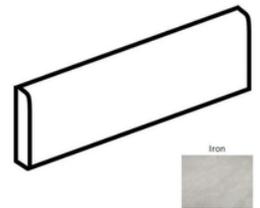
Color:  
White



Color:  
Admiral Blue



**EXTERIOR**



**PAINT**



**BATHROOM**

Door Style:  
Fairmont

Color:  
White



**FLOORING**

**LIGHTING**



## KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576900 Pulls
- Fairmont Admiral Blue Accent Island
- 1/2 Bullnose Edge Arctic White Quartz Countertops
- 4x12 Herringbone Rectangle Undulated - Mythology / MY90 4x12 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 BP81092180 Pulls
- Primary Bath Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath, Bath #2, Bath #3
- CS23 w/ #89 Smoke Gray Grout Ceramic Tile Primary Shower Surround
- CS23 w/ #89 Smoke Gray Grout on Bath #2 and Bath #3 Shower Surround

## FLOORING

- Optimum Plus - Oyster Oak #591 LVP in Foyer, Great Room, Kitchen / Dining Area, Hall #1, Hall #2, Primary Bath, Bath #2, Bath #3, 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

## FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Surround

## LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Dianna Three Light Mini Lantern Pendants over Kitchen Island
  - Model: 5192603-112

## EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Foggy Day SW6235
- Moire Black Dimensional Shingles
- Norris Gray - Stack Stone Facade
- White Vinyl Body Siding
- White Board & Batten Accent
- White Exterior Trim
- 4 over 4 White Windows
- Storm Cloud Board & Batten Shutters
- White Bridgeport Steel Extended Panel Garage Doors w/ Decorative Hardware
- Black Gutters

## DESIGN OPTIONS SUMMARY

### STRUCTURAL

Optional Rear Patio – 10’ x 10’	BASE HOUSE PRICE: \$383,400	\$1,000
Optional 3rd Car Garage		\$16,500
Optional Secondary Bathroom (3rd bath)		\$5,696
Optional Gas Fireplace		\$1,650

### DESIGN CENTER OPTIONS \$12,703

Raised/Elongated Toilets (x2- Bath #2, Bath #3)  
 6-Panel Front Door & Transom Package  
 Kitchen Pendants: Dianna Three Light Mini Lantern - 5192603-112 (x2- Over Kitchen Island)  
 Add Smart Keypad Deadbolt Front Door  
 Add Spear Style Decorative Hardware to Garage Doors (x2)  
 Kitchen Island Multicolor Cabinet Option / Paint Island Drywall to Match Cabinets  
 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 - Kitchen/Dining Area  
 LVP Level 1 - Hall #1  
 LVP Level 1 - Hall #2  
 LVP Level 1 - Primary Bath  
 LVP Level 1 - Bath #2  
 LVP Level 1 - Bath #3  
 LVP Level 1 - Laundry  
 Kitchen Backsplash: 4x12 Herringbone Rectangle Undulated - Mythology  
 Upgrade to Front Door Handleset  
 Stainless Steel Gas Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$37,549

TOTAL SALES PRICE: \$420,949

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