

P2^{at} SOUTH·620

COMMUNITY INFORMATION

25570 Ambrose Tree Pl, Aldie, VA 20105
 Private Showings by Request: Daily, 10AM-5PM
 Open House: Saturday-Sunday, 10AM-5PM
 (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

FALL 2026 DELIVERY SINGLE FAMILY HOMES

| HOMESITE | FLOORPLAN | ELEVATION | HOME SQ FT | BEDROOMS | BATHROOMS | GARAGE | FINISHED BASEMENT | KITCHEN CABINETS | TOTAL PRICE* | EARNEST DEPOSIT* |
|----------|-------------|---|------------|----------|-----------|--------|-------------------------------------|------------------|--------------|------------------|
| 27 | Sasha 31-F2 |  | 3,466 | 4 | 5.5 | 2 | <input checked="" type="checkbox"/> | White | 1,086,540 | 65,000 |
| 28 | Sasha 31-F2 |  | 3,466 | 4 | 5.5 | 2 | <input checked="" type="checkbox"/> | Light Grey | 1,085,990 | 65,000 |
| 29 | Sasha 31-F2 |  | 3,466 | 4 | 5.5 | 2 | <input checked="" type="checkbox"/> | White | 1,119,290 | 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 05/21/2026.



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|----------|-------------|---|------------|----------|-----------|--------|-------------------------------------|------------------|---------|------------------|
| 36 | Sable 24-F2 |  | 2,587 | 4 | 3.5 | 2 | <input checked="" type="checkbox"/> | Light Grey | 942,990 | 50,000 |

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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* |
|----------|--------------|---|-------------|------------|----------|-----------|--------|-------------------|------------|------------------|
| 6 | Sasha 31-F2 |  | Spring 2027 | 2,797+ | 4 | 4.5+ | 2 | Deck/Patio Option | 1,069,990+ | 65,000 |
| | Sondra 31-F2 | | | 2,558+ | | | | | | |

SINGLE FAMILY HOMES, COLOR SCHEME 4

| HOMESITE | FLOORPLAN | ELEVATION | DELIVERY | HOME SQ FT | BEDROOMS | BATHROOMS | GARAGE | AVAILABLE ADD ON | PRICE* | EARNEST DEPOSIT* |
|----------|--------------|---|-------------|------------|----------|-----------|--------|-------------------|------------|------------------|
| 21 | Sasha 31-F2 |  | Spring 2027 | 2,797+ | 4 | 4.5+ | 2 | Deck/Patio Option | 1,021,490+ | 65,000 |
| | Sondra 31-F2 | | | 2,558+ | | | | | | |

SINGLE FAMILY HOMES, COLOR SCHEME 7

| HOMESITE | FLOORPLAN | ELEVATION | DELIVERY | HOME SQ FT | BEDROOMS | BATHROOMS | GARAGE | AVAILABLE ADD ON | PRICE* | EARNEST DEPOSIT* |
|----------|--------------|--|-------------|------------|----------|-----------|--------|-------------------|------------|------------------|
| 22 | Sasha 31-F2 |  | Spring 2027 | 2,797+ | 4 | 4.5+ | 2 | Deck/Patio Option | 1,021,490+ | 65,000 |
| | Sondra 31-F2 | | | 2,558+ | | | | | | |

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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 |  | Spring 2027 | 2,587 | 4 | 3.5 | 2 | Deck/Patio Option | 906,990+ | 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 |  | Spring 2027 | 2,587 | 4 | 3.5 | 2 | Deck/Patio Option | 906,990+ | 50,000 |

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