

Quick Facts

*We build on lots that are not ours. The lots belong to the homeowner or investor.

*Price listed includes the home itself. From foundation to final clean. The price doesn't include land, Govt fees, HOA fees, or site work.

*We are a No Hagggle Company, any discounts will be given at contact signing if applicable.

*No credits or swaps for deleted items.

*Additional costs on a typical tear down situation usually run between \$10K and \$15K.

*Site work costs may range from 45k to 75K not including a septic system & extra dirt work. Septic systems can range from aprox. 15,000 to aprox. 60,000. Dirt work is about 150 to 250 a load (Load: a dump truck filled up).

*Site work is completed through a third party vendor.

* We recommend vendors that have had a favorable opinion from previous clients, however, they do not represent and are not affiliated with ANV.

*We build in Northern and Central Virginia.

*There are no other hidden costs that you will pay ANV, like architectural or engineering fees. Additional costs may be due to the final grade of the house with reference to brick/stone and exterior steps.

*Additional costs due to grade:

- Additional brick for foundation wall (if applicable)

- Extra steps for basement walkup or front stoop (if applicable)

- Concrete or metal window wells with ladder.(if applicable)

*All monies must be placed in an escrow account prior to construction.

*All monies for county fees must be held by ANV per the terms of the contract for proper county management.

*Approximate 4 to 11 month build time depending on house size and finishes.

*2 to 4 month architectural and engineering time with no selection delays, lot issues, or site problems.

*Current size of homes, range: 992 finished sq ft to 35,000 total square feet. (new homes are created often).

*Current price of homes, range: \$169K to \$5 million.

*Investors are welcome and encouraged.

*Semi-custom changes to our current layouts are welcome (Signature & Reserve).

*In house 1, 2, and 10 year warranties (Signature & Reserve).

*All funds are to be wired to ANV directly, after the proper govt. and escrow agent inspections.

*All customers using a construction lender must use one from our list of recommended lenders, unless under unusual circumstances.

*Real Estate agents must register their clients with ANV before they contact us.

*3% Real estate agent commissions will be paid out on the base price only, otherwise 2% is discounted to the client.

*ANV has a very large showroom with hundreds tiles, countertops, cabinets, flooring options, and 60+ backsplashes to choose from. However, we are not a custom builder. We do not sell what we do not carry. This includes, but is not limited to, items like pocket doors, specialty coverings (like cabinets/countertops), paint colors, etc...

*Information on this website is subject to change without notice.