Midtown

1,504 - 3,508 Square Feet

2 - 5 Bedrooms

2.5 - 4.5

Priced From $539,990



Community Location: 513 Belvedere Avenue, Blacksburg, VA 24060

Features of this Community

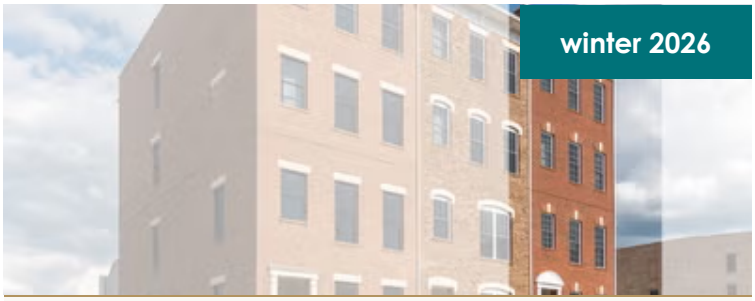
- 4-story townhomes and 2-level condos
- Upscale Downtown Living
- Walkable to Lane Stadium
- Steps away from great local restaurants and shopping
- Opportunity for covered terrace with gorgeous views
- Top 25 Best Small City in the US!

Midtown sets a vibrant stage for equally vibrant living in downtown Blacksburg. Designed for today's modern, connected lifestyles, Midtown's walkable urban-inspired neighborhood offers all the amenities and access that make it an ideal place to live, gather, work, and play. Located on the southern edge of downtown Blacksburg, from mouthwatering meals at local restaurants, to strolling the beautiful Virginia Tech campus and meeting friends to cheer on the Hokies, residents will relish the unique "Midtown mix" of business, retail, dining, and upscale in-town living.

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. Current information as of 19th November 2026

