



# BLACKBERRY HOMESTEAD

• AT BLOWING ROCK •

## LOOKBOOK



*Disclaimer: This Lookbook is intended to express the development concept and proposed home plans for the Blackberry Homestead at Blowing Rock. Images, renderings, and floor plans are conceptual and may not represent the final, built product. Room sizes and square footage are approximate, and actual built dimensions may vary. The developer/builder reserves the right to make changes to the plans, materials, and specifications without notice.*



# Site Map



  
**BLACKBERRY**  
HOMESTEAD  
• AT BLOWING ROCK •



# Creekside Cottage

Site 2

SOLD



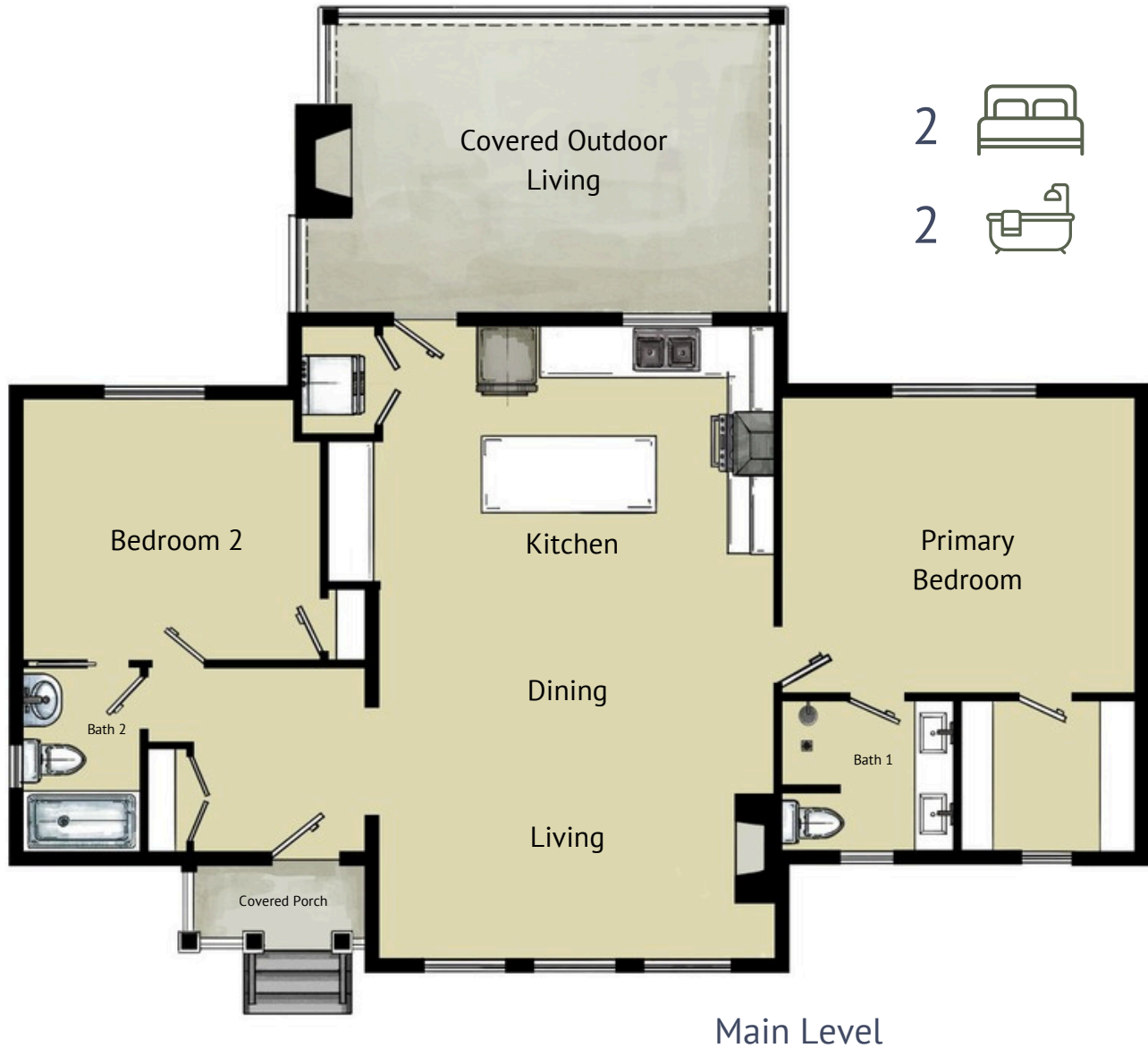
Serenity at its finest is found on the covered back porch, next to the wood-burning fireplace with a view of Blackberry Creek and a protected wooded view beyond. All you need, truly, all on one level, with the bold sounds of the babbling creek enjoyed throughout all rooms in the Creekside Cottage. This 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. Beautiful natural light and dual wings make this home versatile and ambient.

