


The Preserve Townhomes



 1,241 - 1,894 Square Feet

 2 - 4 Bedrooms

 2.5 - 3.5

Priced From \$329,900



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

Features of this Community

- New townhomes in Blacksburg, VA from the low \$300s
- 2- and 3-story townhomes
- Optional Garage on 3-story homes
- 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

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.

eagleofva.com

The Preserve Townhomes



Quick Move-Ins



2040 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 141

\$346,208

The Millcreek

 1,296  2  2.5

2026 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 135

\$378,142

The Highland

 1,616  3  2.5



2028 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 136

\$359,000

The Millcreek

 1,271  2  2.5

2030 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 137

\$345,162

The Millcreek

 1,271  2  2.5

eagleofva.com

The Preserve Townhomes eagle

Quick Move-Ins

early 2025



1995 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 105

\$398,367

The Millcreek with 2-Car Garage

 1,421  2  2.5

early 2025



2022 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 134

\$379,302

The Highland

 1,617  3  2.5

under construction



2060 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 149

\$349,281

The Millcreek

 1,296  2  2.5

early 2025



2020 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 133

\$351,726

The Millcreek

 1,241  2  2.5

eagleofva.com

Quick Move-Ins



2058 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 148

\$380,195

The Highland

 1,617  3  2.5



2062 Kyles Way

Blacksburg, VA 24060
The Preserve Townhomes
Homesite 150

\$352,552

The Millcreek

 1,296  2  2.5

Floor Plans



Millcreek


Starting at \$329,900

 1,271  2 - 3  2.5



Highland

Starting at \$354,900

 1,616  2 - 3  2.5 - 3



Millcreek with 2-Car Garage

Starting at \$374,800

 1,421  2 - 3  2.5



Highland with 2-Car Garage

Starting at \$406,600

 1,894  3 - 4  3.5

Interactive Siteplan



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



- Quick Move-ins
- Sold
- Future Quick Move-In
- Model Home

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 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

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.

