



Van Metre Townhomes in Stone Ridge INVENTORY CLEARANCE EVENT



Homesite 94 ~ The Clifton

Elevation E w/Window Seat in Living Room; 2 Car Garage; 2,608 sq. ft. on 3-Finished Levels; 3 Bedrooms & 2.5 Baths; Gourmet Kitchen with Cooktop & Double Oven, Stainless Steel Appliances; Hardwood throughout Main Level; and MUCH MORE!

WAS: ~~\$394,300~~
NOW: \$369,300*

Homesite 27 ~ The Astoria

End Unit; Elevation B w/Stone; 2 Car Garage; 2,562 sq. ft. on 3-Finished Levels; 3 Bedrooms & 2.5 Baths; Hardwood throughout Main Level; Gourmet Kitchen with Cooktop & Double Oven, Stainless Steel Appliances; White Painted Pickets and Oak Rails and MUCH MORE!

WAS: ~~\$404,745~~
NOW: \$382,245*

Homesite 37 ~ The Hyland

Elevation C w/Stone; 2 Car Garage; 2,585 sq. ft. on 3-Finished Levels; 3 Bedrooms & 2.5 Baths; Fireplace in Family Room; Gourmet Kitchen with Cooktop & Double Oven, Stainless Steel Appliances; Tray Ceiling in Master Bedroom with Luxury Bath and MUCH MORE!

WAS: ~~\$388,590~~
NOW: \$366,090*

Homesite 80 ~ The Palmer

Elevation C w/Stone; 2 Car Garage; 2,495 sq. ft. on 3-Finished Levels; 3 Bedrooms & 2.5 Baths; Sunny Morning Room off of Gourmet Kitchen with Cooktop & Double Oven, Stainless Steel Appliances & Granite Countertops; Hardwood throughout Main Level & MUCH MORE!

WAS: ~~\$385,460~~
NOW: \$362,960*

Homesite 81 ~ The Avalon

End Unit; Elevation C w/Stone; 2 Car Garage; 2,657 sq. ft. on 3-Finished Levels; 3 Bedrooms & 2.5 Baths; Main Level Study; Gourmet Kitchen w/Cooktop & Double Oven, Stainless Steel Appliances; Hardwood throughout Main Level & MUCH MORE!

WAS: ~~\$409,640~~
NOW: \$392,140*

LIMITED TIME ONLY!!!
\$10,000 TOWARDS CLOSING**

Bonita Hartbarger
Community Sales Manager
703-764-5486
BHartbarger@vanmetrehomes.com

*Pricing is valid on new contracts written now - December 20, 2011. **\$10,000 Closing Cost incentives are available with use of the seller's designated lender and title company. Not valid with any other offer, promotion or on prior contracts. Certain Conditions and Exclusions apply. See Sales Manager for details. 11.28.11





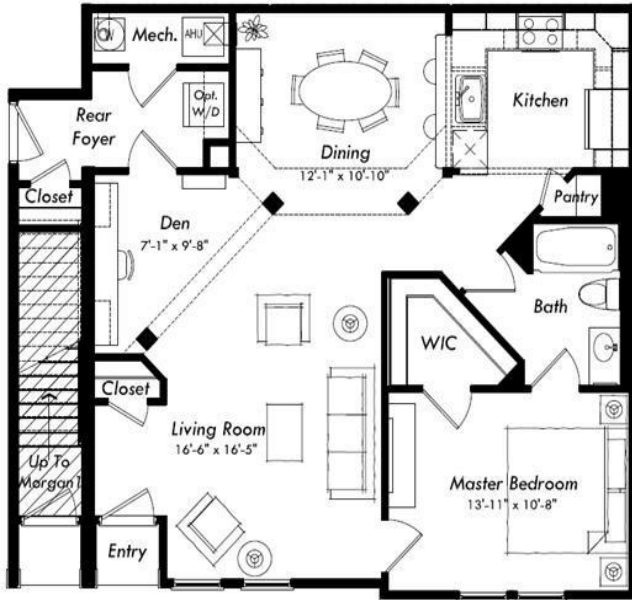
Van Metre Homes Mercer Park Metropolitan Flats

INVENTORY CLEARANCE EVENT

The Clarendon ~ \$194,310*

Could **YOU** use a **2011 Tax Deduction?**

Would **YOU** like to **PAY LESS Than Rent** for a **NEW Van Metre Home?**



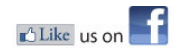
The Clarendon Floorplan

- 1 Bedroom and Den, 1 Bath
- 1,002 square feet on one finished level
- 2 Reserved Parking Spaces
- Chef's Kitchen with 42 " Maple Cabinets, Granite Countertops and Upgraded Stainless Steel Appliances
- Beautiful Ceramic in Master Bath with Listello liner, Granite Countertops and Maple Cabinets
- Brushed Nickel Lighting in Kitchen and Dining Room
- Ceiling fan prewires in Master Bedroom and Den

FOR LIMITED TIME ONLY!!!
\$10,000 CLOSING COST CREDIT**

Elaine Dai
 Community Sales Manager
 703-554-6944

Sales Office Open Daily
 24686 Byrne Meadow Square
 Stone Ridge, VA 20105



To Visit: From I-66, exit Route 28 North. Follow Route 28 North to Route 50 West. Continue approximately 6 miles. Just past Gum Spring Rd., Turn Left onto Stone Springs Blvd. Left on Millstream Drive and Left on Amber Spring Court, continue straight onto Byrne Meadow Square. Model on the right. 24686 Byrne Meadow Square, Stone Ridge, VA 20105

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www.VanMetreHomes.com