• *Rooted in Simplicity* •



# Creekside Cottage

Site 2



## Heated Living Space

1331 Main Level (HSF)

320 Covered Outdoor Living

1651 Total SF Under Roof



# Corbin Cottage

## Site 3

FOR SALE |  
COMPLETION  
SUMMER  
2026



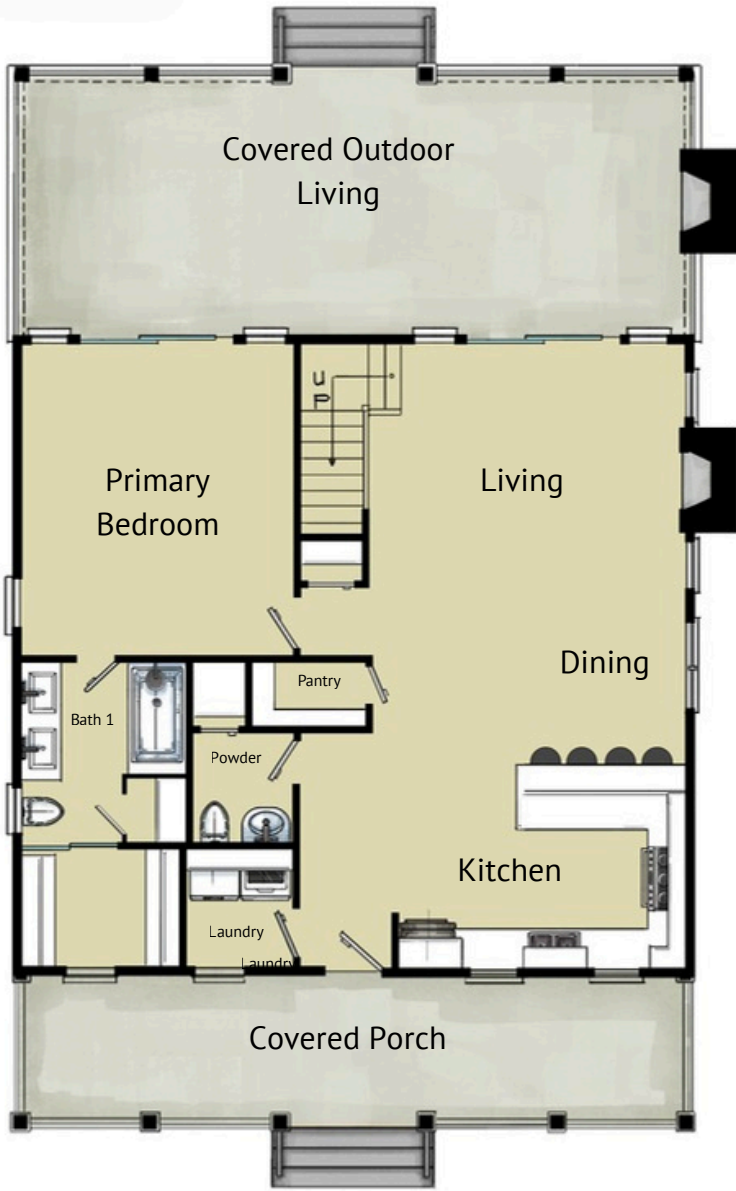
A classic, yet timeless home offering the country comfort with a contemporary edge, located on the bend of the Blackberry Creek. Featuring expansive covered porches off of both front and back entrances. Enter through the formal foyer, featuring a convenient laundry, pantry, and powder room, which offers 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 ideal back porch, where the sounds of Blackberry Creek are enjoyed.

