



**COMMUNITY INFORMATION**

135 Wake Robin Court, Lake Frederick, VA 22630  
 Tours & Appointments: Daily, 10AM-5PM  
 (703) 348-5831  
 VanMetreHomes.com/LF

**FINANCING INFORMATION**

Closing Cost Assistance \$6,000  
 Intercoastal Mortgage \$5,000  
 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

**MOVE-IN READY 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	\$462,990	\$97,360	\$0	\$560,350
Grove - 78	Lewis	Interior	2,839	3	3.5	2	\$417,990	\$79,540	\$0	\$497,530
Grove - 80	Lewis	Interior	2,844	3	3.5	2	\$417,990	\$88,610	\$0	\$506,600
Grove - 82	Hazel	End Unit	3,568	3	3.5	2	\$460,990	\$97,920	\$0	\$558,910
Grove - 83	Windham	End Unit	3,404	4	4.5	2	\$417,990	\$116,220	\$0	\$534,210
Grove - 87	Hazel	End Unit	3,568	4	3.5	2	\$415,990	\$128,400	\$0	\$544,390

*\*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 11/19/2024.*





# LAKE FREDERICK

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## FINANCING INFORMATION

Closing Cost Assistance \$6,000  
 Intercoastal Mortgage \$5,000  
 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 - 43	Sugarloaf	Interior	2,121	3	3.5	1	\$338,990	\$62,630	\$0	\$401,620*
Grove - 44	Sugarloaf	Interior	2,140	3	3.5	1	\$338,990	\$63,630	\$0	\$402,620*
Grove - 46	Nicholson	End Unit	2,127	3	3.5	1	\$343,990	\$60,030	\$0	\$404,020*

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## FINANCING INFORMATION

Closing Cost Assistance Up to 15,000\*  
 Intercoastal Mortgage \$14,000\*  
 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*
Enclave - 49	Sugarloaf	Interior	2,121	3	3.5	1	\$353,990	\$53,790	\$0	\$407,780*
Enclave - 50	Nicholson	End Unit	2,149	3	3.5	1	\$358,990	\$72,870	\$0	\$431,860*

\*Homesites 49 and 50 have \$6,000 towards closing costs with the use of Intercoastal Mortgage and Walker Title.

## JANUARY 2025 DELIVERY TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ. FT.	BEDROOM	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
Enclave - 20	Sugarloaf	Interior	2,149	3	3.5	1	\$377,990	\$55,880	\$0	\$433,870
Enclave - 21	Nicholson	Interior	2,144	3	3.5	1	\$382,990	\$62,600	\$0	\$445,590
Enclave - 22	Sugarloaf	Interior	2,121	3	3.5	1	\$377,990	\$53,880	\$0	\$431,870
Enclave - 23	Nicholson	Interior	2,149	3	3.5	1	\$382,990	\$62,660	\$0	\$445,650
Enclave - 24	Sugarloaf	Interior	2,123	3	3.5	1	\$377,990	\$50,730	\$0	\$428,720
Enclave - 27	Sugarloaf	End Unit	2,124	3	3.5	1	\$367,990	\$72,990	\$0	\$440,980
Enclave - 28	Nicholson	Interior	2,123	3	3.5	1	\$367,990	\$45,740	\$0	\$413,730
Enclave - 29	Sugarloaf	Interior	2,121	3	3.5	1	\$362,990	\$56,900	\$0	\$419,890
Enclave - 30	Nicholson	Interior	2,144	3	3.5	1	\$367,990	\$59,460	\$0	\$427,450
Enclave - 31	Sugarloaf	Interior	2,123	3	3.5	1	\$362,990	\$52,310	\$0	\$415,300
Enclave - 32	Nicholson	Interior	2,149	3	3.5	1	\$367,990	\$59,590	\$0	\$427,580

## FEBRUARY 2025 DELIVERY TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ. FT.	BEDROOM	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
Enclave - 25	Nicholson	Interior	2,121	3	3.5	1	\$382,990	\$60,900	\$0	\$443,890
Enclave - 26	Sugarloaf	End Unit	2,123	3	3.5	1	\$377,990	\$69,190	\$0	\$447,180

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