


# The Preserve Townhomes eagle

 1,241 - 1,894 Square Feet

 2 - 4 Bedrooms

 2.5 - 3.5

**Priced From \$317,900**



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

## Features of this Community

- New townhomes in Blacksburg, VA from the low \$300s
- 2-story townhomes with 2 or 3 bedroom options
- Furnished model home now open!
- 35 acres of recreation, dog park, and walking trails
- Stunning mountain views
- Easy access to 460
- New home community in Blacksburg, VA just minutes from Downtown and Virginia Tech campus
- Conveniently located near schools

**Open for sales and selling fast!** Welcome to The Preserve Townhomes, offering new homes for sale in Blacksburg, VA. 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. The Preserve will feature [single family homes](#) and townhomes just minutes from the Virginia Tech campus and Downtown, with convenient access to 460 and close proximity to schools.

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## Quick Move-Ins



ready in may

### 2037 Kyles Way

Blacksburg, VA 24060  
The Preserve Townhomes  
Homesite 121

**\$378,269**

The Highland

 1,617  3  2.5



ready in may

### 2043 Kyles Way

Blacksburg, VA 24060  
The Preserve Townhomes  
Homesite 124

**\$336,943**

The Millcreek

 1,271  2  2.5



august 2024

### 2046 Kyles Way

Blacksburg, VA 24060  
The Preserve Townhomes  
Homesite 143

**\$383,811**

The Highland

 1,617  3  3.0



august 2024

### 2048 Kyles Way

Blacksburg, VA 24060  
The Preserve Townhomes  
Homesite 144

**\$344,219**

The Millcreek

 1,241  2  2.5

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## Quick Move-Ins



august 2024

### 2052 Kyles Way

Blacksburg, VA 24060  
The Preserve Townhomes  
Homesite 146

**\$341,720**

The Millcreek

🏠 1,263 🛏 2 🚗 2.5



coming soon

[personalize this home](#)

### 1993 Kyles Way

Blacksburg, VA 24060  
The Preserve Townhomes  
Homesite 104

**\$407,956**

The Highland with 2-Car Garage

🏠 1,894 🛏 3 🚗 2.5



coming soon

[personalize this home](#)

### 1995 Kyles Way

Blacksburg, VA 24060  
The Preserve Townhomes  
Homesite 105

**\$372,763**

The Millcreek with 2-Car Garage

🏠 1,421 🛏 2 🚗 2.5



coming soon

[personalize this home](#)

### 1997 Kyles Way

Blacksburg, VA 24060  
The Preserve Townhomes  
Homesite 106

**\$391,406**

The Millcreek with 2-Car Garage

🏠 1,841 🛏 3 🚗 2.5

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# The Preserve Townhomes eagle

## Floor Plans



**Millcreek**

Starting at \$317,900

 1,271  2 - 3  2.5



**Highland**

Starting at \$342,900

 1,616  2 - 3  2.5 - 3



**Millcreek with 2-Car Garage**

Starting at \$362,800

 1,421  2 - 3  2.5



**Highland with 2-Car Garage**

Starting at \$394,600

 1,894  3 - 4  3.5

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# The Preserve Townhomes eagle

## Interactive Siteplan



- Traditional Homesites
- Traditional Basement Homesites
- Estate Homesites
- Estate Basement Homesites
- Townhomes
- Basement Townhomes
- Future Development



● Quick Move-ins
 ● Sold
 ● Model Home

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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 will be CMU block 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 Marsh Cambridge flat panel maple 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:

- 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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