


The Preserve Villas



 1,459 - 2,330 Square Feet

 2 - 4 Bedrooms

 2.0 - 3.0

Priced From \$492,635



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

Features of this Community

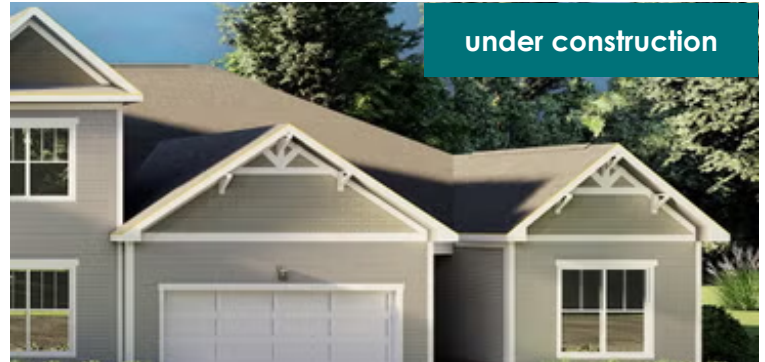
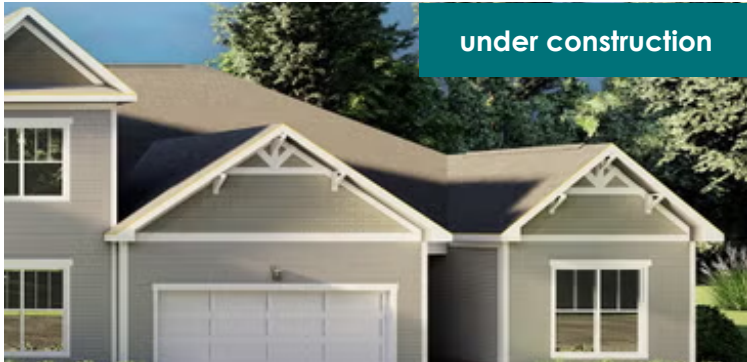
- Attached and detached villas in Blacksburg, VA
- First floor primary bedrooms
- Low maintenance lifestyle
- 35 acres of recreation, dog park, pickleball courts, playgrounds, walking trails, and more
- Spectacular mountain views
- Easy access to 460 and local shops, restaurants, and attractions
- Just minutes from downtown Blacksburg and Virginia Tech

You've worked hard, and now it's time to enjoy life on your terms. Here at The Preserve Villas, every day offers a fresh opportunity to connect, explore, and unwind. Trade in the chores and reclaim your time for what truly matters. Start your mornings with the sunrise and a peaceful coffee on the porch. Take spontaneous hikes through the Blue Ridge Mountains, meet friends for brunch in town, or wander through the charm of the New River Valley. All without a second thought about what you need to get done at home. Just lock up and go – your next adventure is waiting.

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

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Quick Move-Ins



3025 Poole Place

Blacksburg, VA 24060
The Preserve Villas
Homesite 326

\$509,973

The Lillie

 1,721  3  2.0

3015 Poole Place

Blacksburg, VA 24060
The Preserve Villas
Homesite 325

\$509,993

The Lillie

 1,791  2  2.0



1955 Kyles Way

Blacksburg, VA 24060
The Preserve Villas
Homesite 322

\$492,635

The Pearl Ranch

 1,459  2  2.5

Floor Plans



Pearl Ranch

 1,459  2  2.5



Lillie

 1,692  2 - 3  2



Brady

 2,330  3 - 4  3

Interactive Siteplan



- Attached Villas
- Detached Villas



- Quick Move-ins
- Sold

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:

- Eagle Advantage Home Warranty (10-year limited warranty)
- Pre-closing walk through
- 60 day and one year post-closing review

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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.

