

# 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


### 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	676,990+	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		Fall 2026	2,589+	3-4	3.5-4.5	2	676,990+	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		Fall 2026	2,589+	3-4	3.5-4.5	2	688,490+	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 04/29/2026.



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## SEPTEMBER 2026 DELIVERY 20' TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
106	Tyler 20-R2	Interior	2,048	3	3.5	2	Dark Brown	544,990	35,000

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## SEPTEMBER 2026 DELIVERY 24' TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
26	Tahoe 24-F2	Interior	2,707	3	3.5	2	Stone Grey	689,490	35,000
28	Tahoe 24-F2	Interior	2,707	3	3.5	2	Stone Grey	681,990	35,000
30	Tahoe 24-F2	Interior	2,707	3	3.5	2	White	689,490	35,000
31	Tahoe 24-F2	End	2,707	3	3.5	2	Dark Brown	699,490	35,000

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**MOVE-IN READY 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	10,000*
69	Taylor 28-R2	End	2,221	3	3.5	2	White Perimeter Burlap Island	582,555	10,000*

**AUGUST/SEPTEMBER 2026 DELIVERY 28' TOWNHOMES**

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
70	Taylor 28-R2	End	2,190	3	3.5	2	White	597,470	35,000
71	Taylor 28-R2	Interior	2,225	3	3.5	2	Stone Grey	586,480	35,000
72	Taylor 28-R2	Interior	2,172	3	3.5	2	Rich Brown	542,990	35,000
73	Taylor 28-R2	Interior	2,172	3	3.5	2	White	582,040	35,000
74	Taylor 28-R2	Interior	2,194	3	3.5	2	Stone Grey	562,750	35,000
75	Taylor 28-R2	Interior	2,186	3	3.5	2	Dark Brown	580,110	35,000
76	Taylor 28-R2	End	2,221	3	3.5	2	White	582,510	35,000

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## BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHS	GARAGE	BASE PRICE*
Tyler 20-R2	2,064+	3	3.5	2	517,490+

## AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	INTERIOR/END	LOT PREMIUM*	STRUCTURAL OPTIONS ONLY*	PRICE*
Tyler 20-R2	45	Interior	0	0+	517,490+
Tyler 20-R2	46	Interior	0	9,000+	526,490+
Tyler 20-R2	47	Interior	0	6,000+	523,490+
Tyler 20-R2	49	Interior	0	0+	517,490+
Tyler 20-R2	50	End	0	31,000+	548,490+

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## BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHS	GARAGE	BASE PRICE*
Taylor 28-R2	2,172+	3	3.5	2	534,990+

## AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	INTERIOR/END	LOT PREMIUM*	STRUCTURAL OPTIONS ONLY*	PRICE*
Taylor 28-R2	77	End	0	35,480+	570,470+
Taylor 28-R2	78	Interior	0	24,490+	559,480+
Taylor 28-R2	79	Interior	0	870+	535,860
Taylor 28-R2	80	Interior	0	20,050	555,040
Taylor 28-R2	81	Interior	0	760+	535,750+
Taylor 28-R2	82	Interior	0	18,120+	553,110
Taylor 28-R2	83	End	0	20,520+	555,510+

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