



COMMUNITY INFORMATION
 135 Wake Robin Court, Lake Frederick, VA 22630
 Open House Tours: Daily, 10AM-3:30PM
 Scheduled Appts: Mon-Fri, 10AM-5PM
 (703) 348-5831
 VanMetreHomes.com/LF

FINANCING INFORMATION
 Closing Cost Assistance \$10,000
 Intercoastal Mortgage \$9,000
 Walker Title \$1,000
 Earnest Money Deposit \$35,000

LOAN OFFICER
 Katie Leggett Loan Officer
 NMLS ID # 409328
 Email katiel@icmtg.com
 Cell Phone (703) 851-4728
 Office Phone (703) 449-6809

AUGUST 2024 DELIVERY VILLAS

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ. FT.	BEDROOM	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
Grove - 83	Windham	End Unit	3,404	4	4.5	2	\$484,990	\$116,220	\$0	\$601,210
Grove - 87	Hazel	End Unit	3,568	4	3.5	2	\$482,990	\$128,400	\$0	\$611,390

FALL 2024 DELIVERY VILLAS

Still Time to Choose Your Interior Design Finishes

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ. FT.	BEDROOM	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
Grove - 77	Windham	End Unit	2,567	4	3.5	2	\$484,990	\$98,240	\$0	\$583,230
Grove - 78	Lewis	Interior	2,132	3	3.5	2	\$439,990	\$81,150	\$0	\$521,140
Grove - 80	Lewis	Interior	2,137	3	2.5	2	\$439,990	\$88,930	\$0	\$528,920
Grove - 82	Hazel	End Unit	2,568	3	2.5	2	\$482,990	\$98,600	\$0	\$581,590

**Pricing and availability are subject to change without notice. Pricing does not include HOA fees, including a \$195 monthly HOA 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. See the Community Experience team for details. Current as of 04/24/2024.*





LAKE FREDERICK

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MOVE-IN READY TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ. FT.	BEDROOM	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
Grove - 22	Nicholson	Interior	2,117	3	3F, 1H	1 Car	\$350,990	\$47,345	\$0	\$398,335*

APRIL 2024 DELIVERY TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ. FT.	BEDROOM	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
Grove - 54	Nicholson	Interior	2,117	3	3F, 1H	1 Car	\$364,990	\$50,755	\$0	\$415,745
Grove - 55	Sugarloaf	Interior	2,117	3	3F, 1H	1 Car	\$359,990	\$57,395	\$0	\$417,385

MAY/JUNE 2024 DELIVERY TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ. FT.	BEDROOM	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
Grove - 47	Sugarloaf	End Unit	2,117	3	3F, 1H	1 Car	\$377,990	\$66,155	\$0	\$444,145
Grove - 48	Nicholson	Interior	2,117	3	3F, 1H	1 Car	\$382,990	\$50,337	\$0	\$433,327
Grove - 49	Nicholson	Interior	2,117	3	3F, 1H	1 Car	\$382,990	\$55,315	\$0	\$438,305
Grove - 50	Nicholson	Interior	2,117	3	3F, 1H	1 Car	\$382,990	\$54,305	\$0	\$437,295
Grove - 51	Sugarloaf	End Unit	2,117	3	3F, 1H	1 Car	\$377,990	\$65,915	\$0	\$443,905

AUGUST 2024 DELIVERY TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ. FT.	BEDROOM	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
Grove - 43	Sugarloaf	Interior	2,117	3	3F, 1H	1 Car	\$382,990	\$62,630	\$0	\$445,620
Grove - 44	Sugarloaf	Interior	2,117	3	3F, 1H	1 Car	\$382,990	\$63,630	\$0	\$446,620
Grove - 45	Nicholson	Interior	2,117	3	3F, 1H	1 Car	\$387,990	\$55,980	\$0	\$443,970
Grove - 46	Nicholson	End Unit	2,117	3	3F, 1H	1 Car	\$387,990	\$55,530	\$0	\$443,520

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Enclave - 42	Nicholson	End Unit	2,117	3	3F, 1H	1 Car	\$387,990	\$57,945	\$5,000	\$450,935
Enclave - 43	Sugarloaf	Interior	2,117	3	3F, 1H	1 Car	\$382,990	\$66,835	\$5,000	\$454,825
Enclave - 44	Nicholson	Interior	2,117	3	3F, 1H	1 Car	\$387,990	\$50,145	\$5,000	\$443,135
Enclave - 45	Sugarloaf	Interior	2,117	3	3F, 1H	1 Car	\$382,990	\$63,025	\$5,000	\$451,015
Enclave - 46	Nicholson	End Unit	2,117	3	3F, 1H	1 Car	\$387,990	\$66,795	\$5,000	\$459,785

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