

P2^{at} SOUTH·620

COMMUNITY INFORMATION

25570 Ambrose Tree Pl, Aldie, VA 20105
 Meet with an Advisor by Request Monday-Friday, 10AM-5PM
 Open Houses Saturday-Sunday, 10AM-5PM
 (703) 940-9696
 VMP2.com

FINANCING INFORMATION

Closing Cost Assistance 30,000*
 Intercoastal Mortgage 29,000*
 Walker Title 1,000

LOAN OFFICER

Mya Tran-Harter
 NMLS ID # 248295
 Email mtran@icmtg.com
 Cell Phone 703-851-1810
 Office Phone 703-364-5644

DECEMBER 2026 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	ELEVATION	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	FINISHED BASEMENT	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
27	Sasha 31-F2		3,466	4	5.5	2	☒	White	1,079,540	65,000

*Pricing and availability are subject to change without notice. Pricing does not include HOA fees, including an initial Capital Contribution of \$1,200 and a \$198 monthly HOA fee for single family homes. 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 10/09/2026.



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NOVEMBER 2026 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	ELEVATION	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	FINISHED BASEMENT	KITCHEN CABINETS	PRICE*	EARNEST DEPOSIT*
36	Sable 24-F2		2,587	4	3.5	2	☒	Light Grey	915,990*	50,000
32	Sable 24-F2		2,587	4	3.5	2	☒	White	917,432	50,000

*Homesite 36 has \$30K towards closing costs with the use of Intercoastal Mortgage and Walker Title.

DECEMBER 2026 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	ELEVATION	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	FINISHED BASEMENT	KITCHEN CABINETS	PRICE*	EARNEST DEPOSIT*
30	Sable 24-F2		2,587	4	3.5	2	☒	White	915,990*	50,000

*Homesite 30 has \$30K towards closing costs with the use of Intercoastal Mortgage and Walker Title.

JANUARY 2027 DELIVERY SINGLE FAMILY HOMES

HOMESITE	FLOORPLAN	ELEVATION	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	FINISHED BASEMENT	KITCHEN CABINETS	PRICE*	EARNEST DEPOSIT*
34	Sable 24-F2		2,587	4	3.5	2	☒	Light Grey	955,990	50,000

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SINGLE FAMILY HOMES, COLOR SCHEME 1

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	FINISHED BASEMENT	WALKOUT DECK WITH COVERED TERRACE	PRICE*	EARNEST DEPOSIT*
19	Sasha 31-F2		Spring 2027	3,466	4	5.5	2	☒	☒	1,129,290+	65,000
1	Sondra 31-F2		Summer 2027	2,558+	4	3.5-4.5	2	☐	☐	1,048,240+	65,000
	Sasha 31-F2			2,797+		4.5-5.5				1,066,240+	

SINGLE FAMILY HOMES, COLOR SCHEME 3

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	FINISHED BASEMENT	WALKOUT DECK WITH COVERED TERRACE	PRICE*	EARNEST DEPOSIT*
3	Sondra 31-F2		Summer 2027	2,558+	4	3.5-4.5	2	☐	☐	1,122,790+	65,000
	Sasha 31-F2			2,797+		4.5-5.5				1,140,790+	

SINGLE FAMILY HOMES, COLOR SCHEME 6

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	FINISHED BASEMENT	WALKOUT DECK WITH COVERED TERRACE	PRICE*	EARNEST DEPOSIT*
18	Sasha 31-F2		Spring 2027	3,466	4	5.5	2	☒	☒	1,130,790+	65,000

SINGLE FAMILY HOMES, COLOR SCHEME 7

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	FINISHED BASEMENT	WALKOUT DECK WITH COVERED TERRACE	PRICE*	EARNEST DEPOSIT*
4	Sasha 31-F2		Spring 2027	3,466	4	5.5	2	☒	☒	1,140,490+	65,000

SINGLE FAMILY HOMES, COLOR SCHEME 8

HOMESITE	FLOORPLAN	ELEVATION	DELIVERY	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	FINISHED BASEMENT	WALKOUT DECK WITH COVERED TERRACE	PRICE*	EARNEST DEPOSIT*
2	Sondra 31-F2		Summer 2027	2,558+	4	3.5-4.5	2	☐	☐	1,046,490+	65,000
	Sasha 31-F2			2,797+		4.5-5.5				1,064,490+	

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