

MONTEVALLO

HOMESITE 158

981 Rialto Lane
Ayden, NC

THE DRAYTON HOMEPLAN

ELEVATION C

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



.29 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

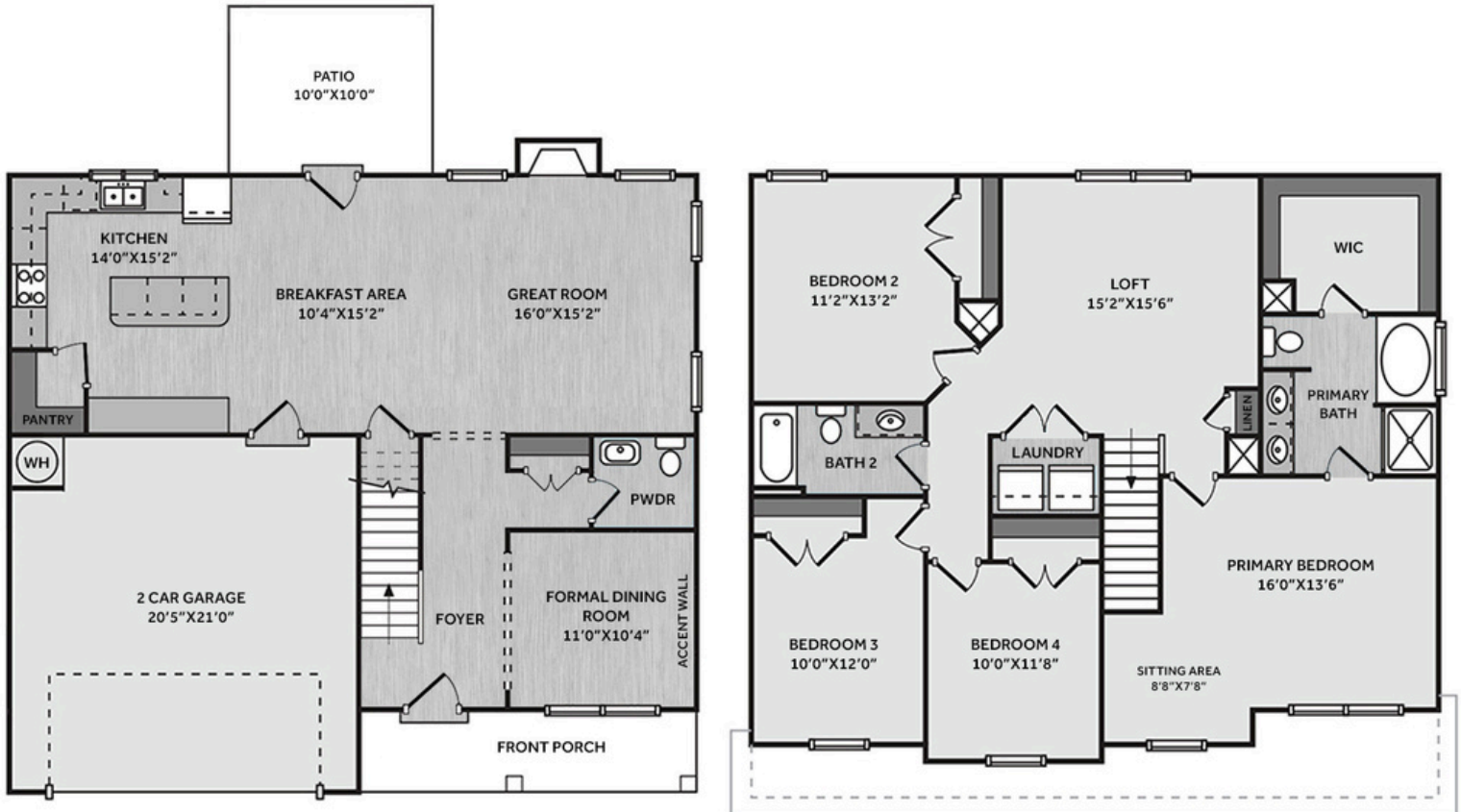
SALES AND MARKETING BY:

