

COMMUNITY INFORMATION

13731 Aviation Place, Herndon, VA 20171
Private Showings by Request Monday-Friday, 10AM-5PM
Open Houses Saturday-Sunday, 10AM-5PM
VanMetreHomes.com/AV
(571) 200-7628

FINANCING INFORMATION

Closing Cost Assistance	20,000
Intercoastal Mortgage	19,000
Walker Title	1,000
Earnest Money Deposit (16' Homes)	35,000*

LOAN OFFICER

Richard Hearn	
NMLS ID #	221300
Email	rhearn@icmtg.com
Office Phone	(571) 442-7969

MOVE-IN READY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Tatum 16-R1-RT	153	End	2,052	3	3F, 2H	1	Grey Perimeter Sage Green Island	760,501	10,000*

**Pricing and availability are subject to change without notice. Pricing does not include an initial Capital Contribution of \$1,500 and a \$229.46 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 08/14/2026.*



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Closing Cost Assistance 20,000
Intercoastal Mortgage 19,000
Walker Title 1,000
Earnest Money Deposit (20' Homes) 45,000*

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DECEMBER 2026 DELIVERY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Tally 20-R2-RT	77	Interior	2,528	4	3F, 2H	2	Stone Grey	783,990	45,000

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DECEMBER 2026 DELIVERY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Taryn 24-F2	12	Interior	2,721	3	3F, 1H	2	White	906,740	45,000
Taryn 24-F2	14	Interior	2,721	3	3F, 1H	2	Stone Grey	907,740	45,000

JANUARY 2027 DELIVERY TOWNHOMES

FLOORPLAN	HOMESITE	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
Taryn 24-F2	6	End	2,716	3	3F, 1H	2	White	936,990	45,000
Taryn 24-F2	7	Interior	2,723	3	3F, 1H	2	Stone Grey	912,740	45,000
Taryn 24-F2	8	Interior	2,723	3	3F, 1H	2	White	901,740	45,000
Taryn 24-F2	9	Interior	2,723	3	3F, 1H	2	White	911,740	45,000

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Walker Title	1,000
Earnest Money Deposit	45,000

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BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHROOMS	GARAGE	BASE PRICE*
Tally 20-R2-RT	2,487+	4	3F, 2H	2	745,990

AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	INTERIOR/END	LOT PREMIUM*	STRUCTURAL OPTIONS ONLY*	STARTING PRICE*
Tally 20-R2-RT	61	End	0	28,000+	773,990+
Tally 20-R2-RT	62	Interior	0	0+	745,990+
Tally 20-R2-RT	63	Interior	0	3,000+	748,990+
Tally 20-R2-RT	64	Interior	0	0+	745,990+
Tally 20-R2-RT	65	Interior	0	3,000+	748,990+
Tally 20-R2-RT	66	Interior	0	0+	745,990+
Tally 20-R2-RT	67	Interior	0	3,000+	748,990+
Tally 20-R2-RT	68	End	0	25,000+	770,990+
Tally 20-R2-RT	80	End	0	28,000+	773,990+
Tally 20-R2-RT	82	Interior	0	0+	745,990+

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BUILD-TO-ORDER FLOORPLANS

FLOORPLAN	SQUARE FOOTAGE	BEDS	BATHROOMS	GARAGE	BASE PRICE*
Trace 24-R2-RT	2,969+	4	3F, 2H	2	847,990+

AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	INTERIOR/END	LOT PREMIUM*	STRUCTURAL OPTIONS ONLY*	STARTING PRICE*
Trace 24-R2-RT	70	Interior	5,000	2,000+	854,990+
Trace 24-R2-RT	71	Interior	5,000	5,500+	858,490+
Trace 24-R2-RT	72	Interior	5,000	0+	852,990+
Trace 24-R2-RT	74	Interior	5,000	2,000+	854,990+

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