



COMMUNITY INFORMATION

102 Wagtail Lane, Winchester, VA 22603
 Tours Daily, 10AM-5PM
 (540) 274-2958
 VanMetreHomes.com/HP

FINANCING INFORMATION

Closing Cost Assistance 20,000
 Intercoastal Mortgage 19,000
 Walker Title 1,000
 Earnest Money Deposit 35,000

LOAN OFFICER

Alex Norcini
 NMLS ID # 870609
 Email alexn@icmtg.com
 Cell Phone (703) 403-7236

MOVE-IN READY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
1014	Sierra 39-F2	3,200	3	3	2	Linen	622,490	10,000*
1035	Sierra 39-F2	3,200	3	3	2	Linen Perimeter Black Island	590,259	10,000*
1037	Sierra 39-F2	3,200	3	3	2	Rye	599,990	10,000*

NOVEMBER 2026 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
1015	Sierra 39-F2	3,200	3	3	2	Linen	603,490	35,000

DECEMBER 2026 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
1016	Sierra 39-F2	3,200	3	3	2	Brown	587,490	35,000

*Pricing and availability are subject to change without notice. Pricing does not include HOA fees, including an initial Capital Contribution of \$2,650 and a \$199.00 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 07/20/2026.





COMMUNITY INFORMATION

102 Wagtail Lane, Winchester, VA 22603
Tours Daily, 10AM-5PM
(540) 274-2958
VanMetreHomes.com/HP

FINANCING INFORMATION

Closing Cost Assistance 20,000
Intercoastal Mortgage 19,000
Walker Title 1,000
Earnest Money Deposit 35,000

LOAN OFFICER

Alex Norcini
NMLS ID # 870609
Email alexn@icmtg.com
Cell Phone (703) 403-7236

MOVE-IN READY 34' VILLAS

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
1024	Vale 34-F2	End	2,279	3	2.5	2	Linen	524,729	10,000*

*Pricing and availability are subject to change without notice. Pricing does not include HOA fees, including an initial Capital Contribution of \$2,650 and a \$199.00 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 07/20/2026.





COMMUNITY INFORMATION

102 Wagtail Lane, Winchester, VA 22603
Tours Daily, 10AM-5PM
(540) 274-2958
VanMetreHomes.com/HP

FINANCING INFORMATION

Closing Cost Assistance	20,000
Intercoastal Mortgage	19,000
Walker Title	1,000
Earnest Money Deposit	35,000

LOAN OFFICER

Alex Norcini	
NMLS ID #	870609
Email	alexn@icmtg.com
Cell Phone	(703) 403-7236

MOVE-IN READY 30' VILLAS

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
1031	Vera 30-F2	Interior	2,195	3	2.5	2	Rye	439,129	10,000*
1095	Vera 30-F2	End	2,181	3	2.5	2	Latte	455,169	10,000*

*Pricing and availability are subject to change without notice. Pricing does not include HOA fees, including an initial Capital Contribution of \$2,650 and a \$199.00 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 07/20/2026.

