The Preserve Villas



1,459 - 2,330 Square Feet

2 - 4 Bedrooms

2.0 - 3.0

Priced From $495,972

Community Location: 2117 McCarters Way, 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

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 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 15th November 2026

The Preserve Villas

Quick Move-Ins



1880 Colby Avenue
Blacksburg, VA 24060
single family
Homesite 315
The Lillie
1,805 3 2.0
$529,900



1860 Colby Avenue
Blacksburg, VA 24060
duplex
Homesite 317
The Brady
2,330 3 3.0
$514,900



1935 Kyles Way
Blacksburg, VA 24060
duplex
Homesite 314
The Lillie
1,771 3 2.0
$495,972



1925 Kyles Way
Blacksburg, VA 24060
duplex
Homesite 313
The Lillie
1,795 3 2.0
$496,199

eagleofva.com

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 15th November 2026

The Preserve Villas

Floor Plans



Pearl Ranch

1,459 2 2.5



Lillie

1,692 2 - 3 2



Brady

2,330 3 - 4 3

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 15th November 2026

The Preserve Villas

Interactive Siteplan



Quick Move-ins Sold Not Released

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 15th November 2026

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" inslulated 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
- Ceramic Tile in Primary Bath
- 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
- Granite countertops (Level 1)
- 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

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.

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

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.

EQUAL HOUSING OPPORTUNITY