



COMMUNITY INFORMATION

134 Wagtail Lane, Winchester, VA 22603
 Meet with an Advisor by Request Monday-Friday, 10AM-5PM
 Open Houses Saturday-Sunday, 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	617,490	10,000*
1035	Sierra 39-F2	3,200	3	3	2	Linen Perimeter Black Island	585,659	10,000*
1037	Sierra 39-F2	3,200	3	3	2	Rye	595,390	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	598,490	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	582,490	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 New Home Advisor for details. Current as of 08/27/2026.





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MOVE-IN READY 30' VILLAS

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
1090	Vera 30-F2	End	2,181	3	2.5	2	White	456,639	10,000*

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