

MONTEVALLO

HOMESITE 133

974 Rialto Lane
Ayden, NC

THE DOGWOOD HOMEPLAN

ELEVATION B

1,863 SQFT | 3 BR | 2 BA | 2 CAR GARAGE



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



.33 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

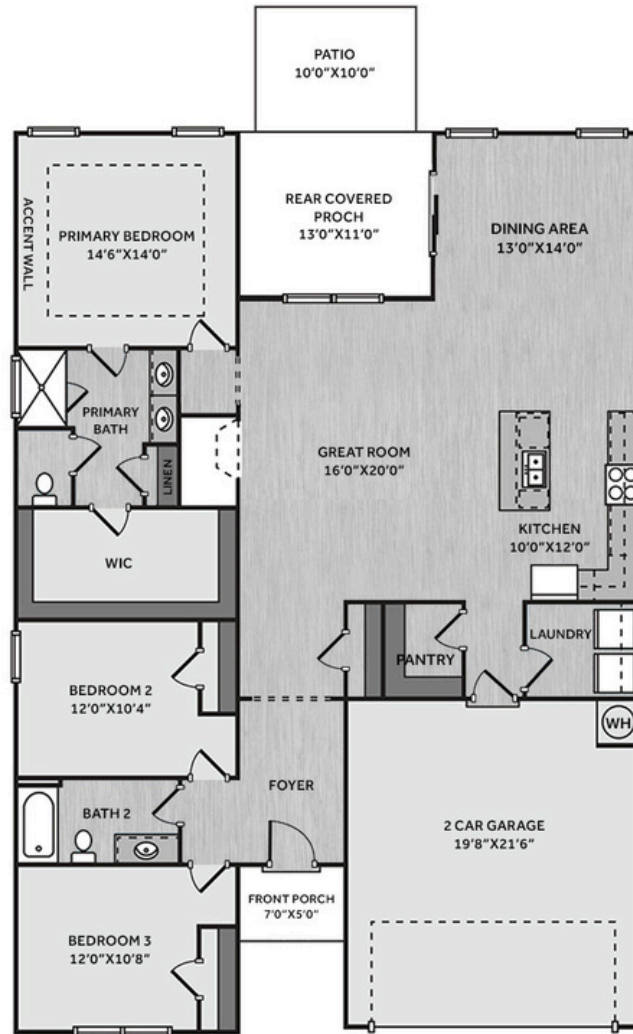
TYRE REALTY GROUP

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*Subject to change without notice. See pg. 5 for full disclaimer.



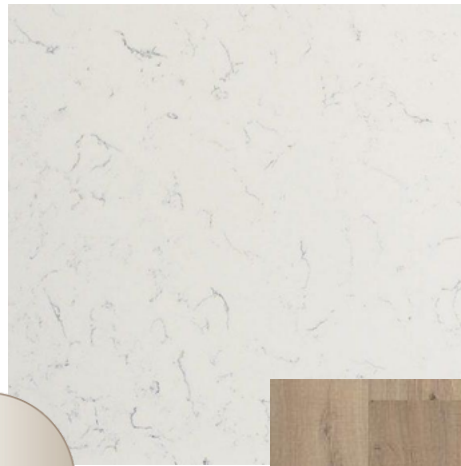
This single-story home offers easy living with a spacious open floor plan. The kitchen features "New Willow White" quartz countertops, white shaker cabinets, gray ceramic tile backsplash, and stainless-steel appliances, including a stainless microwave, dishwasher, and electric range. The great room seamlessly connects to the kitchen and dining area and is anchored by a gas log fireplace with a floating mantel. Sliding glass doors from the dining area lead to a rear covered porch and grill patio for easy indoor-outdoor living. A walk-in pantry and separate laundry room are conveniently located off the garage entry. The primary suite offers a relaxing retreat with a tray ceiling and crown molding, a board and batten accent wall in "Cityscape," and an en-suite bath featuring a dual quartz vanity, walk-in shower, private water closet, linen storage, and a spacious walk-in closet. Two additional bedrooms off the foyer share a full hall bathroom with a vanity and a tub/shower combination. Exterior highlights include low-maintenance vinyl siding with shake accents, painted brick facade, dimensional roof shingles, and a SW "Black Magic" 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