Midtown

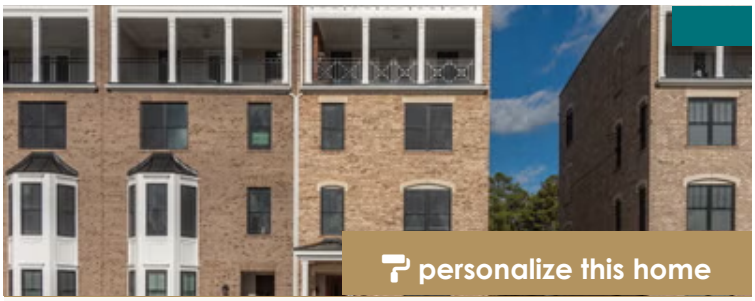
Quick Move-Ins



535 Belvedere Avenue
Blacksburg, VA 24060
townhome
Homesite 137
The Rowland
2,894 4 4.5
$1,177,453



513 Belvedere Avenue
Blacksburg, VA 24060
townhome
Homesite 130
The Westmoreland
3,508 4 4.5
$1,205,276



415 Eheart Street
Blacksburg, VA 24060
condominium
Homesite 143A
The Arlington
1,504 2 2.5
$539,990

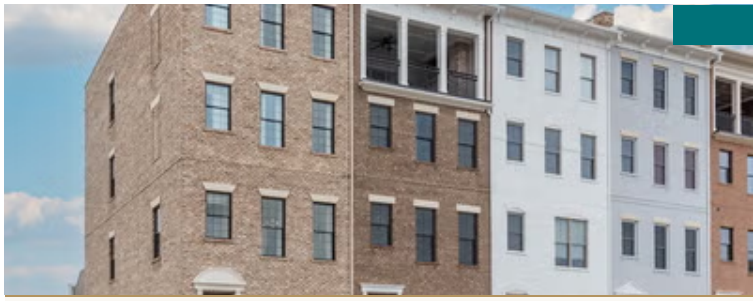


521 Belvedere Avenue
Blacksburg, VA 24060
townhome
Homesite 132
The Rowland
3,033 4 4.5
$997,054

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Midtown

Quick Move-Ins



527 Belvedere Avenue
Blacksburg, VA 24060
townhome
Homesite 134
The Rowland
3,033 4 4.5
$995,054



417 Eheart Street
Blacksburg, VA 24060
condominium
Homesite 143B
The McKinney
2,487 3 2.5
$707,369

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Midtown

Floor Plans



Arlington

1,504 2 2.5



McKinney

2,487 2 - 3 2.5



Rowland

3,033 3 - 5 3.5



Westmoreland

3,508 4 - 5 3.5

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Midtown

Interactive Siteplan

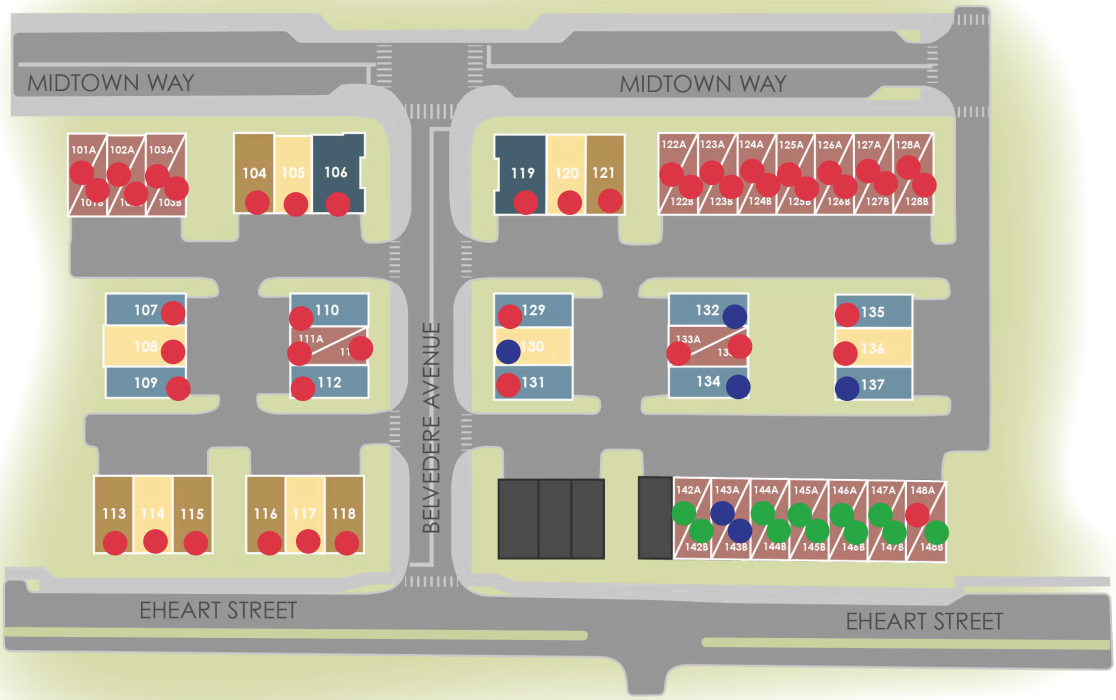
2-Level Condo
Arlington & McKinney

Malvern

Westmoreland

Rowland

Future Development



Quick Move-ins Available Homesites Sold

eagleofva.com

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Included Features
AT MIDTOWN - CONDOS

Architectural Features:
- Builder's standard brick
- Concrete slab with fibermesh vapor barrier
- Accented brick with remaining areas to be fiber cement siding

Exterior Features:
- Rake and fascia with fully vented soffit at eaves, per plan
- TPO rubber roofing membrane with standing seam metal per plan. Color pre-determined from Builder color palette
- Front stoops to be bluestone landings and steps (per plan)
- Architectural columns installed (per plan)
- All rails (per plan) to be black powder coated aluminum
- Recessed entry to be painted fiber cement panels and walls with batten strips at seams, and porcelain tile flooring
- Single hose bib per unit (located in garage)
- 5" OG shaped, aluminum gutters with 2"x3" aluminum downspouts
- Deck to be wood framed, composite decking and powder coated aluminum rails (Arlington plan only)
- Terrace ceiling finished with painted fiber cement panels with batten strips at seams. Waterproof membrane/exterior flooring application, electrical outlet and black powder coated aluminum rails. Flooring to be composite pavers. Composite wrapped columns

Streetscape Features:
- Sod, irrigation, and landscaping package per Master Landscaping Plan
- Asphalt driveway and broom finished brushed concrete walkway
- Professionally selected exterior color palette

