



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	3,404	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	3,568	3	2.5	2	\$482,990	\$98,600	\$0	\$581,590

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LAKE FREDERICK

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Closing Cost Assistance \$15,000*
 Intercoastal Mortgage \$14,000
 Walker Title \$1,000
 Earnest Money Deposit \$30,000

LOAN OFFICER

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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	2,123	3	3F, 1H	1 Car	\$350,990	\$47,345	\$0	\$398,335*
Grove - 54	Nicholson	Interior	2,144	3	3F, 1H	1 Car	\$350,990	\$50,755	\$0	\$401,745*
Grove - 55	Sugarloaf	Interior	2,121	3	3F, 1H	1 Car	\$345,990	\$57,395	\$0	\$403,385*

*Homesite 22, 54 & 55 only have \$1K towards closing costs with the use of Walker Title.

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	2,149	3	3F, 1H	1 Car	\$377,990	\$66,155	\$0	\$444,145
Grove - 48	Nicholson	Interior	2,144	3	3F, 1H	1 Car	\$382,990	\$50,337	\$0	\$433,327
Grove - 49	Nicholson	Interior	2,123	3	3F, 1H	1 Car	\$382,990	\$55,315	\$0	\$438,305
Grove - 50	Nicholson	Interior	2,144	3	3F, 1H	1 Car	\$382,990	\$54,305	\$0	\$437,295
Grove - 51	Sugarloaf	End Unit	2,127	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	2,121	3	3F, 1H	1 Car	\$382,990	\$62,630	\$0	\$445,620
Grove - 44	Sugarloaf	Interior	2,140	3	3F, 1H	1 Car	\$382,990	\$63,630	\$0	\$446,620
Grove - 45	Nicholson	Interior	2,123	3	3F, 1H	1 Car	\$387,990	\$55,980	\$0	\$443,970
Grove - 46	Nicholson	End Unit	2,127	3	3F, 1H	1 Car	\$387,990	\$55,530	\$0	\$443,520

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AUGUST 2024 DELIVERY TOWNHOMES

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Enclave - 42	Nicholson	End Unit	2,127	3	3F, 1H	1 Car	\$387,990	\$57,945	\$5,000	\$450,935
Enclave - 43	Sugarloaf	Interior	2,140	3	3F, 1H	1 Car	\$382,990	\$66,835	\$5,000	\$454,825
Enclave - 44	Nicholson	Interior	2,123	3	3F, 1H	1 Car	\$387,990	\$50,145	\$5,000	\$443,135
Enclave - 45	Sugarloaf	Interior	2,121	3	3F, 1H	1 Car	\$382,990	\$63,025	\$5,000	\$451,015

OCTOBER 2024 DELIVERY TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/ END	HOME SQ. FT.	BEDROOM	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
Enclave - 27	Sugarloaf	End Unit	2,149	3	3F, 1H	1 Car	\$382,990	\$77,920	\$5,000	\$465,910
Enclave - 28	Nicholson	Interior	2,123	3	3F, 1H	1 Car	\$387,990	\$46,640	\$5,000	\$439,630
Enclave - 29	Sugarloaf	Interior	2,121	3	3F, 1H	1 Car	\$382,990	\$60,980	\$5,000	\$448,970
Enclave - 30	Nicholson	Interior	2,144	3	3F, 1H	1 Car	\$387,990	\$59,740	\$5,000	\$452,730
Enclave - 31	Sugarloaf	Interior	2,121	3	3F, 1H	1 Car	\$382,990	\$55,790	\$5,000	\$443,780
Enclave - 32	Nicholson	Interior	2,144	3	3F, 1H	1 Car	\$387,990	\$59,870	\$5,000	\$452,860
Enclave - 33	Sugarloaf	End Unit	2,127	3	3F, 1H	1 Car	\$382,990	\$77,920	\$5,000	\$465,910

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