

ashberry

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

MOVE-IN READY 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	585,860	10,000*
86	Tyler 20-R2	Interior	2,058	3	3.5	2	Frost	583,490	10,000*
88	Tyler 20-R2	Interior	2,065	3	3.5	2	Quill	583,540	10,000*
89	Tyler 20-R2	Interior	2,068	3	3.5	2	Colada	584,470	10,000*
91	Tyler 20-R2	End	2,061	3	3.5	2	White Perimeter Frost Island	607,720	10,000*

JANUARY 2026 DELIVERY 20' TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
92	Tyler 20-R2	End	2,044	3	3.5	2	Frost Perimeter Arid Island	606,940	35,000
93	Tyler 20-R2	Interior	2,048	3	3.5	2	Quill	582,830	35,000
94	Tyler 20-R2	Interior	2,074	3	3.5	2	Colada	585,140	35,000
95	Tyler 20-R2	Interior	2,065	3	3.5	2	Quill	585,470	35,000
96	Tyler 20-R2	Interior	2,048	3	3.5	2	White	571,260	35,000
97	Tyler 20-R2	Interior	2,058	3	3.5	2	Frost	585,200	35,000
98	Tyler 20-R2	Interior	2,065	3	3.5	2	Stone Grey	588,460	35,000
99	Tyler 20-R2	End	2,054	3	3.5	2	Colada Perimeter Quill Island	604,490	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 \$99.66 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 01/12/2026.



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MARCH 2026 DELIVERY 24' TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
33	Tahoe 24-F2	Interior	2,704	3	3.5	2	Rich Brown	655,490	35,000
34	Tahoe 24-F2	Interior	2,704	3	3.5	2	Brown	643,990	35,000
35	Tahoe 24-F2	Interior	2,704	3	3.5	2	White	683,990	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	635,895	35,000
64	Taylor 28-R2	Interior	2,225	3	3.5	2	White Perimeter Dark Brown Island	612,985	35,000
65	Taylor 28-R2	Interior	2,172	3	3.5	2	Rich Brown	578,480	35,000
66	Taylor 28-R2	Interior	2,172	3	3.5	2	Rich Brown	600,400	35,000
67	Taylor 28-R2	Interior	2,194	3	3.5	2	Stone Grey	591,375	35,000
68	Taylor 28-R2	Interior	2,186	3	3.5	2	Rich Brown	597,590	35,000
69	Taylor 28-R2	End	2,221	3	3.5	2	White Perimeter Burlap Island	617,555	35,000

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