



**COMMUNITY INFORMATION**

102 Wagtail Lane, Winchester, VA 22603  
 Tours Daily, 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*
1034	Sierra 39-F2	3,567	4	3	2	Linen	622,819	10,000*
1035	Sierra 39-F2	3,200	3	3	2	Rye	605,259	10,000*
1036	Sierra 39-F2	3,200	3	3	2	Harbor	629,959	10,000*
1037	Sierra 39-F2	3,200	3	3	2	Rye	625,434	10,000*
1038	Sierra 39-F2	3,200	3	3	2	Linen Perimeter Stone Island	644,409	10,000*

**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	627,490	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 02/10/2026.*





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**MOVE-IN READY 34' VILLAS**

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
1048	Vale 34-F2	End	2,263	3	2.5	2	Vanilla	480,724	10,000*
1050	Vale 34-F2	End	2,257	3	2.5	2	Linen	499,539	10,000*
1051	Vale 34-F2	End	2,257	3	2.5	2	Linen	509,489	10,000*

**MARCH 2026 DELIVERY 34' 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	500,029	35,000
1063	Vale 34-F2	End	2,279	3	2.5	2	Vanilla	504,939	35,000

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**MOVE-IN READY 30' 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	454,990	10,000*
1032	Vera 30-F2	End	2,181	3	2.5	2	Linen	474,929	10,000*
1090	Vera 30-F2	End	2,181	3	2.5	2	Linen	466,239	10,000*
1091	Vera 30-F2	Interior	2,187	3	2.5	2	Stone Grey	452,719	10,000*
1092	Vera 30-F2	Interior	2,191	3	2.5	2	Linen Perimeter Rye Island	452,719	10,000*
1093	Vera 30-F2	Interior	2,195	3	2.5	2	Linen	455,009	10,000*
1094	Vera 30-F2	End	2,181	3	2.5	2	Rye	458,119	10,000*
1095	Vera 30-F2	End	2,181	3	2.5	2	Latte	465,169	10,000*
1096	Vera 30-F2	Interior	2,187	3	2.5	2	Linen	452,669	10,000*
1097	Vera 30-F2	End	2,181	3	2.5	2	Rye	463,929	10,000*

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