

COMMUNITY INFORMATION

13731 Aviation Place, Herndon, VA 20171
 Private Showings by Request Monday-Friday, 10AM-5PM
 Open Houses Saturday-Sunday, 10AM-5PM
 VanMetreHomes.com/AV
 (571) 200-7628

FINANCING INFORMATION

Closing Cost Assistance 20,000
 Intercoastal Mortgage 19,000
 Walker Title 1,000
 Earnest Money Deposit (16' Homes) 35,000*

LOAN OFFICER

Richard Hearn
 NMLS ID # 221300
 Email rhearn@icmtg.com
 Office Phone (571) 442-7969

MOVE-IN READY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Tatum 16-R1-RT	133	End	2,055	3	3F, 2H	1	Light Brown	729,920	10,000*
Tatum 16-R1-RT	136	Interior	2,038	3	3F, 2H	1	White	696,670	10,000*
Tatum 16-R1-RT	137	Interior	2,038	3	3F, 2H	1	White	692,980	10,000*
Tatum 16-R1-RT	138	Interior	2,038	3	3F, 2H	1	Black	700,880	10,000*
Tatum 16-R1-RT	139	Interior	2,038	3	3F, 2H	1	Grey	685,110	10,000*

JULY 2026 DELIVERY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Tatum 16-R1-RT	125	End	2,055	3	3F, 2H	1	White	720,990	35,000
Tatum 16-R1-RT	126	Interior	2,038	3	3F, 2H	1	Black	673,990	35,000
Tatum 16-R1-RT	127	Interior	2,038	3	3F, 2H	1	Stone Grey	692,990	35,000
Tatum 16-R1-RT	128	Interior	2,038	3	3F, 2H	1	White	676,490	35,000
Tatum 16-R1-RT	129	Interior	2,038	3	3F, 2H	1	Brown	674,990	35,000
Tatum 16-R1-RT	130	Interior	2,038	3	3F, 2H	1	White	674,990	35,000
Tatum 16-R1-RT	131	Interior	2,038	3	3F, 2H	1	White	680,990	35,000
Tatum 16-R1-RT	132	End	2,055	3	3F, 2H	1	Black	720,990	35,000

*Pricing and availability are subject to change without notice. Pricing does not include an initial Capital Contribution of \$1,500 and a \$229.46 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 a Van Metre Sales Advisor for details. Current as of 03/17/2026.



COMMUNITY INFORMATION

13731 Aviation Place, Herndon, VA 20171

Private Showings by Request Monday-Friday, 10AM-5PM
Open Houses Saturday-Sunday, 10AM-5PM

VanMetreHomes.com/AV

(571) 200-7628

FINANCING INFORMATION

Closing Cost Assistance	20,000
Intercoastal Mortgage	19,000
Walker Title	1,000
Earnest Money Deposit (20' Homes)	45,000*

LOAN OFFICER

Richard Hearn	
NMLS ID #	221300
Email	rhearn@icmtg.com
Office Phone	(571) 442-7969

MOVE-IN READY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Tally 20-R2-RT	122	Interior	2,528	4	3F, 2H	2	White Perimeter Light Brown Island	769,295	10,000*

SEPTEMBER 2026 DELIVERY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Tally 20-R2-RT	111	Interior	2,508	4	3F, 2H	2	Brown	743,990	45,000
Tally 20-R2-RT	112	Interior	2,528	4	3F, 2H	2	Black	746,990	45,000
Tally 20-R2-RT	113	Interior	2,508	4	3F, 2H	2	White	743,990	45,000
Tally 20-R2-RT	114	Interior	2,528	4	3F, 2H	2	Brown	746,990	45,000
Tally 20-R2-RT	115	Interior	2,508	4	3F, 2H	2	Black	743,990	45,000
Tally 20-R2-RT	116	Interior	2,528	4	3F, 2H	2	Brown	746,990	45,000
Tally 20-R2-RT	117	End	2,487	4	3F, 2H	2	White	768,990	45,000

*Pricing and availability are subject to change without notice. Pricing does not include an initial Capital Contribution of \$1,500 and a \$229.46 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 a Van Metre Sales Advisor for details. Current as of 03/17/2026.



