

MONTEVALLO

HOMESITE 132

980 Rialto Lane
Ayden, NC

THE CARVER HOMEPLAN

ELEVATION F

2,152 SQFT | 4 BR | 2 BA | 2 CAR GARAGE



.312 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

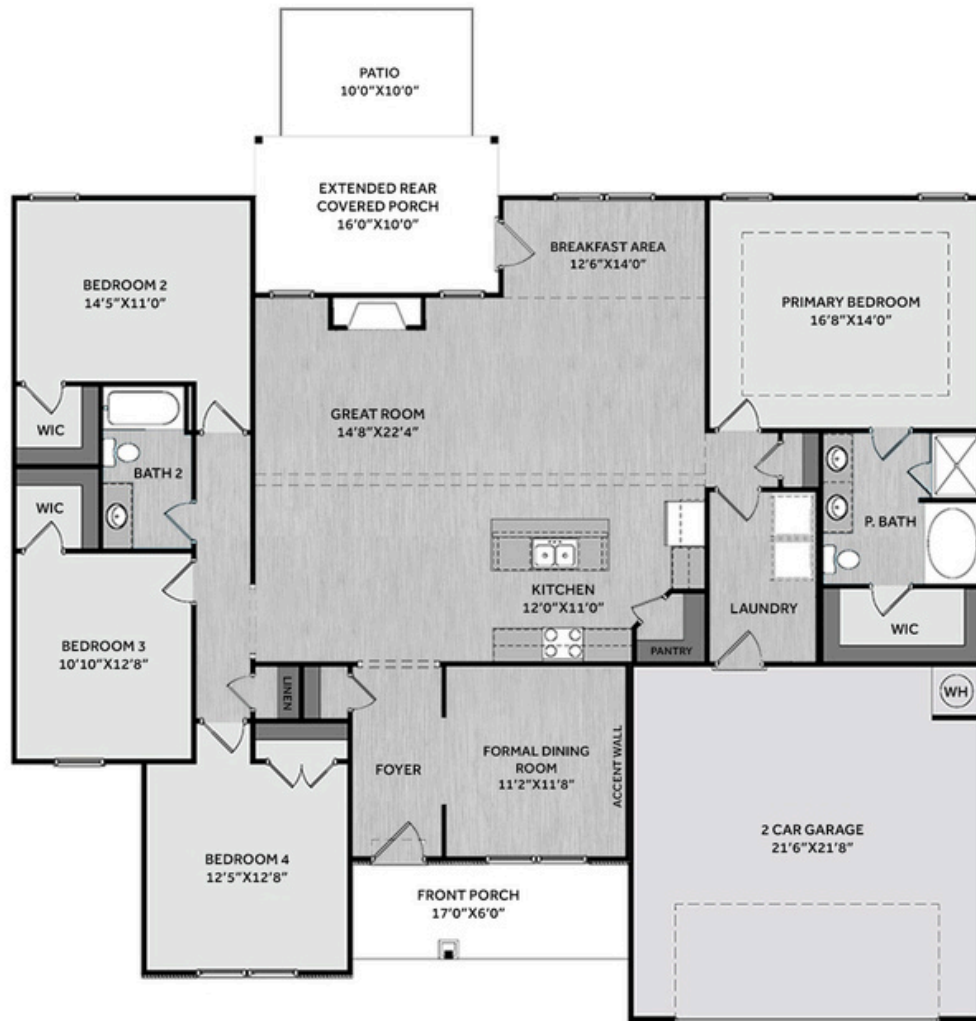
SALES AND MARKETING BY:

TRG

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This thoughtfully designed home features an open great room with a cathedral ceiling, faux 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 blends style and function with a center island, "Trigato" quartz countertops, white shaker cabinets, ceramic tile backsplash, a corner pantry, and stainless-steel appliances including a microwave, dishwasher, and electric range. Off the foyer, a formal dining room showcases a "Rare Gray" traditional 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 board and batten accents, dimensional roof shingles, and a front porch with a SW "Ripe Olive" 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

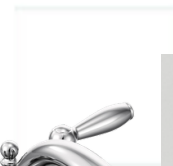


BATHROOM

Door Style:
Fairmont



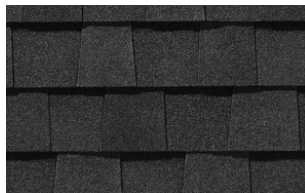
Color:
White



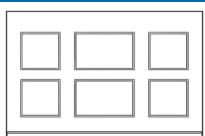
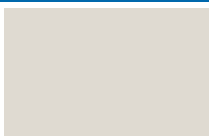
FLOORING



EXTERIOR



PAINT



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
- 2x5 Horizontal Pickets - Mythology / MY90 Pickets w/ #44 Bright White Grout Kitchen Backsplash
- Standard Kitchen Layout w/ 42" Wall Cabinets, Refrigerator End Panels, and 2 ¼" Crown
- 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 and 12" Stack of Drawers to Vanity
- Raised/Elongated Toilets in Primary Bath and Bath #2
- 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 - 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 #2 - Traditional Panel Accent Wall: Satin Painted Rare Gray SW6199- Formal Dining Room

FIREPLACE

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

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Feiss Tabby One Light Pendants over Kitchen Island
 - Model: P1308BS

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Ripe Olive SW6209
- Moire Black Dimensional Shingles
- BandSawn w/ Brackets Front Columns
- Scottish Thistle Vinyl Body Siding
- Scottish Thistle Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Bridgeport Steel Narrow Panel Garage Door w/ Decorative Hardware
- White Gutters

DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation F	BASE HOUSE PRICE: \$379,391	\$1,750
Optional Extended Rear Covered Porch		\$4,550
Optional Rear Patio – 10’ x 10’		\$1,000
Optional Gas Fireplace		\$2,310

DESIGN CENTER OPTIONS \$13,424

Raised/Elongated Toilet (x1- Bath #2)	
6-Panel Front Door & Transom Package	
Kitchen Pendants: Feiss Tabby One Light Pendant - P1308BS (x2- Over Kitchen Island)	
Add Smart Keypad Deadbolt Front Door	
Add Spear Style Decorative Hardware to Garage Door	
Add Accent Wall Option #2 - Painted Traditional Panel Accent Wall - Formal Dining Room	
Kitchen - Add 42" Wall Cabinets	
Kitchen - Add Refrigerator End Panels to Standard Cabinet Layout	
Kitchen - Add 2 ¼" Crown to Standard Cabinet Layout	
Primary Bath - Add 12" Stack of Drawers to Vanity	
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	\$23,034

TOTAL SALES PRICE: \$402,425

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