

 2,936 - 2,936 Square Feet

 4 - 4 Bedrooms

 3.0

**Priced From \$674,900**



**Community Location:** 2205 Carroll Drive, Blacksburg, VA 24060

## Features of this Community

- **1 move-in ready home remaining!**
- 'Best views in town'
- New homes in Blacksburg just minutes from Downtown
- Primrose Park within walking distance
- Bike paths throughout community that will connect to other paths in Blacksburg
- Top 25 Best Small City in the US!

**Only 1 home remaining!** Wake up to stunning mountain views at Givens Farm, our new construction community of beautiful single family homes for sale in Blacksburg. Available home designs include a mixture of both legacy and new floorplans, with options for first and second floor primary bedrooms, single- and multi-level layouts, walk-out basements, and a wealth of ways to personalize.

Conveniently located just north of downtown Blacksburg, VA and with easy access to 460, Givens Farm keeps you close to everything that matters, all with Virginia's postcard-perfect mountains as your backdrop.

## Quick Move-Ins



### 2205 Carroll Drive

Blacksburg, VA 24060

Givens Farm

Homesite 75

**\$674,900**

The Hartford II

 2,936  4  3.0

## Interactive Siteplan



● Quick Move-ins    ● Sold

# Included Features

## AT GIVENS FARM



### Architectural Features:

- Accented brick with remaining areas to be fiber cement prefinished siding with aluminum wrapped rake and fascia with full vented soffit at eaves. Shake siding to be fiber cement 7" random square staggered edge shake
- Trim to be white
- Masonry with brick veneer, per plan. Side and rear foundation walls may be stepped down, per site conditions. Insulated conditioned crawl space

### Exterior Features:

- Limited Lifetime Dimensional shingles
- Front stoop/porch to be brick with broom finished concrete and brick steps. Architectural columns installed, per plan. If rails are included, they will be white or black powder coated aluminum
- Front door to be 6'8" insulated fiberglass door with transom and sidelight, per plan
- Two hose bibs
- OG shaped, aluminum gutters with aluminum downspouts and vinyl splash blocks
- Included Deck constructed of pressure treated wood material, sized per plan (exclusion: Fulton model). Step location determined per site conditions

### Streetscape Features:

- Unique exterior detailing
- Asphalt driveway and broom finished concrete walkway
- Sod installed in front, rear and side yards
- Professionally pre-selected exterior color palette

### Mechanical Features:

- 14 SEER rated HVAC system with a Programmable Thermostat on each floor
- Energy Efficient 50 gallon electric hot water heater

### Energy Efficient Home Features:

- Vinyl single-hung tilt low E windows with grids between insulated glass. Screens are included on all operational windows
- R38 blown and/or batt ceiling insulation
- Conditioned Sidewall - high density R15 fiberglass batt
- Air filtration package - building wrap, window flanges taped to house wrap, and interior of sole plate sealed to subfloor
- Duct blaster test to be conducted on all duct work

### Interior Features:

- 6'-8" Hollow Core, 2 panel, smooth, square top doors with satin nickel door knobs
- Designer Ventilated closet shelving (per layout)

- Pre-Finished Hardwood in Foyer, Kitchen, Breakfast Nook, Butler's Pantry, Dining Room, Living Room and Powder Room
- Ceramic Tile in Primary Bath
- Vinyl in Secondary Full Baths and Laundry Room
- Carpet in all remaining areas
- Pine, fully carpeted stairs with oak handrail, newel post and rosette, with tapered painted balusters and painted cap board (per plan). Secondary floors will have drywalled half wall with painted wall cap or full wall, per plan.
- 5-1/4" ogee base with 3-1/4" Colonial Casing on windows, doors and cased openings
- 1-piece 3-5/8" crown in Dining Room with two member chair rail and picture frame molding below
- Structured Wiring Package

### Kitchen Features:

- GE Stainless Steel Appliance Package / electric smooth top range, microwave/hood & Energy Star dishwasher
- Granite countertops (Level 1)
- 42" Cambridge flat panel maple cabinets by Marsh Cabinetry
- Stainless steel double bowl undermount kitchen sink with stainless steel single lever faucet
- 1/2 HP garbage disposal

### Bathroom Features:

- Primary Bath: 5' shower including fiberglass base, ceramic tile surround and glass shower enclosure. Double or single vanity(s) with double lever chrome faucets
- Full Baths: 5' 1-piece gelcoat fiberglass tub/shower unit (per plan). Double or single vanity(s) with double lever chrome faucets
- Half Bath: Pedestal sink with double lever chrome faucet
- White cultured marble vanity tops
- Elongated commodes

### The Eagle Difference - Performance is the Eagle Standard:

- Eagle Advantage Home Warranty (10-year limited warranty)
- Pre-closing walk through
- 60 day and one year post-closing review

[eagleofva.com](http://eagleofva.com)

This information is deemed reliable but not guaranteed. All details, dimensions, square footage, illustrations and pricing are approximate and may vary from actual plans and specifications. Contact an Eagle Sales Consultant for details.



## Givens Farm HOA Dues

\$300 Annual Fee

## Montgomery County Tax Rate

\$1.15 per \$100 of assessed value

## Schools + Libraries

### Gilbert Linkous Elementary School

813 Toms Creek Road

### Blacksburg Middle School

3109 Prices Fork Road

### Blacksburg High School

3401 Bruin Lane

### Montgomery-Floyd Regional Library

200 Miller St SW

### Newman Library

560 Drillfield Drive

## Area Amenities

### Grocery Stores

Food Lion, Kroger, Earth Fare, Aldi, Blacksburg Farmers Market

### Malls and Shopping

Patrick Henry Centre Shopping Center, University Mall Shopping Center, Tech Village Center, University Crossroads, Kent Square, Blacksburg Square

### Restaurants

Mellow Mushroom, Cabo Fish Taco, The Farmhouse, The Black Hen, Our Daily Bread Bakery and Bistro, and more

### Recreation

Primrose Park, Blacksburg Municipal Park, Wong Park, Blacksburg Dog Park, Lark Lane Park, Blacksburg Country Club, Blacksburg Municipal Golf Park, Shenandoah Bike Trail, Deerfield Trail, Wild Irish Rose Equestrian Center, Anytime Fitness, Blacksburg Boxing and Fitness, In Balance Yoga, Cassell Coliseum Lane Stadium

### Entertainment

B&B Theatres Blacksburg 11 with B-Roll Bowling, Regal Cinemas, Starlite Drive-In Theater, Lyric Theatre

### Pharmacies

CVS Pharmacy, Blacksburg Pharmacy, Mainstreet Pharmacy, Kroger Pharmacy

### Hospitals

Lewis Gale Hospital, Moog Family Wellness Center, NRV Pediatrics, The Johnson Center for Health

## Local Contacts

### Utilities

Electricity AEP 804.698.5510	Natural Gas + Propane Atmos Energy 888.286.6700	Water + Sewer Town of Blacksburg 540.443.1000	Internet+Cable+Phone Xfinity Comcast 888.266.2278	Trash+Recycling Town of Blacksburg 540.443.1000
Post Office USPS 540.552.2751	Newspaper Roanoke Times 540.981.3340			