

The Preserve Townhomes



 1,271 - 1,894 Square Feet

 2 - 4 Bedrooms

 2.5 - 3.5

Priced From \$339,990



Community Location: 1985 Kyles Way, Blacksburg, VA 24060

Features of this Community

- New townhomes in Blacksburg, VA from the low \$300s
- 2- and 3-story townhomes
- 35 acres of recreation, dog park, pickleball courts, playgrounds, and walking trails
- Stunning 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
- Conveniently located near schools
- Top 25 Best Small City in the US!

Welcome to The Preserve Townhomes, where you can celebrate every victory in the comfort of a home that fits your lifestyle. Whether it's your gameday headquarters or your everyday retreat, you're just minutes from Virginia Tech and the heart of Hokie Nation. From cheering on the Hokies, grabbing dinner at a local favorite, or enjoying a peaceful sunrise from your front porch – you're always close to the action in the New River Valley. Enjoy a low maintenance lifestyle at The Preserve Townhomes in Blacksburg that gives you more time to recharge between plays and focus on what matters most.

The Preserve is a picturesque postcard of natural perfection, and these new townhomes 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

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The Preserve Townhomes



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Quick Move-Ins



1995 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 105

\$390,590

The Millcreek with 2-Car Garage

1,421 2 2.5

2006 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 127

\$390,590

The Millcreek with 2-Car Garage

1,421 2 2.5



2129 McCarters Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 166

\$369,900

The Millcreek

1,581 3 2.5

2131 McCarters Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 167

\$369,900

The Millcreek

1,581 3 2.5

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Quick Move-Ins

early 2026



spring 2026



2127 McCarters Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 165

\$374,900

The Highland

 1,616  3  2.5

2117 McCarters Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 161

\$389,240

The Highland

 1,616  3  2.5

spring 2026



2119 McCarters Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 162

\$387,399

The Millcreek

 1,581  3  2.5

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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

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Interactive Siteplan



● Quick Move-ins ● Available Homesites ● Sold ● Model Home ● Not Released

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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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Community Information

AT THE PRESERVE TOWNHOMES + VILLAS



The Preserve HOA Dues

Townhomes: \$140 Monthly Fee
Villas: \$150 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

Featherbone, 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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