



COMMUNITY INFORMATION

42920 Firefly Sonata Terrace, Brambleton, VA 20148
 Open House Tours: Daily, 10AM-3:30PM
 Scheduled Appts: Mon-Fri, 10AM-5PM
 (703) 764-5426
 VanMetreHomes.com/BW

CONDO FINANCING INFORMATION

Closing Cost Assistance \$1,000
 Intercoastal Mortgage \$0
 Walker Title \$1,000
 Earnest Money Deposit \$10,000

LOAN OFFICER

Keith Harris
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 Email keithh@icmtg.com
 Cell Phone (703) 395-6601
 Office Phone 703-449-6815

**BUILDING 8
 MOVE-IN READY CONDOMINIUMS**

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	CABINETS	GARAGE #	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
8-206	Walker III	1,845	3	White	G5	\$540,990	\$45,707	\$0	\$586,697*

**BUILDING 9
 MOVE-IN READY CONDOMINIUMS**

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	CABINETS	GARAGE #	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
9-103	McCoy	1,267	2	White	13	\$418,990	\$32,202	\$0	\$451,192*
9-201 (ANSI)	Otis	2,152	3	White	15	\$615,990	\$35,497	\$0	\$651,487*
9-204	Walker III	1,845	3	White	16	\$548,990	\$44,867	\$0	\$593,857*
9-207	Griffin I	1,628	3	Stone Grey	3	\$533,990	\$34,067	\$0	\$568,057*
9-209	Otis	2,152	3	Colada	2	\$615,990	\$52,647	\$0	\$668,637*
9-304	Walker III	1,845	3	Colada	12	\$548,990	\$44,367	\$20,000	\$613,357*
9-306	Walker III	1,845	3	White	9	\$548,990	\$54,537	\$20,000	\$623,527*
9-307	Griffin III	1,633	3	Colada	7	\$533,990	\$32,347	\$20,000	\$586,337*
9-403	Griffin VI	1,703	3	White	11	\$533,990	\$45,127	\$30,000	\$609,117*

*Pricing and availability are subject to change without notice. Pricing does not include HOA fees, including a \$274.94 monthly HOA fee and \$431.27 monthly condo fee. Details may differ from actual plans. Standard and optional features may vary. Van Metre Homes reserves the right to initiate changes without prior notice. Certain homesites have up to \$20,000 in closing cost assistance. See the Community Experience team for details. Current as of 04/16/2024.





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CONDO FINANCING INFORMATION

Closing Cost Assistance \$15,000
 Intercoastal Mortgage \$14,000
 Walker Title \$1,000
 Earnest Money Deposit \$40,000

LOAN OFFICER

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**BUILDING 12
 JULY 2024 DELIVERY CONDOMINIUMS**

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	CABINETS	GARAGE #	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
12-402	Newman	1,563	2	Colada	G14	\$522,990	\$32,592	\$30,000	\$585,582
12-403	Walton	2,238	3	White	G11	\$657,990	\$40,477	\$30,000	\$728,467
12-404	Newman	1,563	2	Stone Grey	G7	\$522,990	\$32,832	\$30,000	\$585,822

**BUILDING 12
 AUGUST 2024 DELIVERY CONDOMINIUMS**

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	CABINETS	GARAGE #	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
12-101	Dunbar	1,628	2	White	G18	\$522,990	\$44,042	\$0	\$567,032
12-103	Goode	1,892	3	White	G9	\$582,990	\$42,627	\$0	\$625,617
12-201	Otis II	2,430	3	White	G15	\$657,990	\$43,957	\$0	\$701,947
12-202	Newman	1,563	2	Stone Grey	G12	\$522,990	\$27,432	\$0	\$550,422
12-203	Walton	2,256	3	White	G8	\$657,990	\$41,057	\$0	\$699,047
12-204	Newman	1,563	2	Colada	G5	\$522,990	\$27,822	\$0	\$550,812
12-205	Otis II	2,430	3	Stone Grey	G1	SOLD			
12-301	Otis II	2,430	3	Colada	G16	\$657,990	\$44,957	\$20,000	\$722,947
12-302	Newman	1,563	2	Stone Grey	G13	\$522,990	\$28,134	\$20,000	\$571,124
12-303	Walton	2,256	3	White	G10	\$657,990	\$41,057	\$20,000	\$719,047
12-304	Newman	1,563	2	Stone Grey	G6	\$522,990	\$28,312	\$20,000	\$571,302
12-305	Otis II	2,430	3	White	G2	\$657,990	\$45,427	\$20,000	\$723,417

