


The Preserve Townhomes and Duplexes



 1,241 - 2,330 Square Feet

 2 - 5 Bedrooms

 2.0 - 3.5

Priced From \$339,990



Community Location: 3930 Prices Fork Road, Blacksburg, VA 24060

Features of this Community

- New townhomes in Blacksburg, VA from the low \$300s
- 2- and 3-story townhomes
- 1- and 2-story duplexes
- Furnished model home now open!
- 35 acres of recreation, dog park, pickleball courts, playgrounds, and walking trails
- Stunning mountain views
- Easy access to 460
- New home community in Blacksburg, VA just minutes from Downtown and Virginia Tech campus
- Conveniently located near schools
- Top 25 Best Small City in the US!

Welcome to The Preserve Townhomes, offering new homes for sale in Blacksburg, VA. More than a name, it's the promise of experiencing life's simple pleasures in a place simply perfected for living. One that nurtures, nourishes, and supports today's lifestyles in a community that gives back far more than we take away. Traditional yet modern. Remote yet convenient. A picturesque postcard of natural perfection and one-of-a-kind new homes in Blacksburg, VA, seamlessly connecting us to everyone and everything special. The Preserve will feature [single family homes](#), townhomes and duplexes just minutes from the Virginia Tech campus and Downtown, with convenient access to 460 and close proximity to schools.

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The Preserve Townhomes and Duplexes



Quick Move-Ins



1995 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes and Duplexes
Homesite 105

\$398,367

The Millcreek with 2-Car Garage

🏠 1,421 🛏 2 🚗 2.5



2020 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes and Duplexes
Homesite 133

\$351,726

The Millcreek

🏠 1,241 🛏 2 🚗 2.5



2028 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes and Duplexes
Homesite 136

\$359,000

The Millcreek

🏠 1,271 🛏 2 🚗 2.5



2030 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes and Duplexes
Homesite 137

\$345,162

The Millcreek

🏠 1,271 🛏 2 🚗 2.5

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Quick Move-Ins



2010 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes and Duplexes
Homesite 129

\$406,313

The Millcreek with 2-Car Garage

🏠 1,421 🛏 2 🚗 2.5



2117 McCarters Way

Blacksburg, VA 24060
The Preserve Townhomes and Duplexes
Homesite 161

\$364,292

The Highland

🏠 1,616 🛏 3 🚗 2.5



2119 McCarters Way

Blacksburg, VA 24060
The Preserve Townhomes and Duplexes
Homesite 162

\$366,757

The Millcreek

🏠 1,581 🛏 5 🚗 2.5



1955 Kyles Way

Blacksburg, VA 24060
\$492,635

The Pearl Ranch

🏠 1,459 🛏 2 🚗 2.5

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The Preserve Townhomes and Duplexes



Floor Plans



Millcreek

Starting at \$339,990

 1,271  2 - 3  2.5



Highland

Starting at \$354,900

 1,616  2 - 3  2.5 - 3



Millcreek with 2-Car Garage

Starting at \$389,990

 1,421  2 - 3  2.5



Highland with 2-Car Garage

Starting at \$409,990

 1,894  3 - 4  3.5



Pearl Ranch

 1,459  2  2.5



Lillie

 1,692  2 - 3  2

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Floor Plans



Brady

 2,330  3 - 4  3

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The Preserve Townhomes and Duplexes



Interactive Siteplan



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

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Included Features

THE PRESERVE - TOWNHOMES



Architectural Features:

- CertainTeed 4" clapboard vinyl siding, prefinished aluminum wrapped rake and fascia with fully vented vinyl soffit at eaves
- Trim to be white
- Foundation to be 4" concrete slab with fibermesh 6 mil poly vapor barrier. 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 broom finished concrete, per plan. Architectural columns installed, per plan. All rails to be black powder coated aluminum
- Front door to be 3'-0" insulated fiberglass door . Design per plan and architectural style
- Hose bib located on rear of home
- OG shaped, aluminum gutters with aluminum downspouts and vinyl splash blocks
- Basement homesites include pressure treated wood material, sized per plan

