



Knollwood was creatively designed with a picture of you, the resident, in mind.

Residences within this new community feature custom touches rarely seen in condominium homes. The plans offer a combination of convenience and luxury with designs that provide daily comfort.

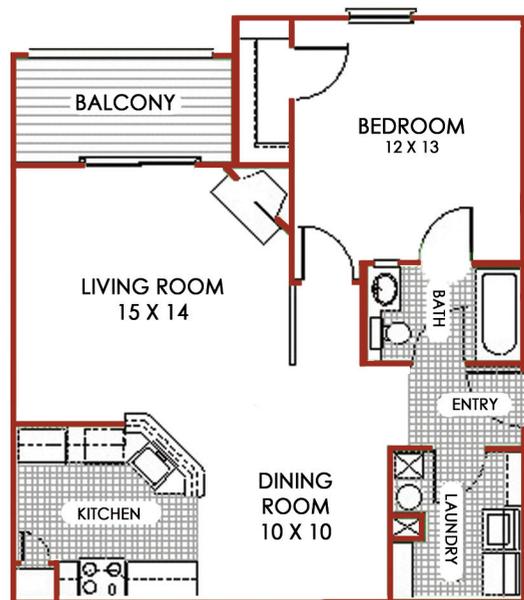
The quality, together with the community's outstanding location, creates a neighborhood that is highly desirable.

For those who place a premium on their surroundings, Knollwood is situated across from the Virginia Tech Corporate Research Center and the Edward Via Virginia College of Osteopathic Medicine. The site is close to the Virginia Tech campus and airport, and only minutes away from shopping, dining and entertainment in downtown Blacksburg. Nearby bike and hiking trails offer relief from your busy day. Knollwood brings it all together for you.

Come visit us today, or call 540-961-0500.

### ONE BEDROOM

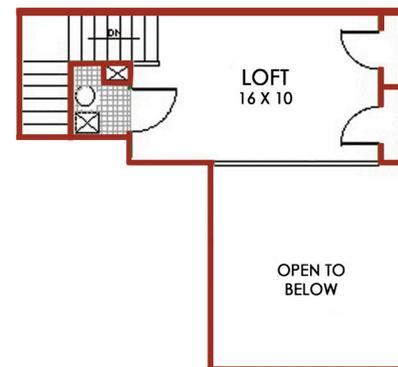
800 Sq. Ft.



Rent: \_\_\_\_\_

### TWO BEDROOM W/ LOFT

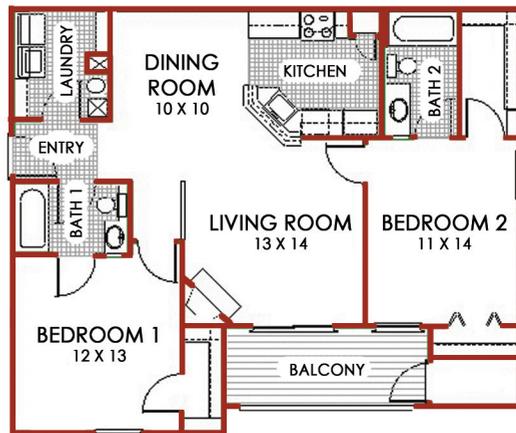
1336 Sq. Ft.



Rent: \_\_\_\_\_

### TWO BEDROOM

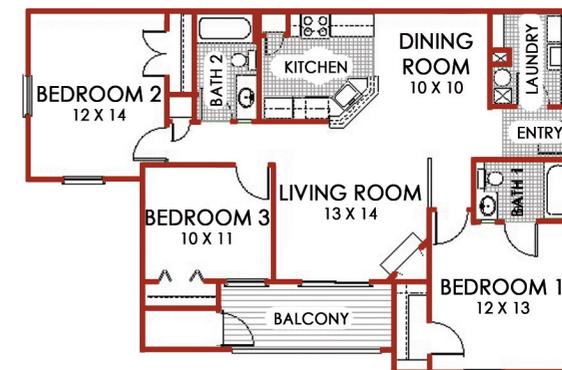
1057 - 1081 Sq. Ft.



Rent: \_\_\_\_\_

### THREE BEDROOM STANDARD

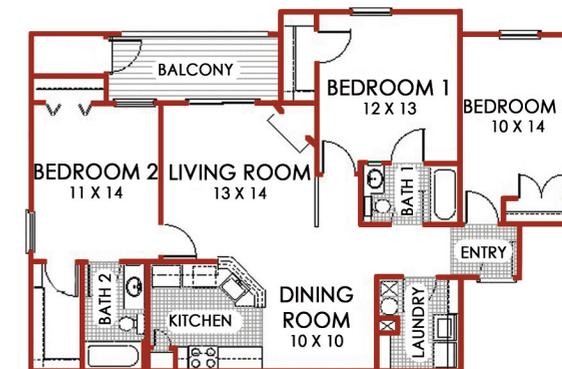
1207-1231 Sq. Ft.



