



**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*

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

**MARCH 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
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 01/31/25.





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 Walker Title \$1,000  
 Earnest Money Deposit \$30,000

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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

**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
34	Thea 18-R1	2,092	3	3F, 1H	1	Rye Cabinets	\$492,990	\$66,210	\$0	\$559,200
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 01/31/25.

