



### 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  
 Email johnk@icmtg.com  
 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*
68	Belmont II	4.0 Acres	5,095	5	4.5	2	\$1,230,990	\$219,534	\$0	\$1,450,524*
69	Timberneck III	3.1 Acres	5,555	5	4.5	3	\$1,294,990	\$204,574	\$0	\$1,499,564

\*Homesite 68 has \$6K towards closing costs with the use of Intercoastal Mortgage and Walker Title.

### 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	\$1,294,990	\$270,804	\$0	\$1,565,794

### 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	\$1,244,990	\$221,360	\$0	\$1,466,350
14	Belmont II	4.45 Acres	4,792	5	5.5	2	\$1,244,990	\$186,350	\$0	\$1,431,340
20	Belmont II	5.0 Acres	4,853	4	4.5	2	\$1,244,990	\$223,345	\$0	\$1,468,335

### JULY 2025 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOMESITE SIZE	SQUARE FEET	BEDROOMS	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	LOT PREMIUM*	TOTAL PRICE*
58	Belmont II	3.0 Acres	4,868	5	5.5	2	\$1,244,990	\$107,090+	\$10,000	\$1,362,080+
67	Timberneck III	3.0 Acres	5,622	5	4.5	3	\$1,294,990	\$74,100+	\$10,000	\$1,379,090+

### AUGUST 2025 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOMESITE SIZE	SQUARE FEET	BEDROOMS	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	LOT PREMIUM*	TOTAL PRICE*
65	Barleau	3.7 Acres	5,683	5	5.5	3	\$1,309,990	\$143,970+	\$20,000	\$1,473,960+

### SEPTEMBER 2025 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOMESITE SIZE	SQUARE FEET	BEDROOMS	BATHROOMS	GARAGE	BASE PRICE*	OPTIONS*	LOT PREMIUM*	TOTAL PRICE*
59	Timberneck III	3.0 Acres	5,684	5	4.5	3	\$1,294,990	\$148,600+	\$15,000	\$1,458,590+

\*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 12/15/2024.

