

The Preserve Single Family Homes



 2,106 - 3,094 Square Feet

 3 - 5 Bedrooms

 2.0 - 3.5

Priced From \$550,400



Community Location: 3940 Prices Fork Road, Blacksburg, VA 24060

Features of this Community

- Fully furnished model home!
- 35 acres of recreation, dog park, pickleball courts, playgrounds, and walking trails
- Single family homes featuring first or second floor primary bedrooms
- Spectacular mountain views
- Easy access to 460 and local shops, restaurants, and attractions
- New home community in Blacksburg, VA just minutes from Downtown and Virginia Tech campus
- Located a quarter mile from elementary, middle and high schools
- Top 25 Best Small City in the US!

Welcome to The Preserve Single Family Homes in Blacksburg, VA. Nestled on the fringe of the Blue Ridge Mountains, The Preserve provides a quality of life surpassed only by the beauty of its surroundings. Here, natural splendor and neighborhood style blend in a vibrant landscape of walking trails, green spaces, recreation, and personalized homes thoughtfully curated to bring us closer to everyone and everything special. At The Preserve, one's inner child is released to run, play, and embrace what it means to be in a community rich with natural beauty and amenities that encourage getting out and active, and just being ourselves. Single family homes at The Preserve offer first or second floor primary bedrooms, opportunities for one level living, basements, and plenty of ways to personalize.

The Preserve is a picturesque postcard of natural perfection, and these new homes in Blacksburg, VA, seamlessly connect you to everything and everyone special that makes the area special. More

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The Preserve Single Family Homes



Quick Move-Ins



1970 Kyles Way

Blacksburg, VA 24060

The Preserve Single Family Homes
Homesite 431

\$659,900

The Corvallis

 2,116  3  2.0

3100 Natalies Way

Blacksburg, VA 24060

The Preserve Single Family Homes
Homesite 558

\$699,900

The Westminster

 3,094  4  3.5



1731 Kyles Way

Blacksburg, VA 24060

The Preserve Single Family Homes
Homesite 411

\$659,900

The Pearl Terrace

 2,519  3  2.5

1960 Kyles Way

Blacksburg, VA 24060

The Preserve Single Family Homes
Homesite 430

\$724,805

The Savannah

 2,850  4  3.5

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The Preserve Single Family Homes



Floor Plans



Corvallis

Starting at \$550,400

2,106 3 - 5 2 - 3



Westminster

Starting at \$595,990

2,641 3 - 5 2.5 - 3



Savannah

Starting at \$613,990

2,842 4 - 5 2.5 - 3



Linden III

Starting at \$627,990

2,677 3 2.5



Linden Terrace

Starting at \$659,990

2,918 3 2.5

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Included Features

AT THE PRESERVE



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
- Foundation to be masonry with brick veneer, per plan. Side and rear foundation walls may be stepped down, per site conditions. Insulated conditioned crawl space. Basements (if applicable) will be poured concrete with waterproofing to grade and installed drainage system

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 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 in front yard
- 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 water heater

Energy Efficient Home Features:

- White vinyl double-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 Laminate Wood in Foyer, Kitchen, Breakfast Nook, Butler's Pantry, Dining 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:

- 10 Year Insured Builder's Limited Warranty administered by PWSC
- Pre-closing walk through
- 60 day and one year post-closing review

Community Information

AT THE PRESERVE



The Preserve HOA Dues

\$98 Monthly Fee

Montgomery County Tax Rate

\$0.70 per \$100 of assessed value

Schools

Prices Fork Elementary School
4021 Prices Fork Road

Blacksburg Middle School
3109 Prices Fork Road

Blacksburg High School
3401 Bruin Lane

Area Amenities

Restaurants

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

Recreation

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

Grocery Stores

Kroger, Food Lion, Aldi, Earth Fare

Malls and Shopping

University Mall Shopping Center, Uptown Christiansburg

Entertainment

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

Pharmacies

CVS Pharmacy, Mainstreet Pharmacy, Kroger Pharmacy

Hospitals

Lewis Gale Hospital, NRV Pediatrics

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
HOA Provided

Post Office
USPS
800.278.8777

Newspaper
Roanoke Times
540.981.3340

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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.

