



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

OCTOBER 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 07/24/2024.*





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 - 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.

SEPTEMBER 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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SEPTEMBER 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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