

The Preserve Single Family Homes



 2,090 - 2,918 Square Feet

 3 - 5 Bedrooms

 2.0 - 3.5

Priced From \$499,900



Community Location: 3940 Prices Fork Road, Blacksburg, VA 24060

Features of this Community

- Brand new fully furnished model home!
- 35 acres of recreation, dog park, and walking trails
- Amazing mountain views
- Easy access to 460
- New home community in Blacksburg, VA just minutes from Downtown and Virginia Tech campus
- Located a quarter mile from elementary, middle and high schools

Brand new fully furnished model home in Blacksburg! Welcome to The Preserve, offering new homes for sale in Blacksburg, VA, along with [townhomes](#) from the low \$300s! 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. Single family home plans offer first or second floor primary bedrooms, opportunities for one level living, basements, and plenty of ways to personalize these new homes in Blacksburg.

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The Preserve Single Family Homes



Quick Move-Ins



1754 Kyles Way

Blacksburg, VA 24060
The Preserve Single Family Homes
Homesite 418

\$641,963

The Corvallis

🏠 2,106 🛏 3 🚗 2.0



1750 Kyles Way

Blacksburg, VA 24060
The Preserve Single Family Homes
Homesite 417

\$668,730

The Linden III

🏠 2,677 🛏 3 🚗 2.5



1775 Kyles Way

Blacksburg, VA 24060
The Preserve Single Family Homes
Homesite 407

\$655,132

The Linden III

🏠 2,715 🛏 3 🚗 2.5



1785 Kyles Way

Blacksburg, VA 24060
The Preserve Single Family Homes
Homesite 406

\$653,966

The Savannah

🏠 2,842 🛏 4 🚗 3.5

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The Preserve Single Family Homes



Quick Move-Ins



1765 Kyles Way

Blacksburg, VA 24060
The Preserve Single Family Homes
Homesite 408

\$659,974

The Savannah

🏠 2,842 🛏 4 🚗 3.5

3035 Nathalies Way

Blacksburg, VA 24060
The Preserve Single Family Homes
Homesite 427

\$654,814

The Westminster

🏠 2,641 🛏 4 🚗 3.5

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The Preserve Single Family Homes



Floor Plans



Cedar

Starting at \$499,900

🏠 2,090 🛏 3 🚿 2



Longleaf

Starting at \$522,000

🏠 2,094 🛏 4 🚿 3.5



Corvallis

Starting at \$522,900

🏠 2,106 🛏 3 - 5 🚿 2 - 3



Westminster

Starting at \$547,000

🏠 2,641 🛏 3 - 5 🚿 2.5 - 3



Linden III

Starting at \$557,000

🏠 2,677 🛏 3 🚿 2.5



Savannah

Starting at \$562,000

🏠 2,842 🛏 4 - 5 🚿 2.5 - 3

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The Preserve Single Family Homes



Floor Plans



Bradford

Starting at \$572,000

 2,706  4  2.5



Linden Terrace

Starting at \$642,000

 2,918  3  2.5

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The Preserve Single Family Homes



Interactive Siteplan



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

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Included Features

THE PRESERVE - SINGLE FAMILY HOMES



Architectural Features:

- Accented brick with remaining areas to be fiber cement prefinished siding with aluminum wrapped rake and fascia with full vented soffit at eaves. Shake siding to be fiber cement 7" random square staggered edge shake
- Trim to be white
- Foundation to be masonry with brick veneer, per plan. Side and rear foundation walls may be stepped down, per site conditions. Insulated conditioned crawl space

Exterior Features:

- Limited Lifetime Dimensional shingles
- Front stoop/porch to be brick with broom finished concrete and brick steps. Architectural columns installed, per plan. If rails are included, they will be black powder coated aluminum
- Front door to be 6'8" insulated fiberglass door with transom and sidelight, per plan
- Two hose bibs
- OG shaped, aluminum gutters with aluminum downspouts and vinyl splash blocks
- Included Deck constructed of pressure treated wood material, sized per plan (exclusion: Fulton model). Step location determined per site conditions

Streetscape Features:

- Unique exterior detailing
- Asphalt driveway and broom finished concrete walkway
- Sod in front yard
- Professionally pre-selected exterior color palette

Mechanical Features:

- 14 SEER rated HVAC system with a Programmable Thermostat on each floor
- Energy Efficient 50 gallon electric water heater

Energy Efficient Home Features:

- White vinyl single-hung tilt low E windows with grids between insulated glass. 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
- Duct blaster test to be conducted on all duct work

Interior Features:

- 6'-8" Hollow Core, 2 panel, smooth, square top doors with satin nickel door knobs
- Designer Ventilated closet shelving (per layout)

- Pre-Finished Laminate Wood in Foyer, Kitchen, Breakfast Nook, Butler's Pantry, Dining Room, and Powder Room
- Ceramic Tile in Primary Bath
- Vinyl in Secondary Full Baths and Laundry Room
- Carpet in all remaining 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.
- 5-1/4" ogee base with 3-1/4" Colonial Casing on windows, doors and cased openings
- 1-piece 3-5/8" crown in Dining Room with two member chair rail and picture frame molding below
- Structured Wiring Package

Kitchen Features:

- GE Stainless Steel Appliance Package / electric smooth top range, microwave/hood & Energy Star dishwasher
- Granite countertops (Level 1)
- 42" Cambridge flat panel maple cabinets by Marsh Cabinetry
- Stainless steel double bowl undermount kitchen sink with stainless steel single lever faucet
- 1/2 HP garbage disposal

Bathroom Features:

- Primary Bath: 5' shower including fiberglass base, ceramic tile surround and glass shower enclosure. Double or single vanity(s) with double lever chrome faucets
- Full Baths: 5' 1-piece gelcoat fiberglass tub/shower unit (per plan). Double or single vanity(s) with double lever 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:

- 10 Year Insured Builder's Limited Warranty administered by PWSC
- Pre-closing walk through
- 60 day and one year post-closing review

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The Preserve HOA Dues

\$98 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

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