

# 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

\*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 06/08/2026.



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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*
46	Tyler 20-R2	Interior	2,048	3	3.5	2	Stone Grey	576,990	35,000
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	695,990	35,000
28	Tahoe 24-F2	Interior	2,707	3	3.5	2	Stone Grey	688,490	35,000
30	Tahoe 24-F2	Interior	2,707	3	3.5	2	White	695,990	35,000
31	Tahoe 24-F2	End	2,707	3	3.5	2	Dark Brown	705,990	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	595,895	10,000*

## 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
74	Taylor 28-R2	Interior	2,194	3	3.5	2	Stone Grey	570,750	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 2

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	STARTING PRICE*	EARNEST DEPOSIT*
8	Shea 24-R2		Fall/Winter 2026	2,589+	3-4	3.5-4.5	2	681,990+	35,000

### 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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Earnest Money Deposit	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	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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