



**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	\$469,990	\$116,220	\$0	\$586,210
Grove - 87	Hazel	End Unit	3,568	4	3.5	2	\$467,990	\$128,400	\$0	\$596,390

**FALL 2024 DELIVERY VILLAS**

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	\$486,990	\$97,360	\$0	\$584,350
Grove - 78	Lewis	Interior	2,839	3	3.5	2	\$441,990	\$79,540	\$0	\$521,350
Grove - 80	Lewis	Interior	2,844	3	2.5	2	\$441,990	\$88,610	\$0	\$530,600
Grove - 82	Hazel	End Unit	3,568	3	2.5	2	\$484,990	\$98,280	\$0	\$583,270

*\*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 07/19/2024.*





# LAKE FREDERICK

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 Walker Title \$1,000  
 Earnest Money Deposit \$30,000

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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 - 48	Nicholson	Interior	2,144	3	3F, 1H	1 Car	\$359,990	\$50,337	\$0	\$410,327*

\*Homesite 48 has \$6K towards closing costs with the use of Intercoastal Mortgage and Walker Title.

### 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	\$380,990	\$62,630	\$0	\$443,620
Grove - 44	Sugarloaf	Interior	2,140	3	3F, 1H	1 Car	\$380,990	\$63,630	\$0	\$444,620
Grove - 45	Nicholson	Interior	2,123	3	3F, 1H	1 Car	\$385,990	\$55,980	\$0	\$441,970
Grove - 46	Nicholson	End Unit	2,127	3	3F, 1H	1 Car	\$385,990	\$60,030	\$0	\$446,020

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## AUGUST 2024 DELIVERY TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/ END	HOME SQ. FT.	BEDROOM	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
Enclave - 42	Nicholson	End Unit	2,127	3	3F, 1H	1 Car	\$385,990	\$61,205	\$0	\$447,195
Enclave - 43	Sugarloaf	Interior	2,140	3	3F, 1H	1 Car	\$380,990	\$66,835	\$0	\$447,825
Enclave - 44	Nicholson	Interior	2,123	3	3F, 1H	1 Car	\$385,990	\$50,145	\$0	\$436,135
Enclave - 45	Sugarloaf	Interior	2,121	3	3F, 1H	1 Car	\$380,990	\$63,025	\$0	\$444,015

## DECEMBER 2024 DELIVERY TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/ END	HOME SQ. FT.	BEDROOM	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
Enclave - 48	Nicholson	Interior	2,144	3	3F, 1H	1 Car	\$387,990	\$55,370	\$0	\$443,360
Enclave - 49	Sugarloaf	Interior	2,121	3	3F, 1H	1 Car	\$382,990	\$51,290	\$0	\$434,280
Enclave - 50	Nicholson	End Unit	2,149	3	3F, 1H	1 Car	\$387,990	\$70,370	\$0	\$458,360

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