

# SOUTH·620

## COMMUNITY INFORMATION

25570 Ambrose Tree Pl, Aldie, VA 20105  
 Virtual Appts: Daily, 10AM-5PM | Homesite Walks: By Request  
 (703) 940-9696  
 VMP2.com

## FINANCING INFORMATION

Closing Cost Assistance 20,000  
 Intercoastal Mortgage 19,000  
 Walker Title 1,000

## LOAN OFFICER

Mya Tran-Harter  
 NMLS ID # 248295  
 Email mtran@icmtg.com  
 Cell Phone 703-851-1810  
 Office Phone 703-364-5644

### SINGLE FAMILY HOMES, COLOR SCHEME 1

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	AVAILABLE ADD ON	PRICE*	EARNEST DEPOSIT*
27	Sasha 31-F2		Summer/Fall 2026	2,799+	4	4.5+	2	-	998,240+	65,000
15	Sasha 31-F2		Summer/Fall 2026	3,493	4	5.5	2	Deck/Patio Option	1,042,040+	65,000

### SINGLE FAMILY HOMES, COLOR SCHEME 2

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	AVAILABLE ADD ON	PRICE*	EARNEST DEPOSIT*
13	Sasha 31-F2		Summer/Fall 2026	2,799+	4	4.5+	2	Deck/Patio Option	1,019,990+	65,000
10	Sasha 31-F2		Fall/Winter 2027	2,799+	4	4.5+	2	Deck/Patio Option	1,009,990+	65,000

### SINGLE FAMILY HOMES, COLOR SCHEME 3

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	AVAILABLE ADD ON	PRICE*	EARNEST DEPOSIT*
28	Sasha 31-F2		Summer/Fall 2026	3,468	4	5.5	2	-	1,030,740+	65,000

### SINGLE FAMILY HOMES, COLOR SCHEME 5

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	AVAILABLE ADD ON	PRICE*	EARNEST DEPOSIT*
9	Sasha 31-F2		Winter/Spring 2027	2,799+	4	4.5+	2	Deck/Patio Option	1,009,990+	65,000

### SINGLE FAMILY HOMES, COLOR SCHEME 6

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	AVAILABLE ADD ON	PRICE*	EARNEST DEPOSIT*
26	Sasha 31-F2		Summer/Fall 2026	2,799+	4	4.5+	2	-	995,740+	65,000

### SINGLE FAMILY HOMES, COLOR SCHEME 7

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	AVAILABLE ADD ON	PRICE*	EARNEST DEPOSIT*
12	Sasha 31-F2		Summer/Fall 2026	2,799+	4	4.5+	2	Deck/Patio Option	1,020,740+	65,000
24	Sasha 31-F2		Fall/Winter 2027	2,799+	4	4.5+	2	Deck/Patio Option	1,009,990+	65,000

### SINGLE FAMILY HOMES, COLOR SCHEME 8

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	AVAILABLE ADD ON	PRICE*	EARNEST DEPOSIT*
29	Sasha 31-F2		Summer/Fall 2026	3,468	4	5.5	2	-	1,033,990+	65,000

\*Pricing and availability are subject to change without notice. Pricing does not include HOA fees, including an initial Capital Contribution of \$1,200 and a \$198 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 03/03/2026.



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### SINGLE FAMILY HOMES, COLOR SCHEME 1

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	AVAILABLE ADD ON	PRICE*	EARNEST DEPOSIT*
30	Sable 24-F2		Winter 2026	2,635	4	2.5+	2	Deck/Patio Option	878,990+	50,000
34	Sable 24-F2		Fall 2026	2,635	4	2.5+	2	Deck/Patio Option	879,990+	50,000

### SINGLE FAMILY HOMES, COLOR SCHEME 3

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	AVAILABLE ADD ON	PRICE*	EARNEST DEPOSIT*
36	Sable 24-F2		Fall 2026	2,635	4	2.5+	2	Deck/Patio Option	880,490+	50,000

### SINGLE FAMILY HOMES, COLOR SCHEME 5

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	AVAILABLE ADD ON	PRICE*	EARNEST DEPOSIT*
32	Sable 24-F2		Fall 2026	2,080+	4	2.5+	2	Deck/Patio Option	878,990+	50,000

\*Pricing and availability are subject to change without notice. Pricing does not include HOA fees, including an initial Capital Contribution of \$1,200 and a \$198 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 03/03/2026.

