

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
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 Cell Phone (703) 300-1017
 Office Phone (571) 266-6506

MOVE-IN READY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	DECK	SCREENED PORCH	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
3616	Samson 36-F2	4,595	6	5.5	2	☐	☒	White Perimeter Black Island	1,549,198	35,000*

OCTOBER 2026 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	DECK	SCREENED PORCH	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
3520	Stone 36-F2	3,274	4	3.5	2	☐	☐	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*
3477	Stone 36-F2	3,274	4	3.5	2	☐	☐	Light Grey	1,216,990	70,000
3479	Stone 36-F2	3,975	5	4.5	2	☐	☐	White	1,251,240	70,000
3481	Stone 36-F2	3,968	5	4.5	2	☐	☐	Light Grey	1,250,240	70,000
3508	Stone 36-F2	3,274	4	3.5	2	☒	☐	White	1,195,240	70,000
3509	Stone 36-F2	3,968	5	4.5	2	☐	☐	Light Grey	1,237,490	70,000

DECEMBER 2026 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	DECK	SCREENED PORCH	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
3475	Stone 36-F2	3,267	5	4.5	2	☐	☐	White	1,247,490	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 07/23/2026.



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BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHS	BASE PRICE*
Samson 36-F2	4,246+	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	38,500+	1,261,490+
Samson 36-F2	3470	0	66,250+	1,289,240+
Samson 36-F2	3471	0	13,750+	1,236,740+
Samson 36-F2	3472	0	34,250+	1,257,240+
Samson 36-F2	3473	7,500	34,250+	1,264,740+
Samson 36-F2	3615	10,000	0+	1,232,990+

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