• *Rooted in Serenity* •



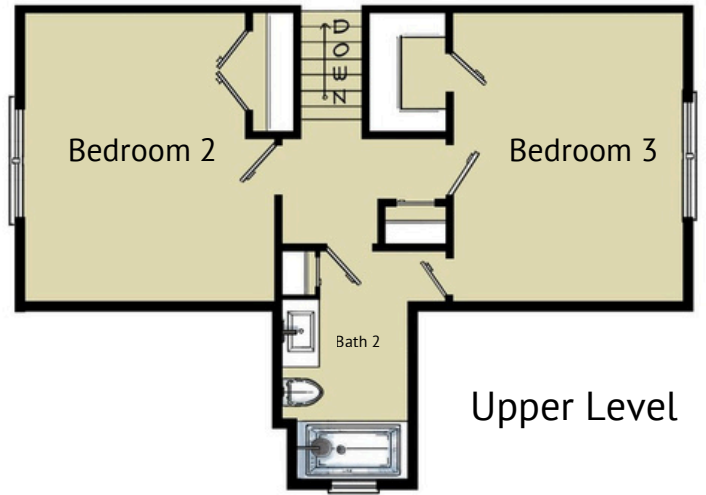
# Corbin Cottage

Site 3



Main Level

3  2.5 



Upper Level

## Heated Living Space

1152 Main Level (HSF)

677 Upper Level (HSF)

1829 Total (HSF)

787 Covered Outdoor Living

540 Two-Car Garage

3156 Total SF Under Roof



# Blowing Rock Cottage

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## Site 4



Boasting a classic rocking chair front porch, a 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* •

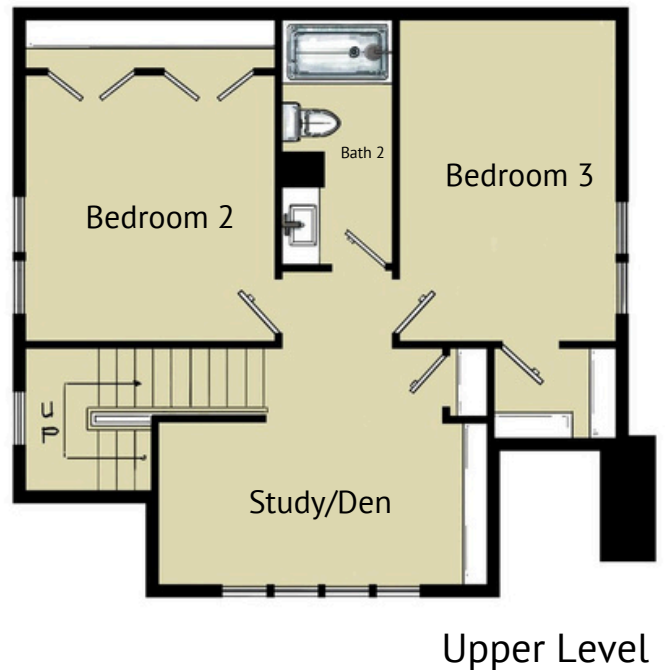


# Blowing Rock Cottage

## Site 4



3.0  2.5 



### Heated Living Space

1176 Main Level (HSF)

688 Upper Level (HSF)

1864 Total (HSF)

396 Covered Outdoor Living



# Wind River Cottage

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## Site 5



Offering a formal touch to the nostalgic farmhouse feel. This home features a spacious, open-concept living space with central access to the impressive covered porch, open from common areas, and 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* •



