



#### 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<br>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<br>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 03/16/2026.





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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*          |
| 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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