



#### COMMUNITY INFORMATION

9711 Grant Avenue, Manassas, VA 20110  
Meet with an Advisor by Request Monday-Friday, 10AM-5PM  
Open Houses Saturday-Sunday, 10AM-5PM  
(240) 221-6828  
VanMetreHomes.com/AB

#### FINANCING INFORMATION

Closing Cost Assistance 20,000  
Intercoastal Mortgage 19,000  
Walker Title 1,000

#### LOAN OFFICER

Jeff Divack  
NMLS ID # 218698  
Email jeffd@icmtg.com  
Cell Phone (703) 867-5644  
Office Phone (703) 449-6825

#### DECEMBER 2026 DELIVERY SINGLE FAMILY HOMES

| HOMESITE | FLOORPLAN  | ELEVATION                                                                         | HOME SQ FT | BEDROOMS | BATHROOMS | GARAGE | KITCHEN CABINETS | TOTAL PRICE* | EARNEST DEPOSIT* |
|----------|------------|-----------------------------------------------------------------------------------|------------|----------|-----------|--------|------------------|--------------|------------------|
| 8        | Shea 24-R2 |  | 2,589      | 3        | 3.5       | 2      | Medium-Tone Grey | 699,990      | 35,000           |

#### FEBRUARY 2027 DELIVERY SINGLE FAMILY HOMES

| HOMESITE | FLOORPLAN  | ELEVATION                                                                         | HOME SQ FT | BEDROOMS | BATHROOMS | GARAGE | KITCHEN CABINETS | TOTAL PRICE* | EARNEST DEPOSIT* |
|----------|------------|-----------------------------------------------------------------------------------|------------|----------|-----------|--------|------------------|--------------|------------------|
| 9        | Shea 24-R2 |  | 3,387      | 4        | 4.5       | 2      | White            | 744,490      | 35,000           |

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#### FEBRUARY/MARCH 2027 DELIVERY 20' TOWNHOMES

| HOMESITE | FLOORPLAN   | INTERIOR/END | HOME SQ FT | BEDROOMS | BATHROOMS | GARAGE | KITCHEN CABINETS | TOTAL PRICE* | EARNEST DEPOSIT* |
|----------|-------------|--------------|------------|----------|-----------|--------|------------------|--------------|------------------|
| 38       | Tyler 20-R2 | End          | 2,048      | 3        | 3.5       | 2      | White            | 614,990      | 35,000           |
| 41       | Tyler 20-R2 | Interior     | 2,048      | 3        | 3.5       | 2      | Brown            | 558,990      | 35,000           |
| 43       | Tyler 20-R2 | End          | 2,048      | 3        | 3.5       | 2      | Rich Brown       | 595,180      | 35,000           |
| 47       | Tyler 20-R2 | Interior     | 2,048      | 3        | 3.5       | 2      | Brown            | 554,990      | 35,000           |

#### MARCH/APRIL 2027 DELIVERY 20' TOWNHOMES

| HOMESITE | FLOORPLAN   | INTERIOR/END | HOME SQ FT | BEDROOMS | BATHROOMS | GARAGE | KITCHEN CABINETS | TOTAL PRICE* | EARNEST DEPOSIT* |
|----------|-------------|--------------|------------|----------|-----------|--------|------------------|--------------|------------------|
| 10       | Tyler 20-R2 | End          | 2,048      | 3        | 3.5       | 2      | White            | 597,990      | 35,000           |
| 11       | Tyler 20-R2 | Interior     | 2,048      | 3        | 3.5       | 2      | Rich Brown       | 555,180      | 35,000           |
| 12       | Tyler 20-R2 | Interior     | 2,048      | 3        | 3.5       | 2      | White            | 577,990      | 35,000           |
| 14       | Tyler 20-R2 | End          | 2,048      | 3        | 3.5       | 2      | Stone Grey       | 615,990      | 35,000           |