# Wind River Cottage

## Site 5



Main Level

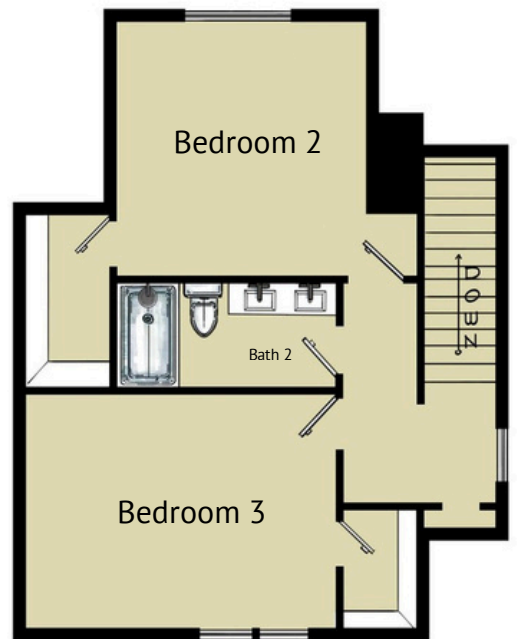
### Heated Living Space

1272 Main Level (HSF)

602 Upper Level (HSF)

1,874 Total (HSF)

400 Covered Outdoor Living



Upper Level

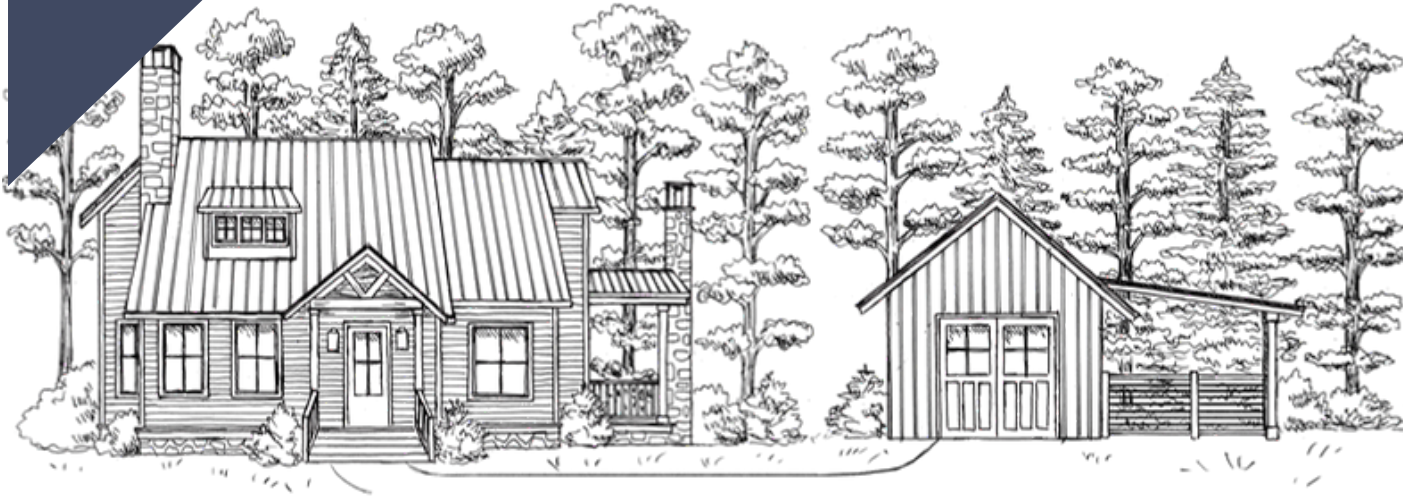


# Blackberry Cottage

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## Site 6

UNDER  
CONTRACT



A modern mountain living masterpiece! Designed by our Blackberry Team architect, Grady Woods, this plan has been thoughtfully crafted to enhance your home's living experience. All you need for one-level living, including a true primary suite with an inviting family room, kitchen, dining nook, laundry, powder room, and pantry, all centrally located on the main level. The back porch was designed for grilling and privacy. Each guest room has its own en-suite bathroom and a landing loft, perfect for your guests' getaway. Finally, a detached 2-car covered parking garage/carport with a garden courtyard makes access to the home convenient and attractive.

