

COMMUNITY INFORMATION

13731 Aviation Place, Herndon, VA 20171
 Private Showings by Request Monday-Friday, 10AM-5PM
 Open Houses Saturday-Sunday, 10AM-5PM
 VanMetreHomes.com/AV
 (571) 200-7628

FINANCING INFORMATION

Closing Cost Assistance 20,000
 Intercoastal Mortgage 19,000
 Walker Title 1,000
 Earnest Money Deposit (16' Homes) 35,000*

LOAN OFFICER

Richard Hearn
 NMLS ID # 221300
 Email rhearn@icmtg.com
 Office Phone (571) 442-7969

MOVE-IN READY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Tatum 16-R1-RT	153	End	2,052	3	3F, 2H	1	Grey Perimeter Sage Green Island	787,501	10,000

AUGUST 2026 DELIVERY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Tatum 16-R1-RT	125	End	2,055	3	3F, 2H	1	White	720,990	35,000
Tatum 16-R1-RT	126	Interior	2,038	3	3F, 2H	1	Black	673,990	35,000
Tatum 16-R1-RT	127	Interior	2,038	3	3F, 2H	1	Stone Grey	692,990	35,000
Tatum 16-R1-RT	128	Interior	2,038	3	3F, 2H	1	White	676,490	35,000
Tatum 16-R1-RT	129	Interior	2,038	3	3F, 2H	1	Brown	674,990	35,000
Tatum 16-R1-RT	130	Interior	2,038	3	3F, 2H	1	White	674,990	35,000
Tatum 16-R1-RT	131	Interior	2,038	3	3F, 2H	1	White	680,990	35,000

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SEPTEMBER 2026 DELIVERY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Tally 20-R2-RT	112	Interior	2,528	4	3F, 2H	2	Stone Grey	775,990	45,000

OCTOBER 2026 DELIVERY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Tally 20-R2-RT	116	Interior	2,528	4	3F, 2H	2	White	775,990	45,000

NOVEMBER 2026 DELIVERY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Tally 20-R2-RT	76	End	2,487	4	3F, 2H	2	White	797,990	45,000
Tally 20-R2-RT	77	Interior	2,528	4	3F, 2H	2	Stone Grey	775,990	45,000

DECEMBER 2026 DELIVERY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Tally 20-R2-RT	79	End	2,487	4	3F, 2H	2	White	797,990	45,000

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NOVEMBER 2026 DELIVERY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Taryn 24-F2	12	Interior	2,721	3	3F, 1H	2	White	903,740	45,000
Taryn 24-F2	14	Interior	2,721	3	3F, 1H	2	Stone Grey	904,740	45,000

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JULY 2026 DELIVERY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Trace 24-R2-RT	105	End	2,960	4	3F, 2H	2	Black	916,490	45,000
Trace 24-R2-RT	106	Interior	2,969	4	3F, 2H	2	White	870,990	45,000
Trace 24-R2-RT	107	Interior	2,987	4	3F, 2H	2	White	890,690	45,000
Trace 24-R2-RT	108	Interior	2,969	4	3F, 2H	2	Brown	868,990	45,000

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BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHROOMS	GARAGE	BASE PRICE*
Tally 20-R2-RT	2,487+	4	3F, 2H	2	737,990

AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	INTERIOR/END	LOT PREMIUM*	STRUCTURAL OPTIONS ONLY*	STARTING PRICE*
Tally 20-R2-RT	80	End	0	28,000+	765,990+
Tally 20-R2-RT	81	Interior	0	0+	737,990+
Tally 20-R2-RT	82	Interior	0	0+	737,990+
Tally 20-R2-RT	83	Interior	0	3,000+	740,990+
Tally 20-R2-RT	84	End	0	25,000+	762,990+

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BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHROOMS	GARAGE	BASE PRICE
Taryn 24-F2	2,701+	3	3F, 1H	2	829,990

AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	INTERIOR/END	LOT PREMIUM*	STRUCTURAL OPTIONS ONLY*	STARTING PRICE*
Taryn 24-F2	6	End	0	60,000+	889,990+
Taryn 24-F2	7	Interior	0	35,750+	865,740+
Taryn 24-F2	8	Interior	0	24,750+	854,740+
Taryn 24-F2	9	Interior	0	34,750+	864,740+

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BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHROOMS	GARAGE	BASE PRICE*
Trace 24-R2-RT	2,960+	4	3F, 2H	2	839,990+

AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	INTERIOR/END	LOT PREMIUM*	STRUCTURAL OPTIONS ONLY*	STARTING PRICE*
Trace 24-R2-RT	69	End	5,000	32,200+	877,190+
Trace 24-R2-RT	70	Interior	5,000	4,500+	849,490+
Trace 24-R2-RT	71	Interior	5,000	8,000+	852,990+
Trace 24-R2-RT	72	Interior	5,000	2,500+	847,490+
Trace 24-R2-RT	73	Interior	5,000	7,200+	852,190+
Trace 24-R2-RT	74	Interior	5,000	4,500+	849,490+
Trace 24-R2-RT	75	End	5,000	33,000+	877,990+

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