

# MONTEVALLO

**HOMESITE 153**  
4214 Tinsley Court  
Ayden, NC

## THE DRAYTON HOMEPLAN

ELEVATION F

2,325 SQFT | 4 BR | 2.5 BA | 2 CAR GARAGE



.293 ACRE

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

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

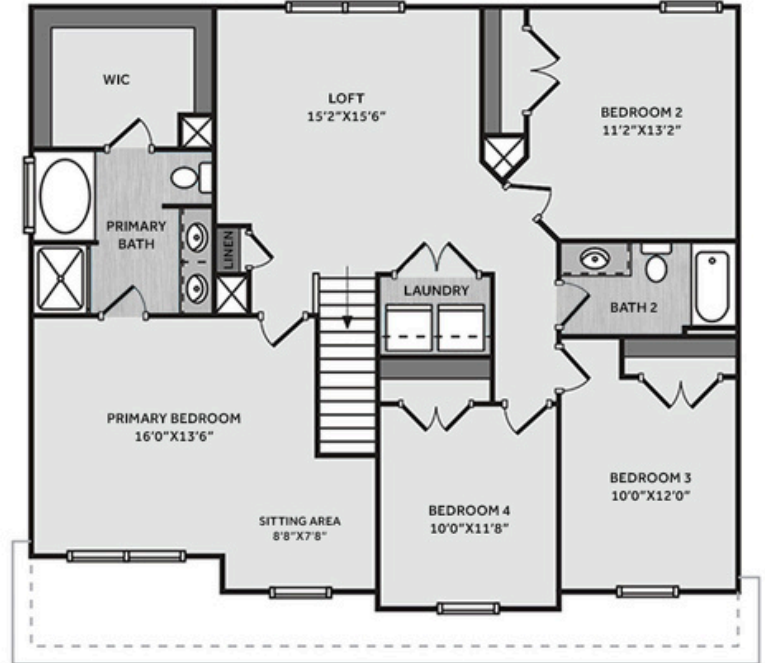
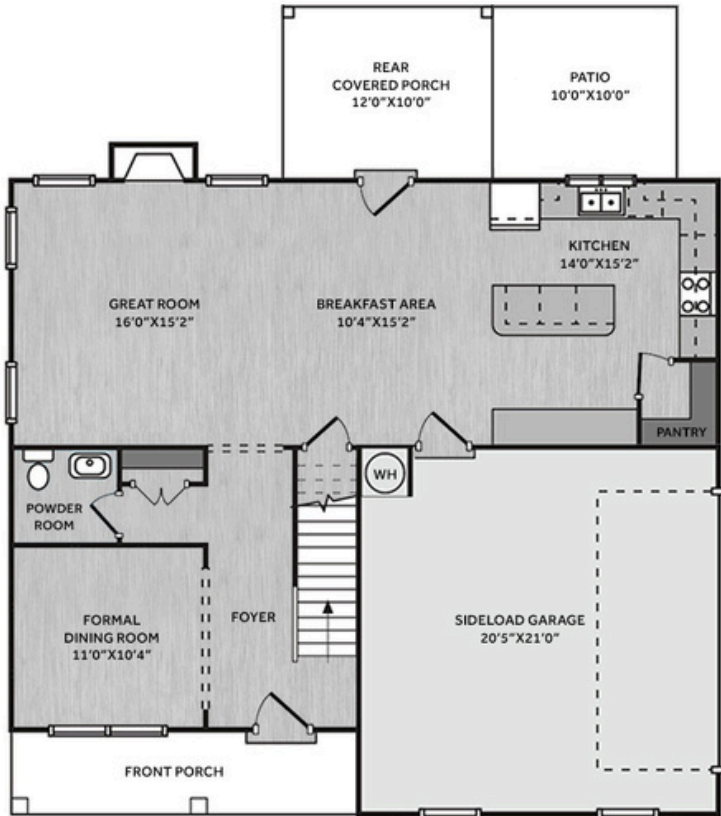
SALES AND MARKETING BY:

