



COMMUNITY INFORMATION

23592 Ellison Terrace, Brambleton, VA 20148
 Tours & Appointments: Daily, 10AM-5PM
 (703) 764-5426
 VanMetreHomes.com/BW

SINGLE FAMILY FINANCING INFORMATION

Closing Cost Assistance Up to \$20,000*
 Intercoastal Mortgage \$19,000*
 Walker Title \$1,000
 Earnest Money Deposit \$60,000

LOAN OFFICER

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MOVE-IN READY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	FEATURES	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
6586	Marlowe II	3,915	3	4.5	Elevator Roof Terrace Rec Room	\$764,990	\$222,730	\$0	\$987,720*
6589	Marlowe II	4,127	4	4.5	Roof Terrace Rec Room	\$764,990	\$176,429	\$0	\$941,419*
6590	Marlowe II	2,831	3	3.5	Roof Terrace	\$764,990	\$143,034	\$0	\$908,024*

*Homesites 6586, 6589, and 6590 have \$6,000 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	FEATURES	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
6591	Marlowe II	2,811	3	2.5	Roof Terrace	\$783,990	\$150,479	\$0 High Vis Corner	\$934,469*
6592	Marlowe II	3,915	3	3.5	Elevator Roof Terrace Rec Room	\$783,990	\$187,650	\$0	\$971,640*
6593	Marlowe II	2,832	3	2.5	Roof Terrace	\$783,990	\$100,270	\$0	\$884,260*
6594	Marlowe II	4,114	4	3.5	Roof Terrace Rec Room	\$783,990	\$151,052	\$0	\$935,042*

*Homesite 6591 has \$20,000 towards closing costs with the use of Intercoastal Mortgage and Walker Title.

*Homesites 6592, 6593, & 6594 have \$17,500 towards closing costs with the use of Intercoastal Mortgage and Walker Title.

*Pricing and availability are subject to change without notice. Pricing does not include HOA fees, including a \$303.04 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. Certain homes have up to \$20,000 in closing cost assistance. See the Community Experience team for details. Current as of 01/14/2025.





COMMUNITY INFORMATION

42920 Firefly Sonata Terrace, Brambleton, VA 20148
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CONDO FINANCING INFORMATION

Closing Cost Assistance \$6,000
 Intercoastal Mortgage \$5,000
 Walker Title \$1,000
 Earnest Money Deposit \$10,000

LOAN OFFICER

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**BUILDING 9
 MOVE-IN READY CONDOMINIUMS**

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	CABINETS	GARAGE #	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
9-204	Walker III	1,845	3	2	White	16	\$525,123	\$44,867	\$0	\$569,990

**BUILDING 12
 MOVE-IN READY CONDOMINIUMS**

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	CABINETS	GARAGE #	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
12-101	Dunbar	1,628	2	2	White	18	\$507,990	\$44,042	\$0	\$552,032
12-302	Newman	1,563	2	2	Stone Grey	13	\$492,990	\$28,134	\$20,000	\$541,124
12-402	Newman	1,563	2	2	Colada	14	\$492,990	\$32,592	\$30,000	\$555,582

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COMMUNITY INFORMATION

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CONDO FINANCING INFORMATION

Closing Cost Assistance \$15,000
 Intercoastal Mortgage \$14,000
 Walker Title \$1,000
 Earnest Money Deposit \$40,000

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**BUILDING 13
 JUNE 2025 DELIVERY CONDOMINIUMS**

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	CABINETS	GARAGE #	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
13-201	Otis IV	2,152	3	White	19	\$670,990	\$43,032	\$0	\$714,022
13-202	Newman II	1,413	2	Colada	13	\$501,990	\$33,227	\$0	\$535,217
13-301	Otis V	2,152	3	White	20	\$670,990	\$42,937	\$20,000	\$733,927
13-302	Newman II	1,413	2	Colada	12	\$501,990	\$33,377	\$20,000	\$555,367
13-303	Griffin VI	2,053	3 + Study	Quill	16	\$635,990	\$41,637	\$20,000	\$697,627
13-304	Newman III	1,419	2	White	11	\$501,990	\$33,377	\$20,000	\$555,367
13-305	Griffin V	1,969	3 + Study	Grey	9	\$635,990	\$42,097	\$20,000	\$698,087
13-306	Newman II	1,413	2	White	6	\$501,990	\$34,352	\$20,000	\$556,342
13-307	Otis V	2,142	3	Quill	3	\$670,990	\$45,367	\$20,000	\$736,357
13-407	Otis V	2,152	3	White	4	\$670,990	\$44,487	\$30,000	\$745,477

**BUILDING 13
 JULY 2025 DELIVERY CONDOMINIUMS**

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	CABINETS	GARAGE #	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
13-101	Dunbar III	1,602	2	White	18	\$521,990	\$40,282	\$0	\$562,272
13-103	Wakefield	1,568	3	White	14	\$564,990	\$34,997	\$0	\$599,987
13-105	Wakefield	1,568	3	Colada	7	\$564,990	\$33,902	\$0	\$598,892
13-107	Dunbar III	1,602	2	White	1	\$521,990	\$40,442	\$0	\$562,432
13-204	York	1,431	2 ANSI	White	22	\$501,990	\$39,562	\$0	\$541,552
13-205	Griffin III	1,963	3 + Study	Quill	8	\$635,990	\$41,842	\$0	\$677,832
13-206	Newman II	1,413	2	White	5	\$501,990	\$33,422	\$0	\$535,412
13-207	Otis IV	2,152	3	Grey	2	\$670,990	\$45,682	\$0	\$716,672

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