Streetscape Features:

- Broom finished concrete walkway
- Basement homesites include asphalt driveway from alley
- Sod and landscaping package per Primary Landscaping Plan
- Professionally pre-selected exterior color palette

Mechanical Features:

- 14 SEER rated HVAC system with a Programmable Thermostat on each floor. Natural Gas.
- Energy efficient tankless hot water heater

Energy Efficient Home Features:

- Vinyl single-hung tilt low E windows with grills between insulated glass. Picture frame all windows. 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. Basement homes to also include caulk and foam package on plates and penetrations
- Duct blaster test to be conducted on all duct work

Interior Features:

- 6'-8" tall hollow core, 2 panel, smooth square top doors with satin nickel door knobs
- Designer Ventilated closet shelving (per layout)
- Vinyl flooring in Kitchen, Powder Room(s), Full Bath(s),

Laundry Room, Mudroom

- Carpet in all remaining finished 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
- 3-1/4" ogee base with 2-1/4" Colonial Casing on windows, doors and cased openings
- Structured Wiring Package

Kitchen Features:

- GE Black or White Appliance Package / freestanding electric smooth top range, microwave/hood & Energy Star dishwasher
- Granite countertops (Level 1)
- 36" tall Aristokraft Sinclair flat panel birch cabinets
- Stainless steel double bowl undermount kitchen sink with stainless steel single lever faucet
- 1/2 HP garbage disposal

Bathroom Features:

- Primary Bath: shower with fiberglass base, ceramic tile surround and straight chrome shower curtain rod. Double or single vanity(s) with double lever centerset chrome faucets
- Full Baths: 5' 1-piece gelcoat fiberglass tub/shower unit (per plan). Double or single vanity(s) with double lever centerset 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

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Included Features

THE PRESERVE - DUPLEXES



Architectural Features:

- CertainTeed 4" clapboard vinyl siding, prefinished aluminum wrapped rake and fascia with fully vented vinyl soffit at eaves
- Trim to be white
- Foundation to be 4" concrete slab with 6 mil poly vapor barrier. Basements (if applicable) will be poured concrete with waterproofing to grade and installed drainage system

Exterior Features:

- Limited Lifetime Dimensional shingles with standing seam metal per plan/elevation
- Front stoop/porch to be broom finished concrete, per plan. Architectural columns installed, per plan. All rails to be black powder coated aluminum
- Front door to be 3'-0" insulated fiberglass door. Design per plan and architectural style
- Two pre-determined hose bibs
- OG shaped, aluminum gutters with aluminum downspouts and vinyl splash blocks

Streetscape Features:

- Broom finished concrete walkway
- Asphalt driveway
- Sod and landscaping package per Primary Landscaping Plan
- Professionally pre-selected exterior color palette

Mechanical Features:

- 14.3 SEER rated HVAC system with a Programmable Thermostat on each floor. Natural Gas.
- Energy efficient 50 gallon electric water heater

Energy Efficient Home Features:

- White vinyl single-hung tilt low E windows with grids between insulated glass. Picture frame all windows. 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 sill plate sealed to subfloor. Basement homes to also include caulk and foam package on plates and penetrations
- Duct blaster test to be conducted on all duct work

Interior Features:

- 6'-8" tall hollow core, 2 panel, smooth square top doors with satin nickel door knobs
- Designer Ventilated closet shelving (per layout)
- Prefinished Laminate Wood flooring in Foyer
- Vinyl flooring in Kitchen, Powder Room, Breakfast Nook, Butler's Pantry, Full Bath(s), Laundry Room, Finished Storage

- Carpet in all remaining finished areas
- Fully carpeted pine box set 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
- 3-1/4" ogee base with 2-1/4" Colonial Casing on windows, doors and cased openings
- Structured Wiring Package

Kitchen Features:

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

Bathroom Features:

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

The Eagle Difference - Performance is the Eagle Standard:

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