

COMMUNITY INFORMATION

13731 Aviation Place, Herndon, VA 20171  
Meet with an Advisor 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 (20' Homes) | 45,000* |

LOAN OFFICER

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

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           |

APRIL 2027 DELIVERY TOWNHOMES

| FLOORPLAN      | HOMESITE | INTERIOR/END | HOME SQ FT | BEDROOMS | BATHROOMS | GARAGE | KITCHEN CABINETS | TOTAL PRICE* | EARNEST DEPOSIT* |
|----------------|----------|--------------|------------|----------|-----------|--------|------------------|--------------|------------------|
| Tally 20-R2-RT | 80       | End          | 2,507      | 4        | 3F, 2H    | 2      | White            | 808,990      | 45,000           |
| Tally 20-R2-RT | 82       | Interior     | 2,508      | 4        | 3F, 2H    | 2      | White            | 780,990      | 45,000           |

*\*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 New Home Advisor for details. Current as of 09/09/2026.*

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## JANUARY 2027 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       | 900,990      | 45,000           |

## FEBRUARY 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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## 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 | 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+        |

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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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