• *Rooted in Function* •



# Blackberry Cottage

Site 6



Main Level



3



3.5



1 car Garage  
+ 1 car Carport

## Heated Living Space

1408 Main Level (HSF)

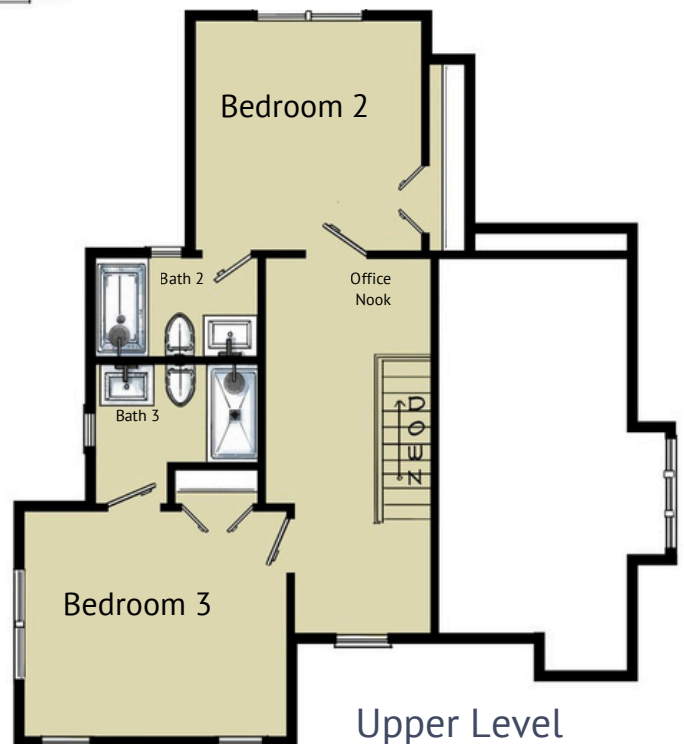
770 Upper Level (HSF)

2178 Total (HSF)

400 Covered Outdoor Living

540 Two-Car Carport/Garage

3118 Total SF Under Roof



Upper Level



# Payton Cottage

## Site 9

FOR SALE |  
COMPLETION  
SUMMER  
2026



Classic architecture with enduring warmth. Wrapped in a shake-and-stone exterior that echoes the surrounding mountains, this home offers 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 includes an additional 650 square feet composed of two flex spaces that can serve as a second living area, movie room, wet bar, craft room, or other use to fit your needs. This home has it all! Located on a corner lot across from the creek with easy access to the garage and a separate entrance for guests.

