

# MONTEVALLO

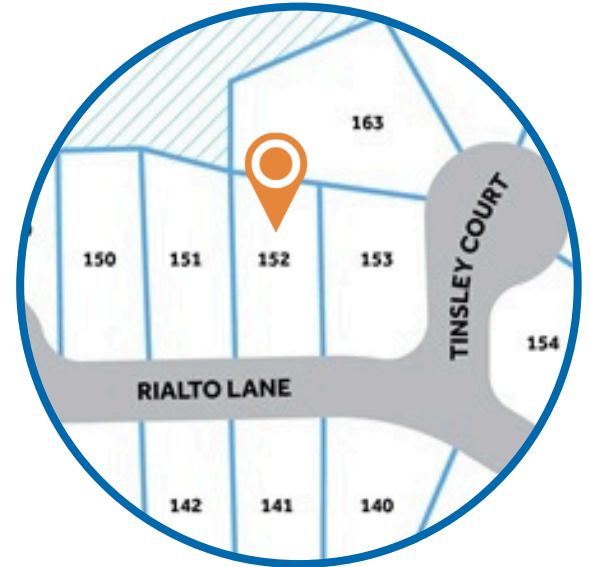
**HOMESITE 152**

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 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](mailto:info@cavinessandcates.com)



Photos, Options,  
Virtual Tours & More

SALES AND MARKETING BY:

**TRG**

TYRE REALTY GROUP

**Caviness  
& Cates  
Communities**

[WWW.CAVINESSANDCATES.COM](http://WWW.CAVINESSANDCATES.COM)



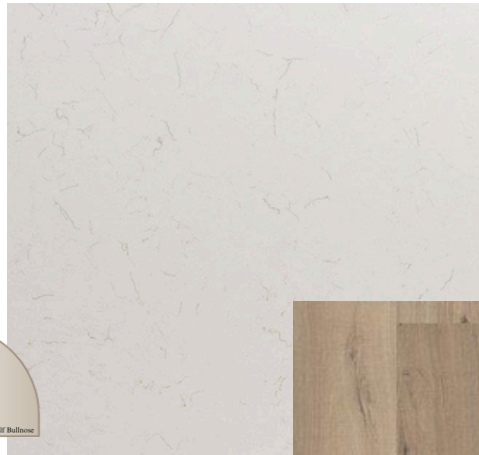
Upon entry, the foyer leads to a formal dining room with an accent square panel wall painted in SW "Mega Greige". Off the foyer, a laundry room offers a stacked washer/dryer, cabinetry, and access to a half-bath. The kitchen boasts quartz countertops in "Trigato", a sink overlooking the great room, bar seating, white shaker cabinets, a pantry, herringbone backsplash, and stainless-steel appliances, including a microwave, dishwasher, and electric 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**

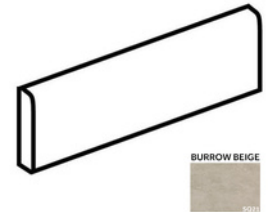
Door Style:  
Fairmont



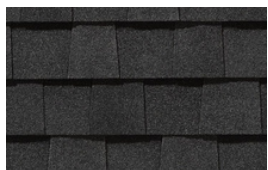
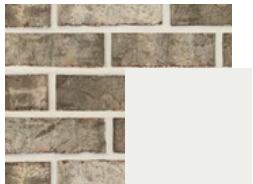
Color:  
White



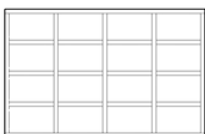
**EXTERIOR**



BURROW BEIGE



**PAINT**

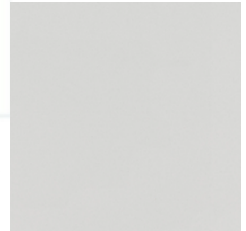
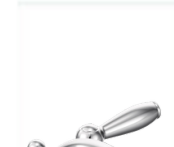


**BATHROOM**

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/ 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 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
- 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: \$371,691
Optional Rear Patio – 10’ x 10’	\$3,830
Optional Gas Fireplace	\$1,000
	\$1,650

### DESIGN CENTER OPTIONS \$16,985

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 Electric Range, Microwave and Dishwasher  
 Add Stackable Washer/Dryer

TOTAL OPTIONS ADDED \$23,465

TOTAL SALES PRICE: \$395,156

Disclaimer: In an effort to continuously improve and develop our products, Caviness & Cates reserves the right to change products, features, pricing, and specifications without prior notice. Features may vary between homes built within the same community. Please see actual home purchase & sale agreement for additional information, disclosures, and disclaimers. Plans are artistic renderings and may not reflect final product. All information on square footage, acreage, and dimensions should be considered approximate. Consult with New Homes Sales Specialist before writing an offer.