ARPINA VALLEY

COMMUNITY INFORMATION

13731 Aviation Place, Herndon, VA 20171

Private Showings by Request Monday-Friday, 10AM-5PM
Open Houses Saturday-Sunday, 10AM-5PM

VanMetreHomes.com/AV

(571) 200-7628

FINANCING INFORMATION

Closing Cost Assistance	20,000
Intercoastal Mortgage	19,000
Walker Title	1,000
Earnest Money Deposit (24' Homes)	45,000*

LOAN OFFICER

Richard Hearn	
NMLS ID #	221300
Email	rhearn@icmtg.com
Office Phone	(571) 442-7969

JUNE 2026 DELIVERY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Trace 24-R2-RT	105	End	2,960	4	3F, 2H	2	Black	905,490	45,000
Trace 24-R2-RT	106	Interior	2,969	4	3F, 2H	2	White	864,990	45,000
Trace 24-R2-RT	107	Interior	2,987	4	3F, 2H	2	White	879,690	45,000
Trace 24-R2-RT	108	Interior	2,969	4	3F, 2H	2	Brown	862,990	45,000
Trace 24-R2-RT	109	End	2,960	4	3F, 2H	2	White	909,490	45,000

*Pricing and availability are subject to change without notice. Pricing does not include an initial Capital Contribution of \$1,500 and a \$229.46 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 a Van Metre Sales Advisor for details. Current as of 03/17/2026.



ARPINA VALLEY

COMMUNITY INFORMATION

13731 Aviation Place, Herndon, VA 20171
 Private Showings by Request Monday-Friday, 10AM-5PM
 Open Houses Saturday-Sunday, 10AM-5PM
 VanMetreHomes.com/AV
 (571) 200-7628

FINANCING INFORMATION

Closing Cost Assistance	20,000
Intercoastal Mortgage	19,000
Walker Title	1,000
Earnest Money Deposit	45,000

LOAN OFFICER

Richard Hearn
 NMLS ID # 221300
 Email rhearn@icmtg.com
 Office Phone (571) 442-7969

BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHROOMS	GARAGE	BASE PRICE*
Taryn 24-F2	2,701+	3	3F, 1H	2	809,990+

AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	INTERIOR/END	LOT PREMIUM*	STRUCTURAL OPTIONS ONLY*	PRICE*
Taryn 24-F2	12	Interior	0	34,750+	844,740+
Taryn 24-F2	13	Interior	0	36,750+	846,740+
Taryn 24-F2	14	Interior	0	35,750+	845,740+
Taryn 24-F2	15	End	0	50,000+	859,990+

**Pricing and availability are subject to change without notice. Pricing does not include an initial Capital Contribution of \$1,500 and a \$229.46 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 a Van Metre Sales Advisor for details. Current as of 03/17/2026.*



ARPINA VALLEY

COMMUNITY INFORMATION

13731 Aviation Place, Herndon, VA 20171
 Private Showings by Request Monday-Friday, 10AM-5PM
 Open Houses Saturday-Sunday, 10AM-5PM
 VanMetreHomes.com/AV
 (571) 200-7628

FINANCING INFORMATION

Closing Cost Assistance	20,000
Intercoastal Mortgage	19,000
Walker Title	1,000
Earnest Money Deposit	45,000

LOAN OFFICER

Richard Hearn
 NMLS ID # 221300
 Email rhearn@icmtg.com
 Office Phone (571) 442-7969

BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHROOMS	GARAGE	BASE PRICE*
Trace 24-R2-RT	2,960+	4	3F, 2H	2	834,990+

AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	INTERIOR/END	LOT PREMIUM*	STRUCTURAL OPTIONS ONLY*	PRICE*
Trace 24-R2-RT	69	End	5,000	32,200+	872,190+
Trace 24-R2-RT	70	Interior	5,000	4,500+	844,490+
Trace 24-R2-RT	71	Interior	5,000	8,000+	847,990+
Trace 24-R2-RT	72	Interior	5,000	2,500+	842,490+
Trace 24-R2-RT	73	Interior	5,000	7,200+	847,190+
Trace 24-R2-RT	74	Interior	5,000	4,500+	844,490+
Trace 24-R2-RT	75	End	5,000	33,000+	872,990+

**Pricing and availability are subject to change without notice. Pricing does not include an initial Capital Contribution of \$1,500 and a \$229.46 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 a Van Metre Sales Advisor for details. Current as of 03/17/2026.*

