



**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*
1035	Sierra 39-F2	3,200	3	3	2	Linen Perimeter Black Island	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	630,619	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 a Van Metre Sales Advisor for details. Current as of 03/13/2026.*





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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*
1051	Vale 34-F2	End	2,257	3	2.5	2	Linen	509,489	10,000*

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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*
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	464,329	10,000*

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**BUILD-TO-ORDER FLOORPLANS**

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHROOMS	BASE PRICE*
Sierra 39-F2	3,200+	3-4	3F	569,990+

**AVAILABLE BUILD-TO-ORDER HOMESITES**

FLOORPLAN	HOMESITE	LOT PREMIUM	OPTIONS*	PRICE*
Sierra 39-F2	1015	0	8,800+	578,790+
Sierra 39-F2	1016	0	8,800+	578,790+

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**BUILD-TO-ORDER FLOORPLANS**

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHS	BASE PRICE*
Vale 34-F2	2,258+	3	3	453,990+

**AVAILABLE BUILD-TO-ORDER HOMESITES**

FLOORPLAN	HOMESITE	LOT PREMIUM	OPTIONS*	PRICE*
Vale 34-F2	1064	0	1,300+	455,290+
Vale 34-F2	1123	0	6,300+	460,290+

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