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TOWNHOME-STYLE CONDO FINANCING INFORMATION

Closing Cost Assistance	\$1,000
Intercoastal Mortgage	\$0
Walker Title	\$1,000
Earnest Money Deposit	\$10,000

LOAN OFFICER

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**BUILDING 10
MOVE-IN READY TOWNHOME-STYLE CONDOMINIUMS**

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ. FT.	BEDROOMS	BATHROOMS	CABINETS	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
10-01	Edison II	End	2,155	3	2F 1H	White	\$540,990	\$33,727	\$10,000	\$584,717*
10-02	Bradley II	End	2,304	3	2F 1H	Stone Grey	\$565,990	\$32,307	\$10,000	\$608,297*
10-03	Edison II	Interior	2,159	3	2F 1H	White	\$540,990	\$33,727	\$0	\$574,717*
10-04	Bradley II	Interior	2,347	3	2F 1H	White	\$565,990	\$32,307	\$0	\$598,297*
10-05	Edison II	End	2,155	3	2F 1H	Colada	\$540,990	\$33,227	\$10,000	\$584,217*

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 Walker Title \$1,000
 Earnest Money Deposit \$60,000

LOAN OFFICER
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JULY 2024 DELIVERY SINGLE FAMILY HOMES

Structural and Design Options Have Already Been Chosen

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	FEATURES	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
6585	Marlowe II	3,596	3	4F,1H	Roof Terrace Rec Room	\$832,990	\$204,280	Included in Options High Vis Corner	\$1,037,270
6586	Marlowe II	3,982	3	4F,1H	Elevator Roof Terrace Rec Room	\$832,990	\$222,730	\$0	\$1,055,720
6587	Marlowe II	4,101	4	3F, 1H	Roof Terrace Rec Room	\$832,990	\$179,021	\$0	\$1,012,011

AUGUST 2024 DELIVERY SINGLE FAMILY HOMES

Still Time to Choose Your Design Finishes for Certain Homesites

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	FEATURES	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
6547	Marlowe II	3,982	3	3F,1H	Elevator Roof Terrace Rec Room	\$832,990	\$209,120	\$20,000 Backs to Trees	\$1,062,110
6588	Marlowe II	3,909	3	3F,1H	Roof Terrace Rec Room	\$832,990	\$170,020	\$0	\$1,013,010

SEPTEMBER 2024 DELIVERY SINGLE FAMILY HOMES

Still Time to Choose Your Design Finishes for Certain Homesites

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	FEATURES	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
6589	Marlowe II	4,127	4	4F,1H	Roof Terrace Rec Room	\$832,990	\$179,550	\$0	\$1,012,540

FALL 2024 DELIVERY SINGLE FAMILY HOMES

Still Time to Choose Your Design Finishes for Certain Homesites

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	FEATURES	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
6590	Marlowe II	2,795	3	3F,1H	Roof Terrace	\$832,990	\$143,034	\$0	\$976,024

WINTER 2024 DELIVERY SINGLE FAMILY HOMES

Still Time to Choose Your Design Finishes for Certain Homesites

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	FEATURES	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
6553	Marlowe II	2,821+	3+	2F,1H+	TBD	\$832,990	TBD	\$40,000 Backs to Trees	TBD
6554	Marlowe II	2,821+	3+	2F,1H+	TBD	\$832,990	TBD	\$45,000 Backs to Trees	TBD
6591	Marlowe II	2,811	3	2F,1H	Roof Terrace	\$832,990	\$88,500	Included in Options High Vis Corner	\$921,490
6592	Marlowe II	3,915	3	3F,1H	Elevator Roof Terrace Rec Room	\$832,990	\$153,000+	\$0	\$985,990
6594	Marlowe II	2,821+	3+	2F,1H+	Roof Terrace Rec Room	\$832,990	\$101,000	\$0	\$923,990

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