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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 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

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	619,990	10,000
30	Tahoe 24-F2	Interior	2,707	3	3.5	2	White	634,990	10,000

DECEMBER 2026 DELIVERY 24' TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
31	Tahoe 24-F2	End	2,707	3	3.5	2	Dark Brown	644,990	10,000

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	688,490	35,000
20	Tahoe 24-F2	Interior	2,707	3	3.5	2	Brown	627,990	35,000
21	Tahoe 24-F2	Interior	2,707	3	3.5	2	Stone Grey	651,990	35,000
22	Tahoe 24-F2	Interior	2,707	3	3.5	2	White	663,490	35,000
23	Tahoe 24-F2	Interior	2,707	3	3.5	2	Rich Brown	603,990	35,000
24	Tahoe 24-F2	End	2,707	3	3.5	2	Stone Grey	690,990	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	544,990	10,000*
75	Taylor 28-R2	Interior	2,186	3	3.5	2	Dark Brown	554,990	10,000*

APRIL 2027 DELIVERY 28' TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
78	Taylor 28-R2	Interior	2,225	3	3.5	2	White	580,480	35,000
80	Taylor 28-R2	Interior	2,172	3	3.5	2	Stone Gray	576,040	35,000

MAY 2027 DELIVERY 28' TOWNHOMES

HOMESITE	FLOORPLAN	INTERIOR/END	HOME SQ FT	BEDROOMS	BATHROOMS	GARAGE	KITCHEN CABINETS	TOTAL PRICE*	EARNEST DEPOSIT*
82	Taylor 28-R2	Interior	2,186	3	3.5	2	Saddle	554,110	35,000
83	Taylor 28-R2	End	2,221	3	3.5	2	Stone Gray	576,510	35,000

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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	681,490+	35,000

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9711 Grant Avenue, Manassas, VA 20110
Private Showings by Request Monday-Friday, 10AM-5PM
Open Houses Saturday-Sunday, 10AM-5PM
703-713-2511
VanMetreHomes.com/AB

FINANCING INFORMATION

Closing Cost Assistance	20,000
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	575,990

AVAILABLE BUILD-TO-ORDER HOMESITES

FLOORPLAN	HOMESITE	INTERIOR/END	ELEVATION	STRUCTURAL OPTIONS ONLY*	STARTING PRICE*
Tahoe 24-F2	11	End	D	50,000+	625,990+
Tahoe 24-F2	12	Interior	C	11,000+	586,990+
Tahoe 24-F2	13	Interior	B	22,500+	598,490+
Tahoe 24-F2	14	Interior	A	0+	575,990+
Tahoe 24-F2	15	Interior	D	24,000+	599,990+
Tahoe 24-F2	16	Interior	C	11,000+	586,990+
Tahoe 24-F2	17	End	B	48,500+	624,490+

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EQUAL HOUSING OPPORTUNITY

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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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