



BLACKBERRY HOMESTEAD

• AT BLOWING ROCK •

LOOK BOOK



Wind River Cottage

Site 5

Our first home built and our first home sold! Offering a formal touch to the nostalgic farmhouse feel. This home features spacious open concept living with central access to the impressive covered porch open from common areas and also from the dreamy primary suite. Three covered entries, thoughtful mudrooms at both front and side entrances, as well as the cozy wood burning fireplace on the back porch which expands your living room into the outdoors.

• *Rooted in Tradition* •

Total Heated Area: 1874



Total Living Area: 2274

Wind River Cottage



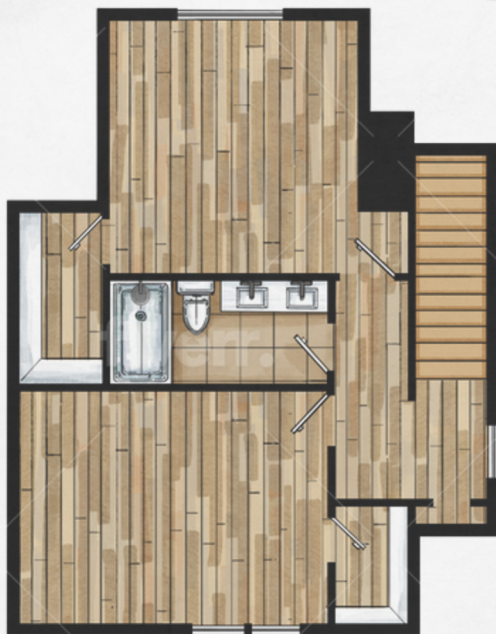
3



2.5

MAIN LEVEL

1272 heated living space
400 outdoor living space



UPPER LEVEL

602 heated living space



Blowing Rock Cottage

Site 4

Our second home built and also our second home under contract, but not second in charm! Boasting a classic rocking chair front porch, pocket office perfect for working remotely, and an outdoor covered living room with a view of your peaceful and natural wooded yard are just a few highlights of this picture perfect home.

• *Rooted in Comfort* •

Total Heated Area: 1864



Total Living Area: 2260

Blowing Rock Cottage



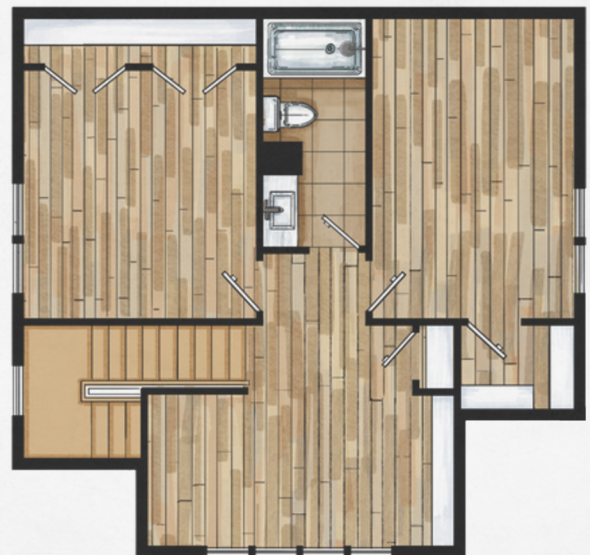
MAIN LEVEL

1176 heated living space

396 outdoor living space

SECOND LEVEL

688 heated living space





Creekside Cottage

Site 2

Our third home built and also our third home under contract! Serenity at its finest is found on the covered back porch, next to the wood burning fireplace with a view of Blackberry Creek and protected wooded view beyond. All you need, truly, all on one level, with the bold sounds of the babbling creek enjoyed throughout all rooms in the Creekside Cottage. This highly sought after home caters to those who value the simple things in life, like no stairs. Every part of this home is easily accessible. The second bedroom could double as an office or den. Beautiful natural light and dual wings make this home versatile and ambient.

• *Rooted in Simplicity* •

Total Heated Area: 1294



Total Living Area: 1629

Creekside Cottage



MAIN LEVEL

1294 heated living space
301 outdoor living space



Raspberry Cottage

Site 3

Breaking ground Spring 2025!