• *Rooted In Family* •



# Payton Cottage

## Site 9



3  3.5 

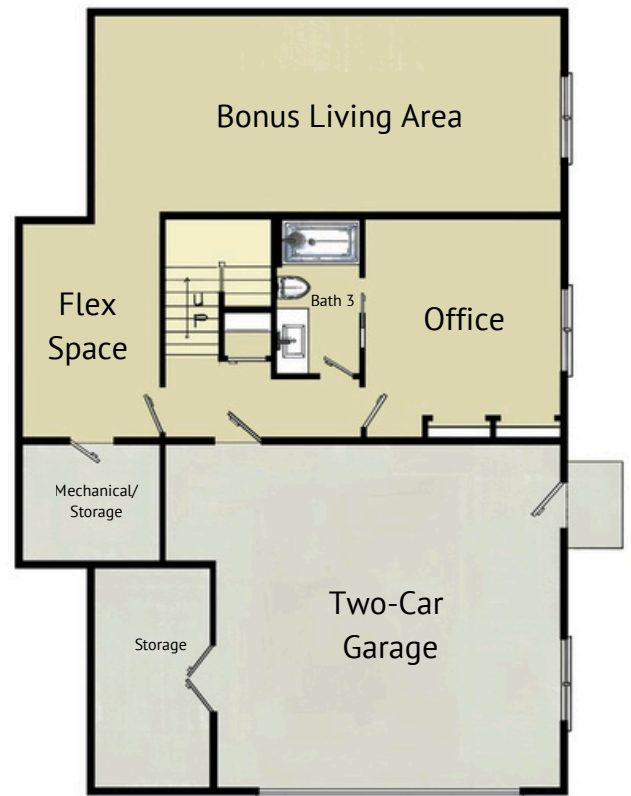
  
Bonus Room

  
Office

Main Level

### Heated Living Space

- 1990 Main Level (HSF)
- 456 Lower Level (HSF)
- 651 Lower Level Bonus (HSF)
- 3097 Total (HSF)
- 484 Outdoor Living Space
- 227 Storage/Mechanical
- 643 Garage
- 4451 Total Under Roof