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#### NOVEMBER 2026 DELIVERY 24' TOWNHOMES

| HOMESITE | FLOORPLAN   | INTERIOR/END | HOME SQ FT | BEDROOMS | BATHROOMS | GARAGE | KITCHEN CABINETS | TOTAL PRICE* | EARNEST DEPOSIT* |
|----------|-------------|--------------|------------|----------|-----------|--------|------------------|--------------|------------------|
| 28       | Tahoe 24-F2 | Interior     | 2,707      | 3        | 3.5       | 2      | Stone Grey       | 642,490      | 10,000           |
| 30       | Tahoe 24-F2 | Interior     | 2,707      | 3        | 3.5       | 2      | White            | 649,990      | 10,000           |
| 31       | Tahoe 24-F2 | End          | 2,707      | 3        | 3.5       | 2      | Dark Brown       | 659,990      | 10,000           |

#### FEBRUARY/MARCH 2027 DELIVERY 24' TOWNHOMES

| HOMESITE | FLOORPLAN   | INTERIOR/END | HOME SQ FT | BEDROOMS | BATHROOMS | GARAGE | KITCHEN CABINETS | TOTAL PRICE* | EARNEST DEPOSIT* |
|----------|-------------|--------------|------------|----------|-----------|--------|------------------|--------------|------------------|
| 18       | Tahoe 24-F2 | End          | 2,707      | 3        | 3.5       | 2      | White            | 703,490      | 35,000           |
| 20       | Tahoe 24-F2 | Interior     | 2,707      | 3        | 3.5       | 2      | Brown            | 642,990      | 35,000           |
| 21       | Tahoe 24-F2 | Interior     | 2,707      | 3        | 3.5       | 2      | Stone Grey       | 666,990      | 35,000           |
| 22       | Tahoe 24-F2 | Interior     | 2,707      | 3        | 3.5       | 2      | White            | 678,490      | 35,000           |
| 23       | Tahoe 24-F2 | Interior     | 2,707      | 3        | 3.5       | 2      | Rich Brown       | 618,990      | 35,000           |
| 24       | Tahoe 24-F2 | End          | 2,707      | 3        | 3.5       | 2      | Stone Grey       | 705,990      | 35,000           |

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#### MOVE-IN READY 28' TOWNHOMES

| HOMESITE | FLOORPLAN    | INTERIOR/END | HOME SQ FT | BEDROOMS | BATHROOMS | GARAGE | KITCHEN CABINETS | TOTAL PRICE* | EARNEST DEPOSIT* |
|----------|--------------|--------------|------------|----------|-----------|--------|------------------|--------------|------------------|
| 73       | Taylor 28-R2 | Interior     | 2,172      | 3        | 3.5       | 2      | White            | 564,990      | 10,000*          |
| 75       | Taylor 28-R2 | Interior     | 2,186      | 3        | 3.5       | 2      | Dark Brown       | 564,990      | 10,000*          |

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#### SINGLE FAMILY HOMES, ELEVATION A COLOR SCHEME 1

| HOMESITE | FLOORPLAN  | ELEVATION                                                                         | DELIVERY    | HOME SQ FT | BEDROOMS | BATHROOMS | GARAGE | STARTING PRICE* | EARNEST DEPOSIT* |
|----------|------------|-----------------------------------------------------------------------------------|-------------|------------|----------|-----------|--------|-----------------|------------------|
| 1        | Shea 24-R2 |  | Spring 2027 | 2,589+     | 3-4      | 3.5-4.5   | 2      | 659,990+        | 35,000           |

#### SINGLE FAMILY HOMES, ELEVATION B COLOR SCHEME 6

| HOMESITE | FLOORPLAN  | ELEVATION                                                                         | DELIVERY    | HOME SQ FT | BEDROOMS | BATHROOMS | GARAGE | STARTING PRICE* | EARNEST DEPOSIT* |
|----------|------------|-----------------------------------------------------------------------------------|-------------|------------|----------|-----------|--------|-----------------|------------------|
| 2        | Shea 24-R2 |  | Spring 2027 | 2,589+     | 3-4      | 3.5-4.5   | 2      | 659,990+        | 35,000           |