A classic, yet timeless home offering the country comfort with contemporary edge located on the bend of the Blackberry Creek. Featuring expansive covered porches off of both front and back entrances. Enter through the formal foyer, featuring a convenient laundry, pantry, and powder room which offers functionality and organization upon arrival. A true primary suite on the main level including convenient access to the outdoors. Ensure your guests always have what they need with two guest bedrooms and the second full bathroom upstairs, along with ample storage space for your linens and holiday decor. Get ready for relaxation at its finest as you cozy up on the idealistic back porch where the sounds of the babbling Blackberry Creek are enjoyed.

• *Rooted in Convenience* •

Total Heated Area: 1738



Total Living Area: 2505

Raspberry Cottage



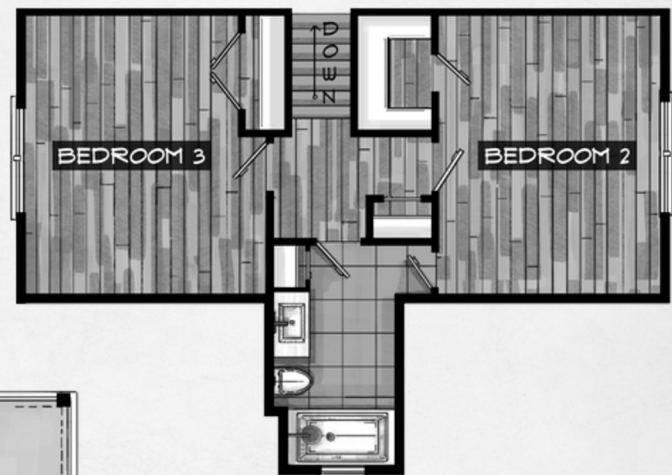
3



2.5

SECOND LEVEL

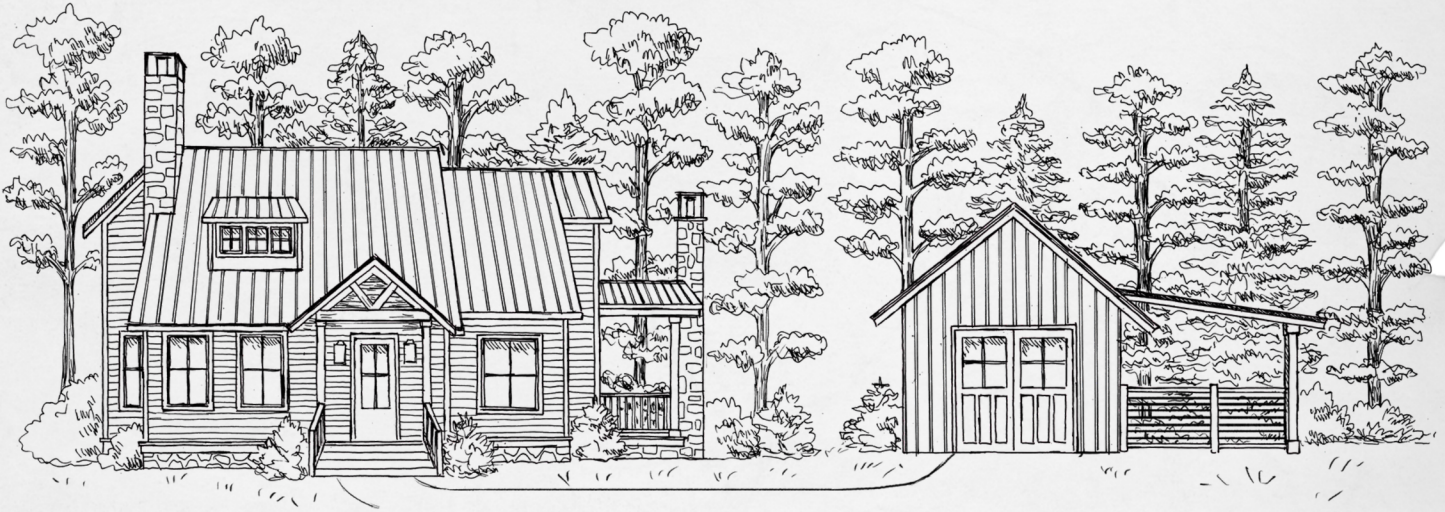
600 heated living space



MAIN LEVEL

1138 heated living space

767 outdoor living space



Blackberry Cottage

Site 6

Breaking ground Spring of 2025!

