

# WEST PARK IV

## COMMUNITY INFORMATION

22995 Orchard Grove Drive, Ashburn, VA 20148  
 Private Showings by Request Monday-Friday, 10AM-5PM  
 Open Houses Saturday-Sunday, 10AM-5PM  
 (240) 221-7476  
 VanMetreHomes.com/WPIV

## FINANCING INFORMATION

Closing Cost Assistance 20,000  
 Intercoastal Mortgage 19,000  
 Walker Title 1,000  
 Earnest Money Deposit 70,000\*

## LOAN OFFICER

Sebastian Rivera  
 NMLS ID # 190984  
 Email srivera@icmtg.com  
 Cell Phone (703) 300-1017  
 Office Phone (571) 266-6506

### OCTOBER 2026 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	DECK	SCREENED PORCH	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
3477	Stone 36-F2	3,274	4	3.5	2	<input type="checkbox"/>	<input type="checkbox"/>	Light Grey	1,216,990	70,000
3520	Stone 36-F2	3,274	4	3.5	2	<input type="checkbox"/>	<input type="checkbox"/>	White	1,215,240	70,000

### NOVEMBER 2026 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	DECK	SCREENED PORCH	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
3479	Stone 36-F2	3,975	5	4.5	2	<input type="checkbox"/>	<input type="checkbox"/>	White	1,251,240	70,000
3481	Stone 36-F2	3,968	5	4.5	2	<input type="checkbox"/>	<input type="checkbox"/>	Light Grey	1,250,240	70,000
3508	Stone 36-F2	3,274	4	3.5	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	White	1,195,240	70,000
3509	Stone 36-F2	3,968	5	4.5	2	<input type="checkbox"/>	<input type="checkbox"/>	Light Grey	1,237,490	70,000

\*Pricing and availability are subject to change without notice. Pricing does not include HOA fees, including a \$207.53 monthly HOA fee. 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 06/24/2026.



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## BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHS	BASE PRICE*
Stone 36-F2	3,267+	4-5	3.5-4.5	1,132,990
Samson 36-F2	4,243+	5-6	4.5-5.5	1,222,990

## AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	LOT PREMIUM*	STRUCTURAL OPTIONS ONLY*	STARTING PRICE*
Samson 36-F2	3469	0	4,000+	1,226,990+
Samson 36-F2	3470	0	0+	1,222,990+
Samson 36-F2	3471	0	0+	1,222,990+
Samson 36-F2	3472	0	34,250+	1,257,240+
Samson 36-F2	3473	7,500	34,250+	1,264,740+
Stone 36-F2	3475	10,000	41,000+	1,183,990+
Samson 36-F2	3615	10,000	0+	1,232,990+

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