Lower Level



# Mountainside Contemporary

## Sites 11 to 15 Sample Elevations



Contemporary Elevation



Traditional/Rustic Elevation

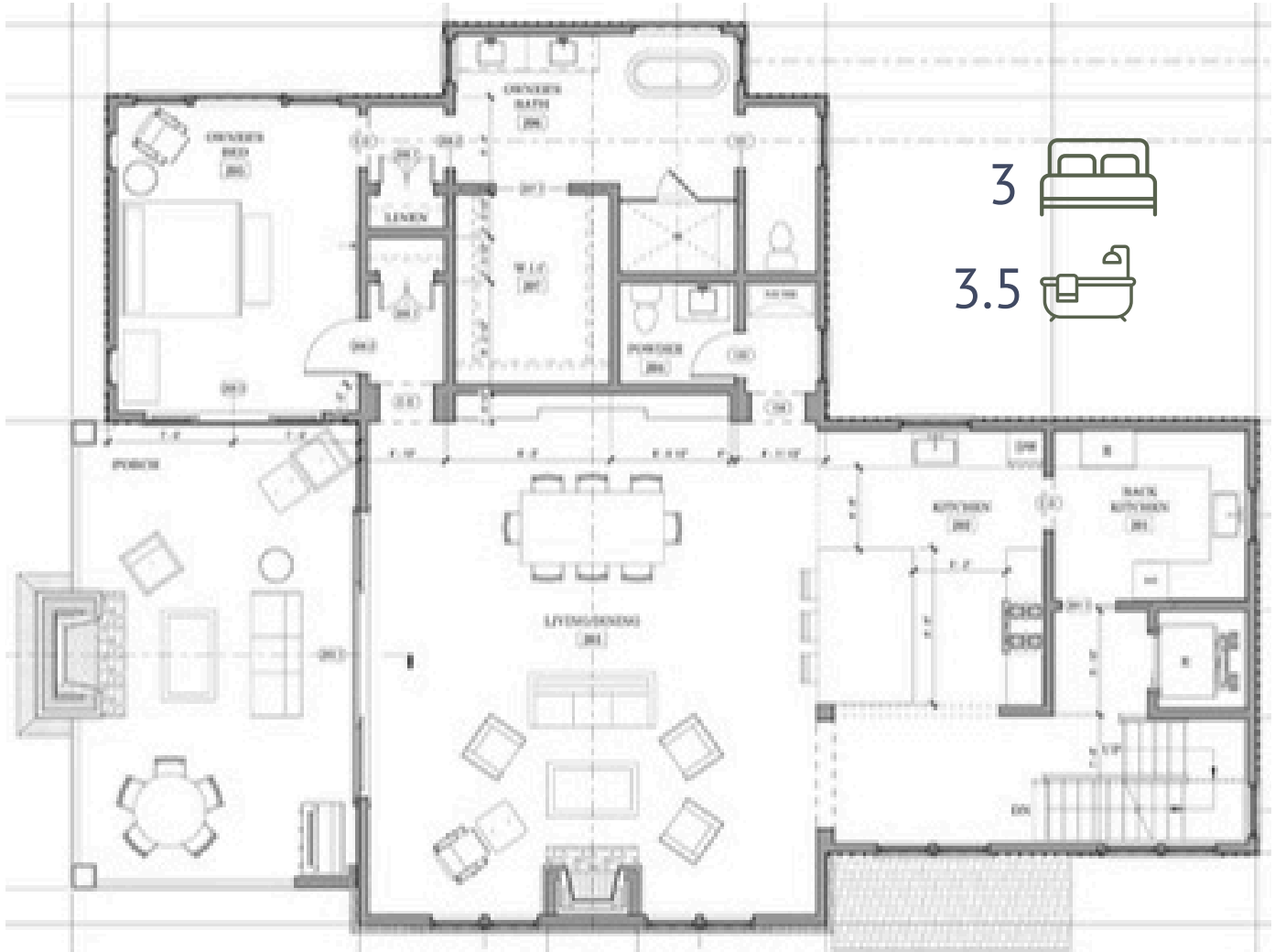
Designed by Grady Woods of Woods Dendy Architects, this plan aims to enhance the land's natural features while maximizing functionality and views. This distinctive three-level home gives buyers the flexibility to customize their living space: 1) Lower level finished as a porch, third covered parking space, or an office/bonus room, 2) Kitchen options with either a smaller design and butler's pantry or a larger open concept and full laundry room on the upper or lower level, 3) Choice of elevation style and finish package—rustic, traditional, or contemporary. While the concept remains consistent across all our "Mountainside Sites" lots 11-15, each home will feature unique site placement and design finishes to ensure outstanding curb appeal and optimal building solutions.

• *Rooted In Innovation* •



# Mountainside Sites

## Sites 11 to 15 Main Level Floor Plan



Main Level

### Heated Living Space

382 Entry Level (HSF)

2005 Main Level (HSF)

1126 Upper Level (HSF)

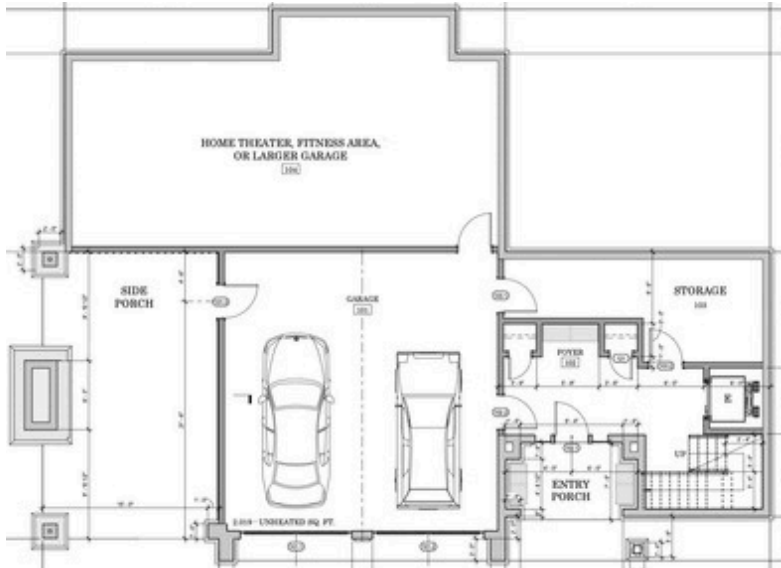
3513 Total (HSF)

