



COMMUNITY INFORMATION

38875 Silver King Circle, Purcellville, VA 20132
 Open Daily, 10AM-5PM
 (703) 348-5833
 VanMetreHomes.com/GF

FINANCING INFORMATION

Closing Cost Assistance \$30,000*
 Intercoastal Mortgage \$29,000*
 Walker Title \$1,000
 Earnest Money Deposit \$80,000

LOAN OFFICER

John Kinzer
 NMLS ID # 1094362
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 Cell Phone (703) 220-7516
 Office Phone (703) 342-4501

MOVE-IN READY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOMESITE SIZE	SQUARE FEET	BEDROOMS	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	LOT PREMIUM*	TOTAL PRICE*
49	Timberneck III	3.1 Acres	5,325	4	3.5	3	\$1,255,990	\$132,906	\$0	\$1,388,896*

*Homesite 49 has \$6K towards closing costs with the use of Intercoastal Mortgage and Walker Title.

NOVEMBER 2024 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOMESITE SIZE	SQUARE FEET	BEDROOMS	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	LOT PREMIUM*	TOTAL PRICE*
68	Belmont II	4.0 Acres	5,095	5	4.5	2	\$1,269,990	\$219,534	\$0	\$1,489,524

DECEMBER 2024 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOMESITE SIZE	SQUARE FEET	BEDROOMS	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	LOT PREMIUM*	TOTAL PRICE*
69	Timberneck III	3.1 Acres	5,555	5	4.5	3	\$1,314,990	\$204,574	\$0	\$1,519,564

FEBRUARY 2025 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOMESITE SIZE	SQUARE FEET	BEDROOMS	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	LOT PREMIUM*	TOTAL PRICE*
13	Timberneck III	3.8 Acres	5,622	5	4.5	3	\$1,314,990	\$271,624	\$0	\$1,586,614

MAY 2025 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOMESITE SIZE	SQUARE FEET	BEDROOMS	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	LOT PREMIUM*	TOTAL PRICE*
18	Belmont II	4.13 Acres	4,813	4	4.5	2	\$1,264,990	\$221,360	\$0	\$1,486,350

SPRING 2025 DELIVERY SINGLE FAMILY HOMES

Still Time To Choose Your Design Finishes; Pricing is Before Upgrades

HOMESITE	FLOORPLAN	HOMESITE SIZE	SQUARE FEET	BEDROOMS	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	LOT PREMIUM*	TOTAL PRICE*
14	Belmont II	4.45 Acres	4,792	5	5.5	2	\$1,264,990	\$91,120+	\$0	\$1,356,110+
20	Belmont II	5.0 Acres	4,853	4	4.5	2	\$1,264,990	\$124,120+	\$0	\$1,389,110+

SUMMER 2025 DELIVERY SINGLE FAMILY HOMES

Still Time To Choose Your Design Finishes; Pricing is Before Upgrades

HOMESITE	FLOORPLAN	HOMESITE SIZE	SQUARE FEET	BEDROOMS	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	LOT PREMIUM*	TOTAL PRICE*
58	Belmont II	3 Acres	4,868	5	5.5	2	\$1,264,990	\$107,090+	\$10,000	\$1,382,080+

*Pricing and availability are subject to change without notice. Pricing does not include HOA fees, including a \$95 monthly HOA fee and \$1,000 initial capital contribution. 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 11/20/2024.





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SPRING/SUMMER 2025 DELIVERY SINGLE FAMILY HOMES

Still Time To Choose Your Structural & Design Finishes; Pricing is Before Upgrades

HOMESITE	FLOORPLAN	HOMESITE SIZE	SQUARE FEET	BEDROOMS	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	LOT PREMIUM*	TOTAL PRICE*
59	Belmont II	3.0 Acres	3,909+	4-6	3.5-6.5	2-3	\$1,264,990	TBD	\$15,000	\$1,279,990+
	Oatland III		3,271+	5-6	3-6.5	2-3	\$1,264,990			\$1,279,990+
	Timberneck III		4,345+	4-6	3.5-6.5	3	\$1,314,990			\$1,329,990+
	Barleau		4,549+	5-6	4.5-5.5	2-3	\$1,329,990			1,344,990+
65	Belmont II	3.7 Acres	3,909+	4-6	3.5-6.5	2-3	\$1,264,990	TBD	\$20,000	\$1,284,990+
	Oatland III		3,271+	5-6	3-6.5	2-3	\$1,264,990			\$1,284,990+
	Timberneck III		4,345+	4-6	3.5-6.5	3	\$1,314,990			\$1,334,990+
	Barleau		4,549+	5-6	4.5-5.5	2-3	\$1,329,990			\$1,349,990
67	Belmont II	3.0 Acres	3,909+	4-6	3.5-6.5	2-3	\$1,264,990	TBD	\$10,000	\$1,274,990+
	Oatland III		3,271+	5-6	3-6.5	2-3	\$1,264,990			\$1,274,990+
	Timberneck III		4,345+	4-6	3.5-6.5	3	\$1,314,990			\$1,324,990+
	Barleau		4,549+	5-6	4.5-5.5	2-3	\$1,329,990			1,339,990+

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