Mechanical Features:
- 18 SEER rated heat pump systems (1 per unit) with two zones. Programmable thermostat on each floor
- Energy efficient Rinnai tankless water heater (additional pump per plan)
- Structured wiring package consists of 4 CAT6 (phone) and 4 RG6 (cable) all wired to central distribution panel
- Block and wire only for future ceiling fans in all bedrooms, Loft and Family Room
- Block, wire and hang builder selected ceiling fan with light kit(s) on terrace (McKinney only)
- Block and wire for two future pendants over Kitchen island

Energy Efficient Home Features:
- Vinyl double-hung tilt Low-E windows with grids between insulated glass (grid pattern specifics per plan). Picture frame all windows. Screens included on all operational windows
- R38 blown or batt ceiling insulation. Spray foam insulation under terrace
- 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:
- Elevator (McKinney model only) with painted white interior cabin and brushed nickel scissor gate and call buttons
- One piece jamb, solid core, 2 panel, smooth square top doors with satin nickel or oil rubbed bronze door levers (6'8" doors on 1st floor, 8' doors on 2nd, 3rd, and 4th floors)
- 9' ceilings
- Wet pipe overhead sprinkler system with recessed, white heat sensitive heads
- Arlington - Prefinished engineered hardwood flooring in Family Room, Kitchen, half bath, 2nd floor loft and hallways
- McKinney - Prefinished engineered hardwood flooring in Foyer, stairwell, hallways, loft, Family Room, Kitchen and half bath
- Ceramic tile in Laundry Room and all full baths
- Carpet with 6# rebond pad in bedrooms and closets
- Boxed oak stairs with painted risers (Arlington) and open oak stairs with painted risers (McKinney) with over the newel handrail per plan. All stairs to include oak handrail, newel post, rosette and painted balusters
- 5-1/4" ogee base, 1x4 flat stock casing with backband on doors, windows and cased openings. 7-1/4" high two-piece crown molding on main living floor
- Designer ventilated closet shelving (per layout)

Kitchen Features:
- GE Stainless Steel Appliance Package with freestanding gas range, microwave/hood and dishwasher
- Granite countertops (Level 1)
- 42" Henning flat panel maple by Yorktowne Cabinetry cabinets with single member crown molding
- Stainless steel double bowl undermount kitchen sink with single lever stainless steel faucet
- 1/2 HP garbage disposal

Bathroom Features:
- Ceramic tile flooring in Primary Bath and full baths
- Elongated comfort height white commodes in all baths
- Primary Bath: Shower with fiberglass base, per plan, with white ceramic tile surround and glass shower enclosure. New Haven flat panel maple cabinets with raised vanity(s) with granite countertops (level 1) and chrome double lever faucet (per plan)
- Full baths: 5' Acrylic tub with white ceramic tile surround. New Haven flat panel maple cabinets with double or single vanity(s) with granite countertops (level 1) and chrome double lever faucet (per plan)
- Half Bath: white pedestal sink with chrome double lever faucet

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

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EQUAL HOUSING OPPORTUNITY

Included Features
AT MIDTOWN - TOWNHOMES

Architectural Features:
- Builder's standard brick
- Concrete slab with fibermesh vapor barrier
- Accented brick with remaining areas to be fiber cement siding

Exterior Features:
- Rake and fascia with fully vented soffit at eaves
- Limited Lifetime Dimensional shingles. Standing seam metal (per plan) will be pre-selected from Builder color palette
- Front stoops to be bluestone landings and steps (per plan). Painted Hardie panel walls with batten strips and porcelain tile flooring in recessed entryways
- Architectural columns installed (per plan)
- All rails (per plan) to be black powder coated aluminum
- Two exterior hose bibs in pre-determined locations
- 5" OG shaped, aluminum gutters with 2"x3" aluminum downspouts
- Rear decks to be composite decking and rails, per plan
- Covered rooftop terrace with composite pavers, composite wrapped columns, electrical outlet and finished ceiling with Hardie panel with batten strips at seams. Black powder coated aluminum rails or parapet wall, per plan. Block, wire and hang builder selected exterior fan with light kit(s).