TRG

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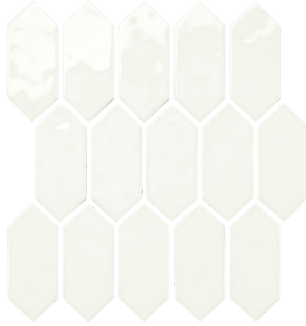
This home features a formal dining room off the foyer with an accent frame wall painted in SW "Retreat", plus a coat closet and a convenient half-bath. The open great room features a gas log fireplace with a floating mantel and opens to the kitchen with a large island, "Trigato" quartz countertops, white shaker cabinets with a "Jade" accent island, corner pantry, ceramic backsplash, and stainless-steel appliances including a microwave, dishwasher, and electric range. The breakfast area leads to the rear 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 sink vanity with a quartz countertop, 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 shake accents, a stone skirt, dimensional roof shingles, a spacious front porch, and a SW "Iron Ore" front door with smart keypad entry to the home. This home includes a 2-car garage, Energy Plus certification, and a 1-2-10 builder in-house warranty.

KITCHEN

Door Style:
Fairmont

Color:
White

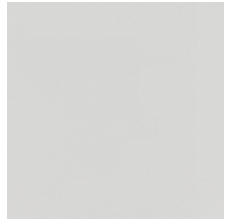
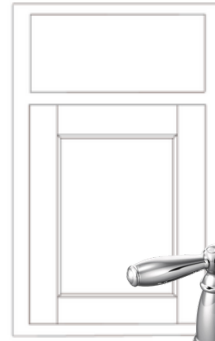
Color:
Jade



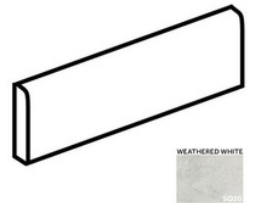
BATHROOM

Door Style:
Fairmont

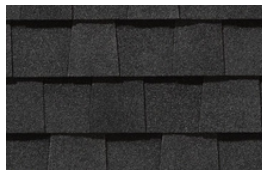
Color:
White



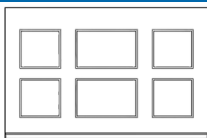
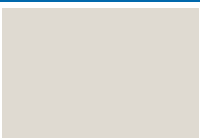
FLOORING



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 6501195 Pulls
- Fairmont Jade Flat Panel Cabinet Accent Kitchen Island
- 1/2 Bullnose Edge Trigato Quartz Countertops
- 2x5 Vertical Pickets - Mythology / MY90 2x5 Pickets w/ #44 Bright White Grout - Set Vertical 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 BP9161196180Pulls
- Primary Bath Adult Height Cabinets
- Raised/Elongated Toilets in Primary Bath, Powder Room, Bath #2
- Small Pedestal Sink in Powder Room
- SQ20 w/ #97 Iron Grout Ceramic Tile Primary Shower Surround and SQ20 12x12 w/ #97 Iron Grout Ceramic Tile Garden Tub Surround
- SQ20 w/ #97 Iron Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Lighthouse #5091 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
- Accent Wall Option #2 - Traditional Panel Accent Wall: Satin Painted Retreat SW6207- Formal Dining Room

FIREPLACE

- Gas Fireplace w/ Fillmore Floating Mantel Stained in Grey Chestnut

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: Iron Ore SW7069
- Moire Black Dimensional Shingles
- Tapered/Stone Base Front Columns
- Shadow Mountain - Stack Stone Accent
- Linen Vinyl Body Siding
- Quiet Willow Shake Accent
- White Exterior Trim
- Tuxedo Gray Board & Batten Shutters
- 4 over 1 White Windows
- White Gallery Steel Short Panel Garage Door w/ Decorative Hardware
- White Gutters



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DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Rear Patio – 10’ x 10’

Optional Gas Fireplace

BASE HOUSE PRICE: \$374,391

\$1,000

\$1,650

DESIGN CENTER OPTIONS \$12,380

Raised/Elongated Toilets (x2- Powder Room, 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

Primary Bath - Adult Height Vanity

Kitchen Island Multicolor Cabinet Option

Kitchen Level 1 Quartz

Upgrade all Vanity Bowls to Square Bowls

Fillmore Floating Mantel

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: 2x5 Vertical Pickets - Mythology

Upgrade to Front Door Handleset

Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED

\$15,030

TOTAL SALES PRICE: \$389,421

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