



LAKE FREDERICK

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	\$454,990	\$97,360	\$0	\$552,350
Grove - 82	Hazel	End Unit	3,568	3	3.5	2	\$452,990	\$97,920	\$0	\$550,910
Grove - 83	Windham	End Unit	3,404	4	4.5	2	\$409,990	\$116,220	\$0	\$526,210

**Pricing and availability are subject to change without notice. Pricing does not include HOA fees, including a \$195.00 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 12/20/2024.*





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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	\$332,990	\$62,630	\$0	\$395,620
Grove - 44	Sugarloaf	Interior	2,140	3	3.5	1	\$332,990	\$63,630	\$0	\$396,620

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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 - 27	Sugarloaf	End Unit	2,124	3	3.5	1	\$355,990	\$72,990	\$0	\$428,980*
Enclave - 28	Nicholson	Interior	2,123	3	3.5	1	\$355,990	\$45,740	\$0	\$401,730*
Enclave - 29	Sugarloaf	Interior	2,121	3	3.5	1	\$350,990	\$56,900	\$0	\$407,890*
Enclave - 30	Nicholson	Interior	2,144	3	3.5	1	\$355,990	\$59,460	\$0	\$415,450*
Enclave - 31	Sugarloaf	Interior	2,123	3	3.5	1	\$350,990	\$52,310	\$0	\$403,300*
Enclave - 32	Nicholson	Interior	2,149	3	3.5	1	\$355,990	\$59,590	\$0	\$415,580*
Enclave - 49	Sugarloaf	Interior	2,121	3	3.5	1	\$347,990	\$53,790	\$0	\$401,780*

*Homesites 27, 28, 29, 30, 31, 32, and 49 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	\$374,990	\$55,880	\$0	\$430,870
Enclave - 21	Nicholson	Interior	2,144	3	3.5	1	\$379,990	\$62,600	\$0	\$442,590
Enclave - 22	Sugarloaf	Interior	2,121	3	3.5	1	\$374,990	\$53,880	\$0	\$428,870
Enclave - 23	Nicholson	Interior	2,149	3	3.5	1	\$379,990	\$62,660	\$0	\$442,650
Enclave - 24	Sugarloaf	Interior	2,123	3	3.5	1	\$374,990	\$50,730	\$0	\$425,720

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	\$379,990	\$60,900	\$0	\$440,890
Enclave - 26	Sugarloaf	End Unit	2,123	3	3.5	1	\$374,990	\$69,190	\$0	\$444,180

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