



COMMUNITY INFORMATION

9711 Grant Avenue, Manassas, VA 20110
Private Showings by Request Monday-Friday, 10AM-5PM
Open Houses Saturday-Sunday, 10AM-5PM
(240) 221-6828
VanMetreHomes.com/AB

FINANCING INFORMATION

Closing Cost Assistance 20,000*
Intercoastal Mortgage 19,000*
Walker Title 1,000

LOAN OFFICER

Steve Trautwein
NMLS ID # 1477677
Email stevet@icmtg.com
Cell Phone (703) 964-6400

JANUARY 2026 DELIVERY 20' TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
85	Tyler 20-R2	Interior	2,065	3	3.5	2	White Perimeter Maple Island	625,860	35,000
86	Tyler 20-R2	Interior	2,058	3	3.5	2	Frost	623,490	35,000
88	Tyler 20-R2	Interior	2,065	3	3.5	2	Quill	623,540	35,000
89	Tyler 20-R2	Interior	2,068	3	3.5	2	Colada	624,470	35,000
90	Tyler 20-R2	Interior	2,048	3	3.5	2	White	621,240	35,000
91	Tyler 20-R2	End	2,061	3	3.5	2	Frost	647,720	35,000
92	Tyler 20-R2	End	2,044	3	3.5	2	Frost Perimeter Arid Island	646,940	35,000
93	Tyler 20-R2	Interior	2,048	3	3.5	2	Quill	622,830	35,000
94	Tyler 20-R2	Interior	2,074	3	3.5	2	Colada	625,140	35,000
95	Tyler 20-R2	Interior	2,065	3	3.5	2	Arid	625,470	35,000
96	Tyler 20-R2	Interior	2,048	3	3.5	2	White	611,260	35,000
97	Tyler 20-R2	Interior	2,058	3	3.5	2	Frost	625,200	35,000
98	Tyler 20-R2	Interior	2,065	3	3.5	2	Stone Grey	628,460	35,000
99	Tyler 20-R2	End	2,054	3	3.5	2	Colada Perimeter Quill Island	644,490	35,000

*Pricing and availability are subject to change without notice. Pricing does not include HOA fees, including an initial Capital Contribution of \$1,000 and a \$99.91 monthly HOA fee for townhomes. 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 12/11/2025.





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FEBRUARY 2026 DELIVERY 24' TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
32	Tahoe 24-F2	End	2,704	3	3.5	2	Dark Brown	724,990	35,000
33	Tahoe 24-F2	Interior	2,704	3	3.5	2	Rich Brown	695,490	35,000

MARCH 2026 DELIVERY 24' TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
34	Tahoe 24-F2	Interior	2,704	3	3.5	2	Brown	683,990	35,000
35	Tahoe 24-F2	Interior	2,704	3	3.5	2	White	723,990	35,000

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FEBRUARY 2026 DELIVERY 28' TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
63	Taylor 28-R2	End	2,190	3	3.5	2	Frost	670,005	35,000
64	Taylor 28-R2	Interior	2,225	3	3.5	2	White Perimeter Dark Brown Island	652,985	35,000
65	Taylor 28-R2	Interior	2,172	3	3.5	2	Quill	589,990*	35,000
66	Taylor 28-R2	Interior	2,172	3	3.5	2	White	640,510	35,000
67	Taylor 28-R2	Interior	2,194	3	3.5	2	Stone Grey	631,485	35,000
68	Taylor 28-R2	Interior	2,186	3	3.5	2	Colada	637,700	35,000
69	Taylor 28-R2	End	2,221	3	3.5	2	White Perimeter Arid Island	657,665	35,000

*Homesite 65 have \$15K towards closing costs with the use of Intercoastal Mortgage and Walker Title.

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