

# The Preserve Townhomes and Duplexes



 1,241 - 2,330 Square Feet

 2 - 4 Bedrooms

 2.0 - 3.5

**Priced From \$329,900**



**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



### 2040 Kyles Way

Blacksburg, VA 24060  
The Preserve Townhomes and Duplexes  
Homesite 141

**\$346,208**

The Millcreek

🏠 1,296 🛏 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



### 2022 Kyles Way

Blacksburg, VA 24060  
The Preserve Townhomes and Duplexes  
Homesite 134

**\$379,302**

The Highland

🏠 1,617 🛏 3 🚗 2.5

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## Quick Move-Ins



### 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



### 2060 Kyles Way

Blacksburg, VA 24060  
The Preserve Townhomes and Duplexes  
Homesite 149  
**\$349,281**

The Millcreek

🏠 1,296 🛏 2 🚗 2.5



### 1955 Kyles Way

Blacksburg, VA 24060  
The Preserve Townhomes and Duplexes  
Homesite 322  
**\$492,635**

The Pearl Ranch

🏠 1,459 🛏 2 🚗 2.5

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# The Preserve Townhomes and Duplexes



## Quick Move-Ins



### 1875 Colby Avenue

Blacksburg, VA 24060  
The Preserve Townhomes and Duplexes  
Homesite 320

**\$519,528**

The Lillie

 1,791  3  2.0



### 1965 Kyles Way

Blacksburg, VA 24060  
The Preserve Townhomes and Duplexes  
Homesite 323

**\$549,858**

The Brady

 2,330  3  3.0

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# The Preserve Townhomes and Duplexes



## Floor Plans



**Millcreek**

Starting at \$329,900

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 \$374,800

1,421 2 - 3 2.5



**Highland with 2-Car Garage**

Starting at \$406,600

1,894 3 - 4 3.5



**Pearl Ranch**

1,459 2 2.5



**Lillie**

1,692 2 - 3 2

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# The Preserve Townhomes and Duplexes



## Floor Plans



**Brady**

 2,330  3 - 4  3

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# The Preserve Townhomes and Duplexes



## Interactive Siteplan



● Quick Move-ins ● Sold ● Future Quick Move-In ● Model Home

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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 will be CMU block 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 will be CMU block 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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