**TRG**

TYRE REALTY GROUP

**Caviness  
& Cates  
Communities**

WWW.CAVINESSANDCATES.COM



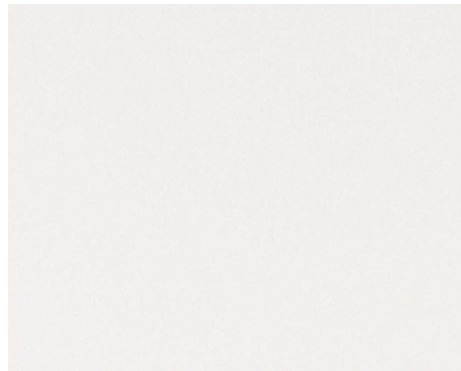
The foyer leads to a dining room and also includes a nearby coat closet and a convenient half bath. The open great room features a gas log fireplace with a mantel and black granite surround and flows into the kitchen with a large island, "Arctic White" quartz countertops, white shaker cabinets with a "Sahara" accent island, corner pantry, ceramic tile backsplash, and stainless-steel appliances including a microwave, dishwasher, and electric range. The breakfast area leads to the rear covered porch and grill patio. Upstairs, an open loft area provides additional living space, with a nearby linen closet and laundry room. The second-floor primary suite features a cozy sitting area and a bathroom containing a white dual quartz sink vanity, garden tub, walk-in shower, and spacious walk-in closet. Three additional bedrooms and a full hall bathroom complete the second floor. Exterior highlights include low-maintenance vinyl siding with board and batten accents, dimensional roof shingles, a spacious front porch, and a SW "Black Bean" front door with smart keypad entry to the home. This home includes a 2-car side-loading garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

**KITCHEN**

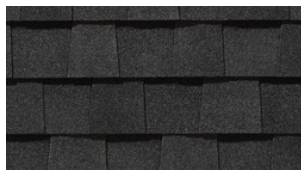
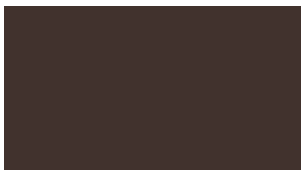
Door Style:  
Fairmont

Color:  
White

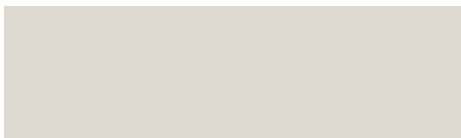
Color:  
Sahara



**EXTERIOR**



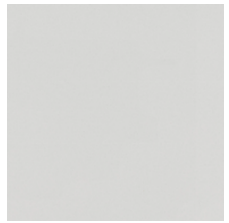
**PAINT**



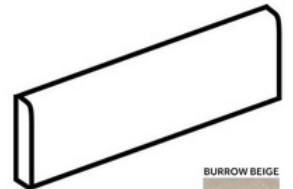
**BATHROOM**

Door Style:  
Fairmont

Color:  
White



**FLOORING**



BURROW BEIGE  
SQ21



SQ21

**LIGHTING**



## KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576-900 Pulls
- Fairmont Sahara Flat Panel Cabinet Accent Kitchen Island
- 1/2 Bullnose Edge Arctic White Quartz Countertops
- 4x12 Rectangle Undulated - Mythology / MY90 4x12 w/ #44 Bright White Grout - Set in Brick 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 BP81092180 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 and SQ21 12x12 w/ #90 Light Pewter Grout Ceramic Tile Garden Tub Surround
- SQ21 w/ #90 Light Pewter Grout on Bath #2 Shower Surround

## FLOORING

- Optimum Plus - Wild Dunes #7089 LVP in Foyer, Great Room, Formal Dining Room, Kitchen / Breakfast Area, Powder Room, Primary Bath, Bath #2, Laundry
- Graceful Finesse Ecru Carpeting

## INTERIOR PAINT & TRIM

- Sherwin Williams Flat Primary Interior Color: City Loft SW7631 w/ Matching Ceiling
- Kneewall on Stairs

## FIREPLACE

- Gas Fireplace w/ Wescott Mantel and Absolute Black Granite 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: Black Bean SW6006
- Moire Black Dimensional Shingles
- Band Sawn w/ Brackets Front Columns
- Quiet Willow Vinyl Body Siding
- Quiet Willow Board & Batten Accent
- White Exterior Trim
- 4 over 1 White Windows
- White Gallery Steel Long Panel Garage Door w/ Decorative Hardware
- White Gutters

## DESIGN OPTIONS SUMMARY

<b>STRUCTURAL</b>	<b>BASE HOUSE PRICE: \$374,391</b>
Optional Elevation F	\$1,750
Optional Side Load Garage (On Corner Lot, Driveway up to 30')	\$2,750
Optional Rear Covered Porch - 10' x 12'	\$8,800
Optional Rear Patio - 10' x 10'	\$1,000
Optional Gas Fireplace	\$1,650

## DESIGN CENTER OPTIONS \$11,822

Raised/Elongated Toilets (x2- Powder Room, Bath #2)  
 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 Door (x1)  
 Kitchen Island Multicolor Cabinet Option  
 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 - Primary Bath  
 LVP Level 1 - Bath #2  
 LVP Level 1 - Laundry  
 Kitchen Backsplash: 4x12 Rectangle Undulated - Mythology  
 Upgrade to Front Door Handleset  
 Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$27,772

TOTAL SALES PRICE: \$402,163

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