

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

OCTOBER 2026 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	ELEVATION	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
6	Shea 24-R2		2,589	3	3.5	2	Dark Brown	722,990	35,000
7	Shea 24-R2		3,387	4	4.5	2	Stone Grey	738,990	35,000

OCTOBER 2026 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	ELEVATION	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
8	Shea 24-R2		2,589	3	3.5	2	Medium-Tone Grey	722,990	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 06/23/2026.



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NOVEMBER 2026 DELIVERY 20' TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
47	Tyler 20-R2	Interior	2,048	3	3.5	2	Brown	554,990	35,000

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OCTOBER/NOVEMBER 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	690,990	35,000
28	Tahoe 24-F2	Interior	2,707	3	3.5	2	Stone Grey	683,490	35,000
30	Tahoe 24-F2	Interior	2,707	3	3.5	2	White	690,990	35,000
31	Tahoe 24-F2	End	2,707	3	3.5	2	Dark Brown	700,990	35,000

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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	605,470	35,000
71	Taylor 28-R2	Interior	2,225	3	3.5	2	Stone Grey	594,480	35,000
73	Taylor 28-R2	Interior	2,172	3	3.5	2	White	590,040	35,000
75	Taylor 28-R2	Interior	2,186	3	3.5	2	Dark Brown	588,110	35,000

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SINGLE FAMILY HOMES, ELEVATION A COLOR SCHEME 5

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	STARTING PRICE*	EARNEST DEPOSIT*
9	Shea 24-R2		Fall/Winter 2026	2,589+	3-4	3.5-4.5	2	693,490+	35,000

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BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHS	GARAGE	BASE PRICE*
Tyler 20-R2	2,048+	3	3.5	2	540,990

AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	INTERIOR/END	LOT PREMIUM*	STRUCTURAL OPTIONS ONLY*	STARTING PRICE*
Tyler 20-R2	38	End	0	47,000+	587,990+
Tyler 20-R2	41	Interior	0	10,000+	550,990+
Tyler 20-R2	43	End	0	46,000+	586,990+

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BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHS	GARAGE	BASE PRICE*
Tahoe 24-F2	2,700	3	3.5	2	620,990

AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	INTERIOR/END	LOT PREMIUM*	STRUCTURAL OPTIONS ONLY*	STARTING PRICE*
Tahoe 24-F2	18	End	5,000	47,500+	673,490+
Tahoe 24-F2	19	Interior	5,000	0+	625,990+
Tahoe 24-F2	20	Interior	5,000	0+	625,990+
Tahoe 24-F2	21	Interior	5,000	0+	625,990+
Tahoe 24-F2	22	Interior	5,000	0+	625,990+
Tahoe 24-F2	23	Interior	5,000	0+	625,990+
Tahoe 24-F2	24	End	5,000	0+	625,990+

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BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHS	GARAGE	BASE PRICE*
Taylor 28-R2	2,100+	3	3.5	2	542,990

AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	INTERIOR/END	LOT PREMIUM*	STRUCTURAL OPTIONS ONLY*	STARTING PRICE*
Taylor 28-R2	77	End	0	35,480+	578,470+
Taylor 28-R2	78	Interior	0	24,490+	567,480+
Taylor 28-R2	79	Interior	0	870+	543,860+
Taylor 28-R2	80	Interior	0	20,050	563,040+
Taylor 28-R2	81	Interior	0	760+	543,750+
Taylor 28-R2	82	Interior	0	18,120+	561,110+
Taylor 28-R2	83	End	0	20,520+	563,510+

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