Streetscape Features:
- Sod, irrigation, and landscaping package per Master Landscaping Plan
- Asphalt driveway and broom finished brushed concrete walkway
- Professionally selected exterior color palette

Mechanical Features:
- Two 14 SEER rated HVAC systems - gas heat and high efficiency air conditioning on 1st system (1st and 2nd floor) with heat pump on 2nd system (3rd and 4th floor, if applicable). Programmable thermostat per floor
- Energy efficient Rinnai tankless water heater with separate recirculating pump
- Structured wiring package consists of 4 CAT5 (phone) and 4 RG6 (cable) all wired to central distribution panel
- Block and wire only for future ceiling fans in all bedrooms, Media Room and Family Room
- Block and wire for two future pendants over Kitchen island

Energy Efficient Home Features:
- Vinyl double-hung tilt Low-E windows with grids between insulated glass (grid pattern specifics per plan). Picture frame all windows. Screens included on all operational windows
- R38 blown or batt ceiling insulation
- Conditioned Sidewall - high density R15 fiberglass batt
- Slab - 1" thick foam at perimeter
- 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:
- One piece jamb, solid core, 2 panel, smooth square top doors with satin nickel or oil rubbed bronze door levers (6'8" doors on 1st floor, 8' doors on 2nd, 3rd, and 4th floors)
- 10' ceilings on 2nd floors; 9' ceiling on 1st, 3rd and 4th floor (if applicable).
- Wet pipe overhead sprinkler system with recessed, white heat sensitive heads
- Prefinished engineered hardwood flooring in ground floor in Foyer/hall, Half Bath, 2nd floor (Kitchen, Dining Room, Breakfast Nook, Half Bath, Family Room), and 3rd floor hall
- Ceramic tile in Laundry Room and all full baths
- Carpet with 6# rebond pad in all other areas
- Oak, open stringer stairs with painted risers, per plan. All stairs include oak handrail, newel post and rosette, with painted balusters.
- 8-5/8" baseboard on 2nd floor, 5-1/4" ogee base on all other floors, 1x4 casing with backband on doors, windows and cased openings. 7-1/4" high two-piece crown molding on 2nd floor
- Designer ventilated closet shelving (per layout)

Kitchen Features:
- GE Stainless Steel Appliance Package with freestanding gas range, microwave/hood and dishwasher
- Granite countertops (Level 1)
- 42" tall Yorktowne Henning flat panel maple cabinets with single member crown molding
- Stainless steel double bowl undermount kitchen sink with single lever spot resistant stainless steel faucet
- 1/2 HP garbage disposal

Bathroom Features:
- Ceramic tile flooring in Primary Bath and full baths
- Elongated comfort height white commodes in all baths
- Primary Bath: Shower with fiberglass base, per plan, with white ceramic tile surround and glass enclosure. New Haven flat panel maple cabinets with raised double or single vanity(s) with granite countertops (level 1) and chrome centerset double lever faucet (per plan)
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EQUAL HOUSING OPPORTUNITY

Community Information
AT MIDTOWN

The Midtown HOA Dues	Tax Rates
$250 Monthly Fee	$1.02 per $100 of assessed value total (Montgomery County: $0.76 + Town of Blacksburg: $0.26)

Schools

Margaret Beeks Elementary
709 Airport Road

Blacksburg Middle School
3109 Prices Fork Road

Blacksburg High School
3401 Bruin Lane

Area Amenities

Restaurants
Mellow Mushroom, Cabo Fish Taco, The Cellar, Our Daily Bread Bakery and Bistro, Lefty's Main Street Grill and more

Grocery Stores
Kroger, Food Lion, Aldi, Earth Fare

Malls and Shopping
Downtown Blacksburg, University Mall Shopping Center, Uptown Christiansburg

Recreation
Lane Stadium - Virginia Tech, Moss Art Center - Virginia Tech, Blacksburg Country Club, Pete Dye Golf Course, Huckleberry Trail, Mountain Lake Lodge Adventure Center

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

Pharmacies
Blacksburg Pharmacy, Mainstreet Pharmacy, CVS Pharmacy, Kroger Pharmacy

Hospitals
Lewis Gale Hospital, NRV Pediatrics

Local Contacts

Utilities

Electricity
VT Electical Service
540.231.6437

Natural Gas + Propane
Atmos Energy
888.286.6700

Water + Sewer
Town of Blacksburg
540.443.1000

Internet+Cable+Phone
Shentel
1.800.743.6835

Trash+Recycling
Townside Management
540.552.4000

Post Office
USPS
800.278.8777

Newspaper
Roanoke Times
540.981.3340

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