Rent: \_\_\_\_\_

### THREE BEDROOM EXPANDED

1251 Sq. Ft.



Rent: \_\_\_\_\_

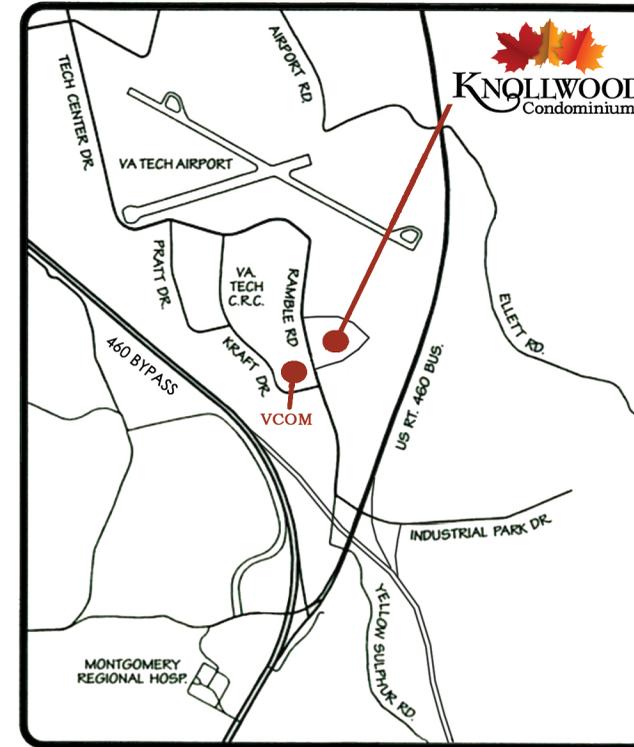
\* Floorplans may vary in detail and dimension.

\*\*ALL PRICES SUBJECT TO CHANGE.

## FEATURES & AMENITIES

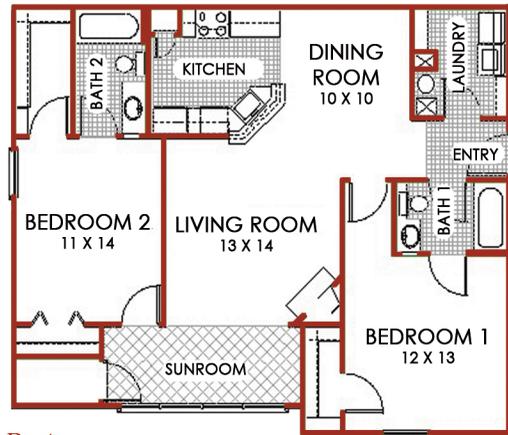
- ~ We are a Teletch community and cable ready
- ~ Wi-Fi Internet access at pool and clubhouse
- ~ Walks connect to town bike path and Huckleberry Trail
- ~ Gas Fireplaces
- ~ Gas heat and hot water
- ~ Washer/dryer hookups
- ~ Nine-foot ceilings with crown molding in living room and dining room
- ~ White designer kitchen cabinets with pass-through counters by IXL®
- ~ Deluxe GE® appliances including: refrigerators w/ ice-maker, disposal, electric range, dishwasher and microwave
- ~ Ceiling fans in bedrooms
- ~ Large windows with blinds
- ~ Lofts and sunrooms\*
- ~ Patio or balcony with outside storage\*
- ~ Beautifully landscaped grounds
- ~ Designer pool, sports court and outdoor grills
- ~ Ample parking

## VICINITY MAP



### TWO BEDROOM W/ SUNROOM

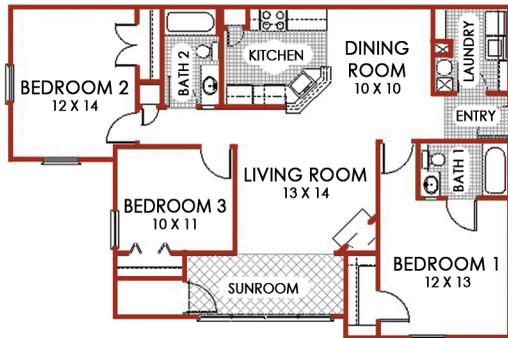
1172 - 1198 Sq. Ft.



Rent: \_\_\_\_\_

### THREE BEDROOM W/ SUNROOM

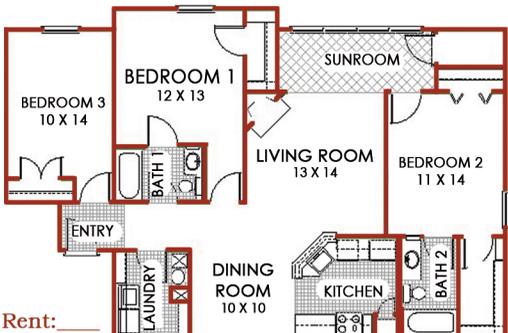
1322 - 1346 Sq. Ft.



Rent: \_\_\_\_\_

### THREE BEDROOM EXPANDED W/ SUNROOM

1322 - 1346 Sq. Ft.



Rent: \_\_\_\_\_

## COMMUNITY CENTER

- ~ Sales & Leasing Office Hours: Mon.-Fri.9-6, Sat.10-2
- ~ Resident business center offering copier & fax services, notary services, package acceptance and delivery
- ~ Postage - may be purchased at our Sales Office
- ~ Fitness area with a variety of training stations
- ~ Community room reservations for private functions

Comments:

## SERVICES

- ~ 24-hour emergency service
- ~ Toolbox - Have you ever needed the following items? Hammer, screwdrivers, wrench, level, flashlight, pliers, and other everyday tools you just don't have... Well, we have a handy toolbox in our office we would be happy to loan you. We also have access to stud-finders, jumper cables, and a vacuum cleaner.

\* Available in selected units

\* Floorplans may vary in detail and dimension.

\*\*ALL PRICES SUBJECT TO CHANGE.

303 N. Knollwood Drive - Suite 6101  
Blacksburg, Virginia 24060



540-961-0500  
540-961-0600 Fax  
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