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# ashberry

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Private Showings by Request Monday-Friday, 10AM-5PM  
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| Intercoastal Mortgage   | 19,000 |
| Walker Title            | 1,000  |
| Earnest Money Deposit   | 35,000 |

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## BUILD-TO-ORDER FLOORPLANS

| FLOORPLAN   | SQUARE FOOTAGE | BEDS | BATHS | GARAGE | BASE PRICE* |
|-------------|----------------|------|-------|--------|-------------|
| Tahoe 24-F2 | 2,700          | 3    | 3.5   | 2      | 590,990     |

## AVAILABLE BUILD-TO-ORDER HOMESITES

| FLOORPLAN   | HOMESITE | INTERIOR/END | LOT PREMIUM* | STRUCTURAL OPTIONS ONLY* | STARTING PRICE* |
|-------------|----------|--------------|--------------|--------------------------|-----------------|
| Tahoe 24-F2 | 11       | End          | 0            | 50,000+                  | 640,990+        |
| Tahoe 24-F2 | 12       | Interior     | 0            | 11,000+                  | 601,990+        |
| Tahoe 24-F2 | 13       | Interior     | 0            | 22,500+                  | 613,490+        |
| Tahoe 24-F2 | 14       | Interior     | 0            | 0+                       | 590,990+        |
| Tahoe 24-F2 | 15       | Interior     | 0            | 24,000+                  | 614,990+        |
| Tahoe 24-F2 | 16       | Interior     | 0            | 11,000+                  | 601,990+        |
| Tahoe 24-F2 | 17       | Interior     | 0            | 48,500+                  | 639,490+        |

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#### BUILD-TO-ORDER FLOORPLANS

| FLOORPLAN   | SQUARE FOOTAGE | BEDS | BATHS | GARAGE | BASE PRICE* |
|-------------|----------------|------|-------|--------|-------------|
| Tyler 20-R2 | 2,048          | 3    | 3.5   | 2      | 540,990     |

#### AVAILABLE BUILD-TO-ORDER HOMESITES

| FLOORPLAN   | HOMESITE          | INTERIOR/END | ELEVATION | STRUCTURAL OPTIONS ONLY* | STARTING PRICE* |
|-------------|-------------------|--------------|-----------|--------------------------|-----------------|
| Tyler 20-R2 | 4, Thomas Section | End          | C         | 45,000+                  | 585,990+        |
| Tyler 20-R2 | 5, Thomas Section | Interior     | A         | 0+                       | 540,990+        |
| Tyler 20-R2 | 6, Thomas Section | Interior     | D         | 9,000+                   | 549,990+        |
| Tyler 20-R2 | 7, Thomas Section | Interior     | E         | 10,000+                  | 550,990+        |
| Tyler 20-R2 | 8, Thomas Section | Interior     | B         | 6,000+                   | 546,990+        |
| Tyler 20-R2 | 9, Thomas Section | End          | D         | 30,000+                  | 570,990+        |

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|--------------|----------------|------|-------|--------|-------------|
| Taylor 28-R2 | 2,100+         | 3    | 3.5   | 2      | 537,990     |

#### AVAILABLE BUILD-TO-ORDER HOMESITES

| FLOORPLAN    | HOMESITE | INTERIOR/END | LOT PREMIUM* | STRUCTURAL OPTIONS ONLY* | STARTING PRICE* |
|--------------|----------|--------------|--------------|--------------------------|-----------------|
| Taylor 28-R2 | 78       | Interior     | 0            | 24,490+                  | 562,480+        |
| Taylor 28-R2 | 80       | Interior     | 0            | 20,050                   | 558,040+        |
| Taylor 28-R2 | 82       | Interior     | 0            | 18,120+                  | 556,110+        |
| Taylor 28-R2 | 83       | End          | 0            | 20,520+                  | 558,510+        |

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