



COMMUNITY INFORMATION

102 Wagtail Lane, Winchester, VA 22603
 Private Showings by Request Monday-Friday, 10AM-5PM
 Open Houses Saturday-Sunday, 10AM-5PM
 (540) 274-2958
 VanMetreHomes.com/HP

FINANCING INFORMATION

Closing Cost Assistance 20,000
 Intercoastal Mortgage 19,000
 Walker Title 1,000
 Earnest Money Deposit 35,000

LOAN OFFICER

Alex Norcini
 NMLS ID # 870609
 Email alexn@icmtg.com
 Cell Phone (703) 403-7236

MOVE-IN READY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
1035	Sierra 39-F2	3,200	3	3	2	Rye	650,259	10,000*
1036	Sierra 39-F2	3,200	3	3	2	Harbor	654,959	10,000*
1037	Sierra 39-F2	3,200	3	3	2	Rye	650,434	10,000*
1038	Sierra 39-F2	3,200	3	3	2	Linen Perimeter Stone Island	669,409	10,000*

JANUARY 2026 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
1034	Sierra 39-F2	3,567	4	3	2	Linen	667,819	35,000

MARCH 2026 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
1014	Sierra 39-F2	3,200	3	3	2	Linen	672,490	35,000

*Pricing and availability are subject to change without notice. Pricing does not include HOA fees, including an initial Capital Contribution of \$2,650 and a \$199.00 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 Sales team for details. Current as of 11/25/2025.





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MOVE-IN READY VILLAS

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
1031	Vera 30-F2	Interior	2,195	3	2.5	2	Rye	496,129	10,000*
1032	Vera 30-F2	End	2,181	3	2.5	2	Linen	514,929	10,000*
1095	Vera 30-F2	End	2,181	3	2.5	2	Latte	505,169	10,000*
1096	Vera 30-F2	Interior	2,187	3	2.5	2	Linen	492,669	10,000*
1097	Vera 30-F2	End	2,181	3	2.5	2	Rye	503,929	10,000*
1048	Vale 34-F2	End	2,263	3	2.5	2	Vanilla	541,724	10,000*
1050	Vale 34-F2	End	2,257	3	2.5	2	Linen	560,539	10,000*
1051	Vale 34-F2	End	2,257	3	2.5	2	Linen	555,489	10,000*
1090	Vera 30-F2	End	2,181	3	2.5	2	Linen	506,239	10,000*
1091	Vera 30-F2	Interior	2,187	3	2.5	2	Stone Grey	492,719	10,000*
1093	Vera 30-F2	Interior	2,195	3	2.5	2	Linen	495,009	10,000*
1092	Vera 30-F2	Interior	2,191	3	2.5	2	Linen Perimeter Rye Island	492,719	10,000*
1094	Vera 30-F2	End	2,181	3	2.5	2	Rye	498,119	10,000*

FEBRUARY 2026 DELIVERY VILLAS

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
1062	Vale 34-F2	End	2,279	3	2.5	2	Linen Perimeter Stone Grey Island	561,029	35,000
1063	Vale 34-F2	End	2,279	3	2.5	2	Vanilla	565,939	35,000

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