416 Outdoor Living Space

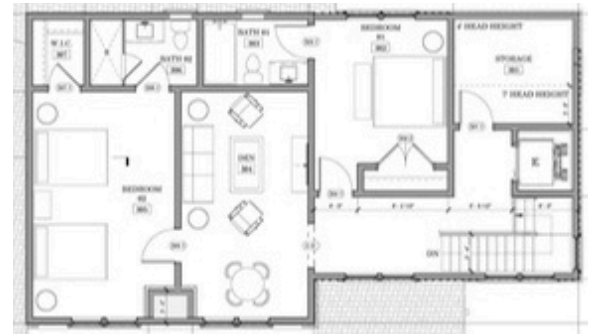


# Mountainside Sites

## Sites 11 to 15 Entry Level Floor Plan



Main Level



Upper Level

### Entry Level Bonus Areas

650 Garage (2 to 4 Cars)

780 Flex/Multi-Purpose

- Movie theater
- Exercise Room
- Storage

390 Covered Porch/Convertible Space

- Carport/Extra Garage Bay
- Study/Office

172 Mechanical/Storage

1992 Total Bonus

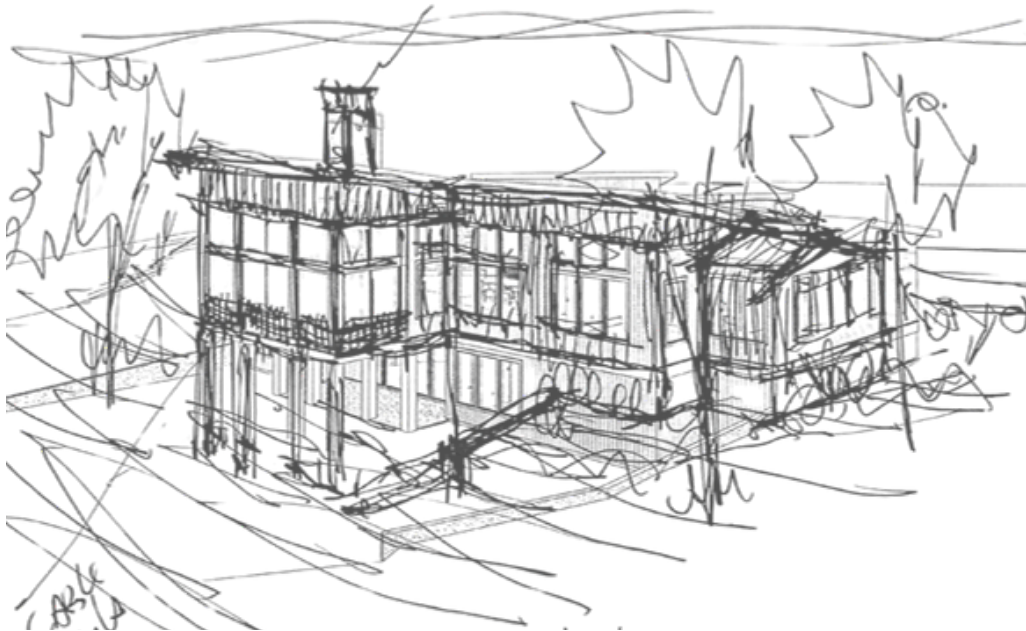


# Future Concepts

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Site 7



Site 10





# BLACKBERRY HOMESTEAD

• AT BLOWING ROCK •



SHY FECTEAU | broker, realtor  
JIM PITTS | broker, realtor

WWW.LIFEATBLACKBERRY.COM OR CALL 912-507-0818 FOR MORE INFORMATION