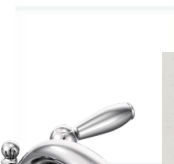


BATHROOM

Door Style:
Fairmont



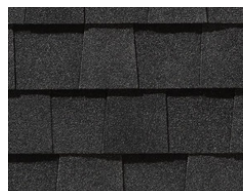
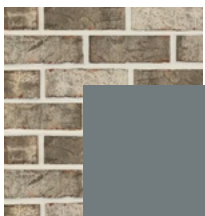
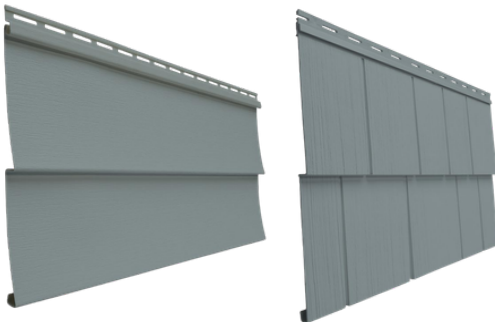
Color:
White



FLOORING



EXTERIOR



PAINT



LIGHTING





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KITCHEN

- Brushed Nickel Brantford Kitchen Sink Fixture
- Standard SS 50/50 Double Bowl Sink
- Fairmont White Flat Panel Cabinets w/ Matte Black BP20576900 Pulls
- 1/2 Bullnose Edge New Willow White Quartz Countertops
- Artezen 2x4 Brick Joint Mosaic / AT22 2x4 w/ #89 Smoke Gray 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)
- Niagara 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 and Bath #2
- ARO4 w/ #93 Fossil Grout Ceramic Tile Primary Shower Surround
- ARO4 w/ #93 Fossil Grout on Bath #2 Shower Surround

FLOORING

- Optimum Plus - Driftwood #1056 LVP in Foyer, Great Room, Kitchen / Dining Area, Primary Bath, Bath #2, 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
- Accent Wall Option #3 - Board & Batten
Accent Wall: Satin Painted Cityscape SW7067- Primary Bedroom

FIREPLACE

- Gas Fireplace w/ Fillmore Floating Mantel Stained in Loft Pine

LIGHTING / ELECTRICAL

- Seville Lighting Package Brushed Nickel (Whole House)
- 2 Zire One Light Pendants over Kitchen Island
 - Model: 6590301-112

EXTERIOR

- 6-Panel Front Door & Transom Package w/ Smart Keypad Deadbolt and Brushed Nickel Handleset
- Front Door Painted: Black Magic SW6991
- Moire Black Dimensional Shingles
- Evelyn Bay Painted Brick: Foggy Day SW6235
- English Wedgewood Vinyl Body Siding
- English Wedgewood Shake Accent
- White Exterior Trim
- 4 over 4 White Windows
- Black Board & Batten Shutters
- White Bridgeport Steel Extended Panel Garage Door w/ Decorative Hardware
- White Gutters





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DESIGN OPTIONS SUMMARY

STRUCTURAL

Optional Elevation B	\$2,910
Optional Rear Patio – 10' x 10'	\$1,000
Optional Gas Fireplace	\$2,310

DESIGN CENTER OPTIONS \$14,092

Painted Brick Veneer - Front Façade Only
Raised/Elongated Toilet (x1- Bath #2)
6-Panel Front Door & Transom Package
Kitchen Pendants: Zire One Light Pendant - 6590301-112 (x2- Over Kitchen Island)
Add Smart Keypad Deadbolt Front Door
Add Spear Style Decorative Hardware to Garage Door
Add Accent Wall Option #3 - Painted Board & Batten Panel Accent Wall - Primary Bedroom
Primary Bath - Adult Height Vanity
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 - Kitchen/Dining Area
LVP Level 1 - Primary Bath
LVP Level 1 - Bath #2
LVP Level 1 - Laundry
Kitchen Backsplash: Artezen 2x4 Brick Joint Mosaic
Upgrade to Front Door Handleset
Stainless Steel Electric Range, Microwave and Dishwasher

TOTAL OPTIONS ADDED \$20,312

TOTAL SALES PRICE: \$369,900

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