



COMMUNITY INFORMATION
 8639 Anderson Ave, Marshall, VA, 20115
 Tours & Appointments: Daily, 10AM-5PM
 (703) 272-2715
 VanMetreHomes.com/HM

FINANCING INFORMATION
 Closing Cost Assistance Up to \$25,000*
 Intercoastal Mortgage \$19,000*
 Walker Title \$1,000
 Earnest Money Deposit \$45,000

LOAN OFFICER
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MOVE-IN READY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	GARAGES	INTERIOR PACKAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
45	Kingston	3,205	4	4F, 1H	2	Linen Cabinets	\$570,990	\$143,485	\$0	\$714,475*
51	Julep	2,861	4	3F, 1H	2	Navy Cabinets	\$649,990	\$93,101	\$0	\$743,091
69	Rosita	3,257	3	3F, 1H	2	Linen Cabinets	\$639,990	\$116,270	\$0	\$756,260

*Homesite 45 has \$6K towards closing costs with the use of Intercoastal Mortgage and Walker Title.

JANUARY 2025 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	GARAGES	INTERIOR PACKAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
58	Marcelita	2,712	4	3F, 1H	2	Linen Cabinets	\$624,990	\$84,278	\$30,000	\$739,268
59	Marcelita	2,536	3	3F, 1H	2	Latte Cabinets	\$624,990	\$105,309	\$30,000	\$760,299

FEBRUARY 2025 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	GARAGES	INTERIOR PACKAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
52	Julep	3,519	4	3F, 1H	2	Latte Cabinets	\$679,990	\$110,239	\$0	\$790,229
53	Spires	2,596	3	2F, 1H	2	Linen Cabinets	\$664,990	\$98,660	\$0	\$763,650
54	Rosita	3,257	3	3F, 1H	2	Rye Cabinets	\$669,990	\$93,794	\$10,000	\$773,784

MARCH 2025 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	GARAGES	INTERIOR PACKAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
150	Ciril	4,073	4	4F, 1H	2	Linen Cabinets	\$719,990	\$131,679	\$15,000	\$866,669

JULY 2025 DELIVERY SINGLE FAMILY HOMES

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

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	GARAGES	INTERIOR PACKAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
130	Rosita	3,199	3	2F, 1H	2	TBD	\$669,990	\$76,254+	\$0	\$746,244+
131	Pampiana	3,677	4	3F, 1H	2	TBD	\$749,990	\$113,700+	\$10,000	\$873,690+
132	Pampiana	4,058	4	3F, 1H	2	TBD	\$749,990	\$78,408+	\$10,000	\$838,398+

*Pricing and availability are subject to change without notice. Pricing does not include HOA fees. HOA fees are as follows: \$1,000 Initial Capital Contribution and \$294.52 Monthly Fee for Single Family Alley Homesites, and \$271.92 for Single Family Non-Alley Homesites. Details may differ from actual plans. Standard and optional features may vary. Van Metre Homes reserves the right to initiate changes without prior notice. Certain immediate delivery homes have up to \$25,000 in closing cost assistance. See the Community Experience team for details. Current as of 11/12/24.