A modern mountain living masterpiece! Designed by our Blackberry Team architect, Grady Woods, this plan has been thoughtfully crafted to perfect your home living experience. All you need for one level living including a true primary suite with the inviting family room, kitchen, dining nook, laundry, powder, and pantry centrally located on the main level. The back porch was designed for grilling and privacy. The guest rooms each have their own en suite bathroom and a landing loft perfect for your guest's getaway.

And the offerings don't end there! We have designed a detached 2 car covered parking structure as an upgrade option to the buyer. Crafted by Grady Woods, your parking could be elevated to a detached one car garage with additional one car carport.

• *Rooted in Function* •

Total Heated Area: 2178



Total Living Area: 2578

Blackberry Cottage



3



3.5



Optional
Upgrade



MAIN LEVEL

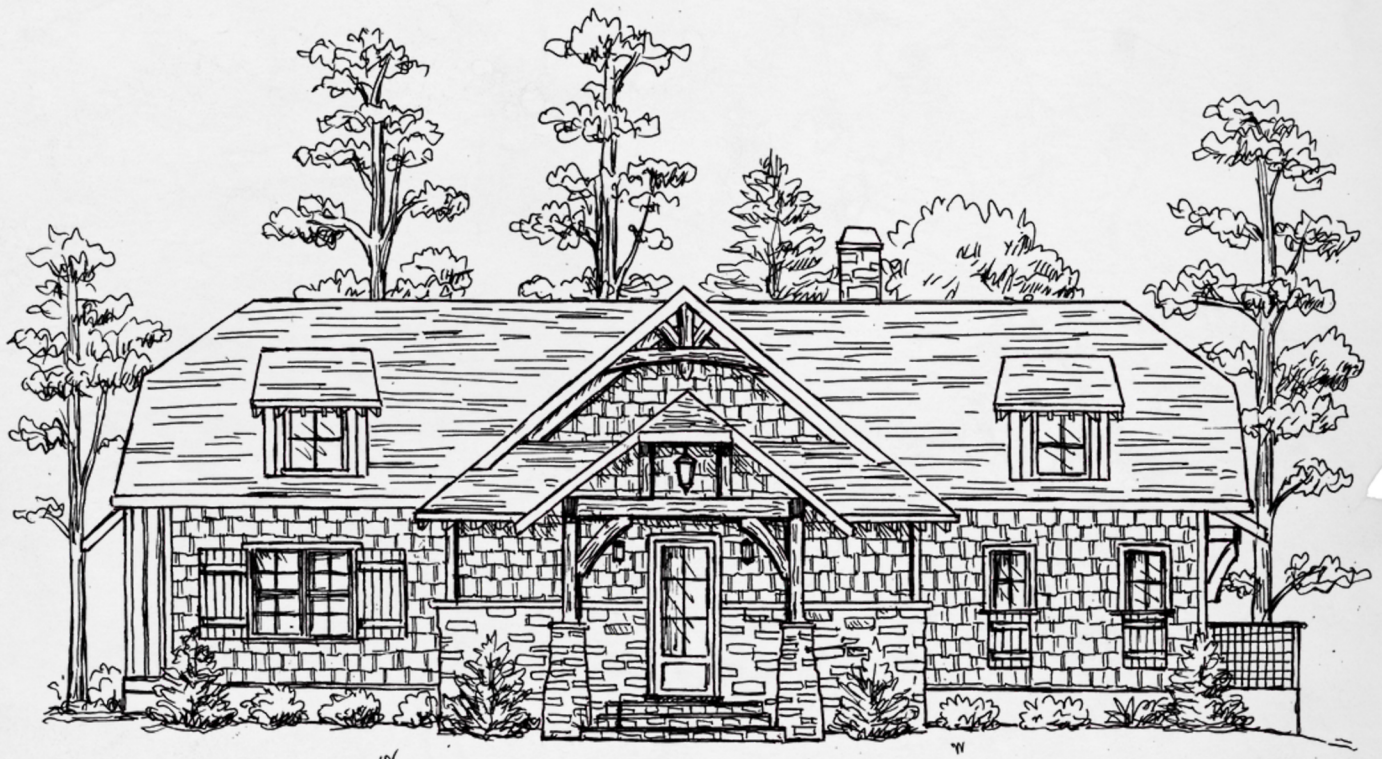
1408 heated living space

400 outdoor living space



SECOND LEVEL

770 heated living space



Payton Cottage

Site 9

Breaking ground Spring of 2025!

