The Preserve Single Family Homes



2,106 - 2,918 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

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 than a name, The Preserve is a promise of experiencing life's simple pleasures in a place simply perfected for living. Remote yet convenient. Traditional yet modern. It's a retreat with amenities that bring you closer to nature and your neighbors, featuring walking trails, pickleball courts, volleyball, playgrounds, a dog park, and more. The Preserve offers new homes in Blacksburg for every season of life, from single family homes to townhomes and villas, just minutes from the Virginia Tech campus and Downtown. With easy access to Route 460 and proximity to top-rated school, you're truly near it all.

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 17th November 2026

The Preserve Single Family Homes

Quick Move-Ins



1970 Kyles Way
Blacksburg, VA 24060
single family
Homesite 431
The Corvallis
2,116 3 2.0
$644,900



1731 Kyles Way
Blacksburg, VA 24060
single family
Homesite 411
The Pearl Terrace
2,519 3 2.5
$624,900



1960 Kyles Way
Blacksburg, VA 24060
single family
Homesite 430
The Savannah
2,850 4 3.5
$679,900

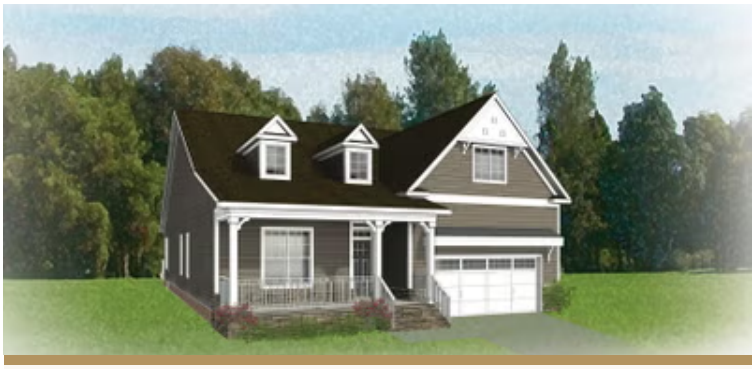


3290 Natalies Way
Blacksburg, VA 24060
single family
Homesite 548
The Linden III
2,701 3 2.5
$775,060

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The Preserve Single Family Homes

Floor Plans



Corvallis

2,106 3 - 5 2 - 3
Starting at

$550,400



Westminster

2,641 3 - 5 2.5 - 3
Starting at

$595,990



Savannah

2,842 4 - 5 2.5 - 3
Starting at

$613,990



Linden III

2,677 3 2.5
Starting at

$627,990

eagleofva.com

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The Preserve Single Family Homes

Floor Plans



Linden Terrace

2,918 3 2.5
Starting at

$659,990

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The Preserve Single Family Homes

Interactive Siteplan



Quick Move-ins Available Homesites Sold Future Quick Move-In

Model Home

eagleofva.com

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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" inslulated 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
- Granite countertops (Level 1)
- 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

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EQUAL HOUSING OPPORTUNITY

Community Information
AT THE PRESERVE

The Preserve HOA Dues	Montgomery County Tax Rate
$98 Monthly Fee	$0.76 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

Grocery Stores
Kroger, Food Lion, Aldi, Earth Fare

Malls and Shopping
University Mall Shopping Center, Uptown Christiansburg

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

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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