



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

FINANCING INFORMATION
 Closing Cost Assistance \$20,000*
 Intercoastal Mortgage \$19,000*
 Walker Title \$1,000
 Earnest Money Deposit \$45,000

LOAN OFFICER
 Jeff Divack Vice President/Senior Officer
 NMLS ID # 218698
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 Cell Phone (703) 867-5644
 Office Phone (703) 449-6825

MOVE-IN READY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	GARAGES	INTERIOR PACKAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
51	Sterling 33-R2	2,861	4	3F, 1H	2	Navy Cabinets	\$625,990	\$93,101	\$0	\$719,091*
69	Soren 43-F2	3,257	3	3F, 1H	2	Linen Cabinets	\$622,990	\$116,270	\$0	\$739,260

*Homesite 51 has \$6K towards closing costs with the use of Intercoastal Mortgage and Walker Title.

FEBRUARY 2025 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	GARAGES	INTERIOR PACKAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
52	Sterling 33-R2	3,519	4	3F, 1H	2	Latte Cabinets	\$672,990	\$110,239	\$0	\$783,229
53	Spires 29-R2	2,596	3	2F, 1H	2	Linen Cabinets	\$657,990	\$98,660	\$0	\$756,650
54	Soren 43-F2	3,257	3	3F, 1H	2	Rye Cabinets	\$662,990	\$93,794	\$10,000	\$766,784
58	Sutton 37-F2	2,712	4	3F, 1H	2	Linen Cabinets	\$612,990	\$84,278	\$20,000	\$717,268

APRIL 2025 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	GARAGES	INTERIOR PACKAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
150	Stella 55-F2	4,073	4	4F, 1H	2	Linen Cabinets	\$722,990	\$131,679	\$15,000	\$869,669

MAY 2025 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	GARAGES	INTERIOR PACKAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
131	Sienna 54-F2	3,677	4	3F, 1H	2	Black Cabinets	\$752,990	\$152,525	\$10,000	\$915,515

JUNE 2025 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	GARAGES	INTERIOR PACKAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
132	Sienna 54-F2	4,058	4	3F, 1H	2	Linen Cabinets	\$752,990	\$118,008	\$10,000	\$880,998

JULY 2025 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	GARAGES	INTERIOR PACKAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
128	Stella 55-F2	4,021	4	3F, 1H	2	Linen Cabinets	\$722,990	\$129,163	\$0	\$852,153

AUGUST 2025 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	GARAGES	INTERIOR PACKAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
126	Stella 55-F2	4,021	4	3F, 1H	2	Linen Cabinets	\$722,990	\$125,609	\$0	\$848,599
135	Stella 55-F2	4,021	4	3F, 1H	2	Linen Cabinets	\$722,990	\$114,333	\$10,000	\$847,323

*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 \$294.79 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. See the Community Experience team for details. Current as of 01/24/25.





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MARCH 2025 DELIVERY TOWNHOMES

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	GARAGES	INTERIOR PACKAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
30	Thea 18-R1	2,092	3	2F, 2H	1	Linen Cabinets	\$492,990	\$60,065	\$0	\$553,055
31	Troy 18-R1	2,121	4	3F, 1H	1	Latte Cabinets	\$492,990	\$45,110	\$0	\$538,100
32	Troy 18-R1	2,113	4	3F, 1H	1	Vanilla Cabinets	\$492,990	\$41,070	\$0	\$534,060
34	Thea 18-R1	2,092	3	3F, 1H	1	Rye Cabinets	\$492,990	\$66,210	\$0	\$559,200

APRIL 2025 DELIVERY TOWNHOMES

HOMESITE	FLOORPLAN	HOME SQ. FT.	BEDROOMS	BATHROOMS	GARAGES	INTERIOR PACKAGE	BASE PRICE*	OPTIONS*	HOMESITE PREMIUM*	TOTAL PRICE*
33	Troy 18-R1	2,121	3	3F, 1H	1	Linen Cabinets	\$492,990	\$42,855	\$0	\$535,845
35	Thea 18-R1	2,092	3	2F, 2H	1	Linen Cabinets	\$499,990	\$64,485	\$0	\$564,475
36	Troy 18-R1	2,121	4	3F, 1H	1	Linen Cabinets	\$499,990	\$49,010	\$0	\$549,000
37	Troy 18-R1	2,113	4	3F, 1H	1	Linen Cabinets	\$499,990	\$46,260	\$0	\$546,250
38	Troy 18-R1	2,121	3	3F, 1H	1	Latte Cabinets	\$499,990	\$51,735	\$0	\$551,725
39	Thea 18-R1	2,092	3	2F, 2H	1	Linen Cabinets	\$499,990	\$73,245	\$0	\$573,235

**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 \$258.47 Monthly Fee for Townhome 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. See the Community Experience team for details. Current as of 01/24/25.*