Classic architecture with enduring warmth. Wrapped in a shake and stone exterior that echos the surrounding mountains, this home offer ample space for the whole family. Three bedrooms, three and a half bathrooms, with an open flowing layout for effortless connection. The cozy gas fireplace anchors the living space, while a wood burning outdoor fireplace beckons year-round gathering, storytelling, and stillness. Downstairs, a quiet office retreat and an oversized two car garage add flexibility for work, storage, hobbies, or adventure gear. This home has an optional upgrade to include a movie theatre or additional 650 square feet of flex space. Located on a corner lot across from the creek with easy access to the garage and a separate entrance for guests.

This home has it all!

• *Rooted In Family* •

Total Heated Area: 2446



Total Living Area: 4451

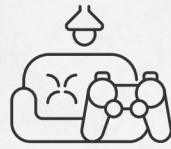
Payton Cottage



3



3.5



Bonus Room

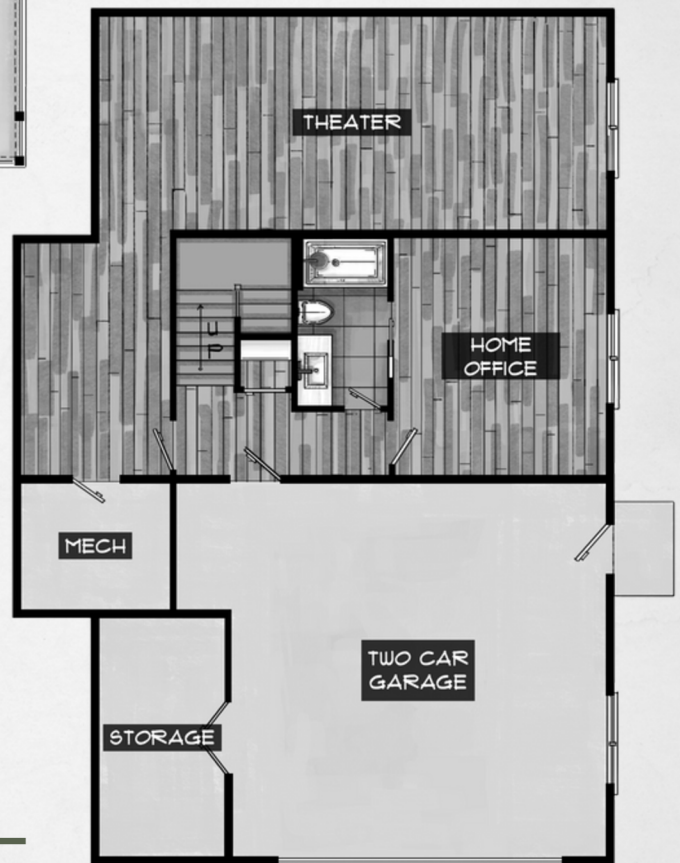


650 SF
Optional
Upgrade



MAIN LEVEL

1990 heated living space
484 outdoor living space



LOWER LEVEL

456 heated living space

APPALACHIAN PROPERTIES - SHY FECTEAU

SNEAK PEAK



Mountainside Homes Coming Soon



APPALACHIAN PROPERTIES - SHY FECTEAU

SNEAK PEAK



Mountainside Homes Coming Soon



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SHY FECTIONEAU | broker, realtor

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