

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@icmtfg.com
 Cell Phone (703) 964-6400

SINGLE FAMILY HOMES, ELEVATION B COLOR SCHEME 3

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	PRICE*	EARNEST DEPOSIT*
5	Shea 24-R2		Fall 2026	2,589+	3-4	3.5-4.5	2	654,990+	35,000

SINGLE FAMILY HOMES, ELEVATION A COLOR SCHEME 4

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	PRICE*	EARNEST DEPOSIT*
6	Shea 24-R2		Fall 2026	2,589+	3-4	3.5-4.5	2	654,990+	35,000

SINGLE FAMILY HOMES, ELEVATION B COLOR SCHEME 6

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	PRICE*	EARNEST DEPOSIT*
7	Shea 24-R2		Fall 2026	2,589+	3-4	3.5-4.5	2	654,990+	35,000

SINGLE FAMILY HOMES, ELEVATION A COLOR SCHEME 2

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	PRICE*	EARNEST DEPOSIT*
8	Shea 24-R2		Summer 2026	2,589+	3-4	3.5-4.5	2	654,990+	35,000

SINGLE FAMILY HOMES, ELEVATION B COLOR SCHEME 5

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	PRICE*	EARNEST DEPOSIT*
9	Shea 24-R2		Summer 2026	2,589+	3-4	3.5-4.5	2	654,990+	35,000

SINGLE FAMILY HOMES, ELEVATION A COLOR SCHEME 1

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	PRICE*	EARNEST DEPOSIT*
10	Shea 24-R2		Summer 2026	2,589+	3-4	3.5-4.5	2	654,990+	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 \$126.18 monthly HOA fee for single family homes. 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 03/04/2026.



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	550,860	10,000*
89	Tyler 20-R2	Interior	2,068	3	3.5	2	Colada	549,470	10,000*
94	Tyler 20-R2	Interior	2,074	3	3.5	2	Colada	545,140	10,000*
97	Tyler 20-R2	Interior	2,058	3	3.5	2	Frost	545,200	10,000*
98	Tyler 20-R2	Interior	2,065	3	3.5	2	Stone Grey	548,460	10,000*

**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 a Van Metre Sales Advisor for details. Current as of 03/04/2026.*



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

APRIL 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	600,895	35,000
64	Taylor 28-R2	Interior	2,225	3	3.5	2	White Perimeter Dark Brown Island	577,985	35,000
66	Taylor 28-R2	Interior	2,172	3	3.5	2	Rich Brown	565,400	35,000
69	Taylor 28-R2	End	2,221	3	3.5	2	White Perimeter Burlap Island	582,555	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 a Van Metre Sales Advisor for details. Current as of 03/04/2026.



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
Earnest Money Deposit	35,000

LOAN OFFICER

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

BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHS	BASE PRICE*
Tahoe 24-F2	2,707	3	3.5	604,990+

AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	LOT PREMIUM*	OPTIONS*	PRICE*
Tahoe 24-F2	25	0	31,500+	636,490+
Tahoe 24-F2	26	0	15,000+	619,990+
Tahoe 24-F2	27	0	15,000+	619,990+
Tahoe 24-F2	28	0	15,000+	619,990+
Tahoe 24-F2	39	0	15,000+	619,990+
Tahoe 24-F2	30	0	15,000+	619,990+
Tahoe 24-F2	31	0	40,000+	644,990+

**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 a Van Metre Sales Advisor for details. Current as of 03/04/2026.*

