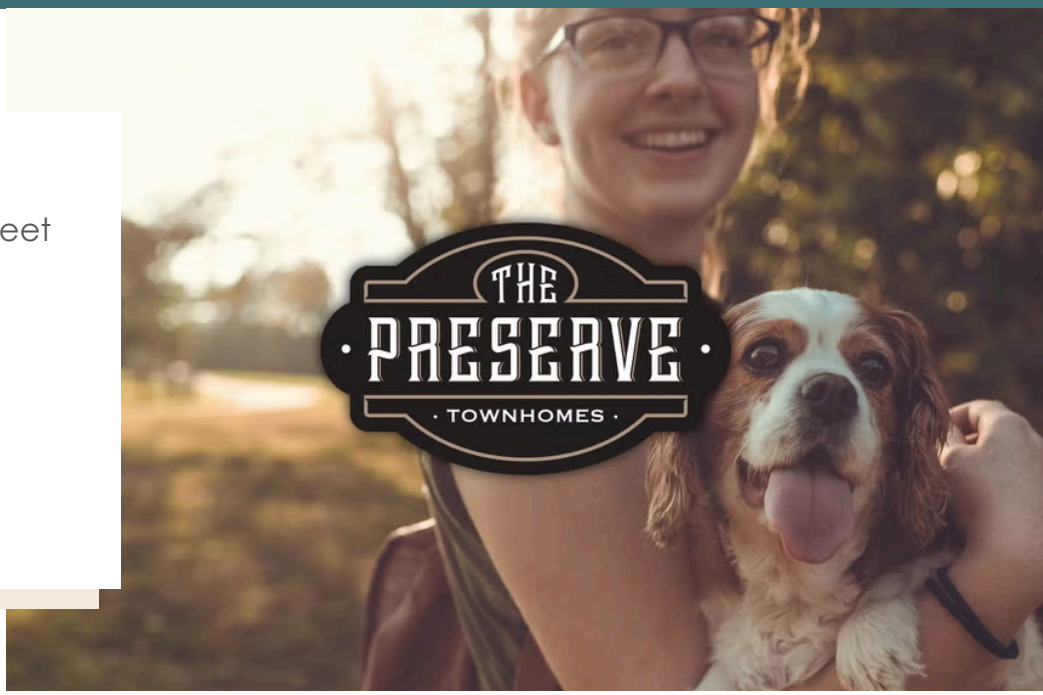
The Preserve Townhomes

1,271 - 1,982 Square Feet

2 - 4 Bedrooms

2.5 - 3.5

Priced From $339,990



Community Location: 2117 McCarters 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

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 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 20th November 2026

The Preserve Townhomes

Quick Move-Ins



2120 McCarters Way
Blacksburg, VA 24060
townhome
Homesite 195
The Highland with 2-Car Garage
1,894 3 2.5
$434,900



2161 McCarters Way
Blacksburg, VA 24060
townhome
Homesite 179
The Highland
1,602 3 2.5
$385,872



2159 McCarters Way
Blacksburg, VA 24060
townhome
Homesite 178
The Highland
1,602 3 3.0
$393,701



2130 McCarters Way
Blacksburg, VA 24060
townhome
Homesite 199
The Highland with 2-Car Garage
1,982 4 3.0
$428,382

eagleofva.com

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The Preserve Townhomes

Quick Move-Ins



2134 McCarters Way
Blacksburg, VA 24060
townhome
Homesite 201
The Highland with 2-Car Garage
1,982 4 3.0
$427,782



2136 McCarters Way
Blacksburg, VA 24060
townhome
Homesite 202
The Highland with 2-Car Garage
1,969 3 3.0
$437,032



2132 McCarters Way
Blacksburg, VA 24060
townhome
Homesite 200
The Highland with 2-Car Garage
1,981 3 2.5
$429,047



2128 McCarters Way
Blacksburg, VA 24060
townhome
Homesite 198
The Highland with 2-Car Garage
1,964 3 3.0
$436,432

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The Preserve Townhomes

Floor Plans



Millcreek

1,271 2 - 3 2.5
Starting at

$339,990



Highland

1,616 2 - 4 2.5 - 3
Starting at

$354,900



Millcreek with 2-Car Garage

1,421 2 - 3 2.5
Starting at

$389,990



Highland with 2-Car Garage

1,894 3 - 4 3.5
Starting at

$409,990

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The Preserve Townhomes

Interactive Siteplan



Quick Move-ins Sold Future Quick Move-In 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" inslulated 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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EQUAL HOUSING OPPORTUNITY

Community Information

AT THE PRESERVE TOWNHOMES + VILLAS

eagle

The Preserve HOA Dues	Montgomery County Tax Rate
Townhomes: $140 Monthly Fee Villas: $150 Monthly Fee	$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

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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EQUAL HOUSING OPPORTUNITY