



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



Creekside Cottage

Site 2

SOLD



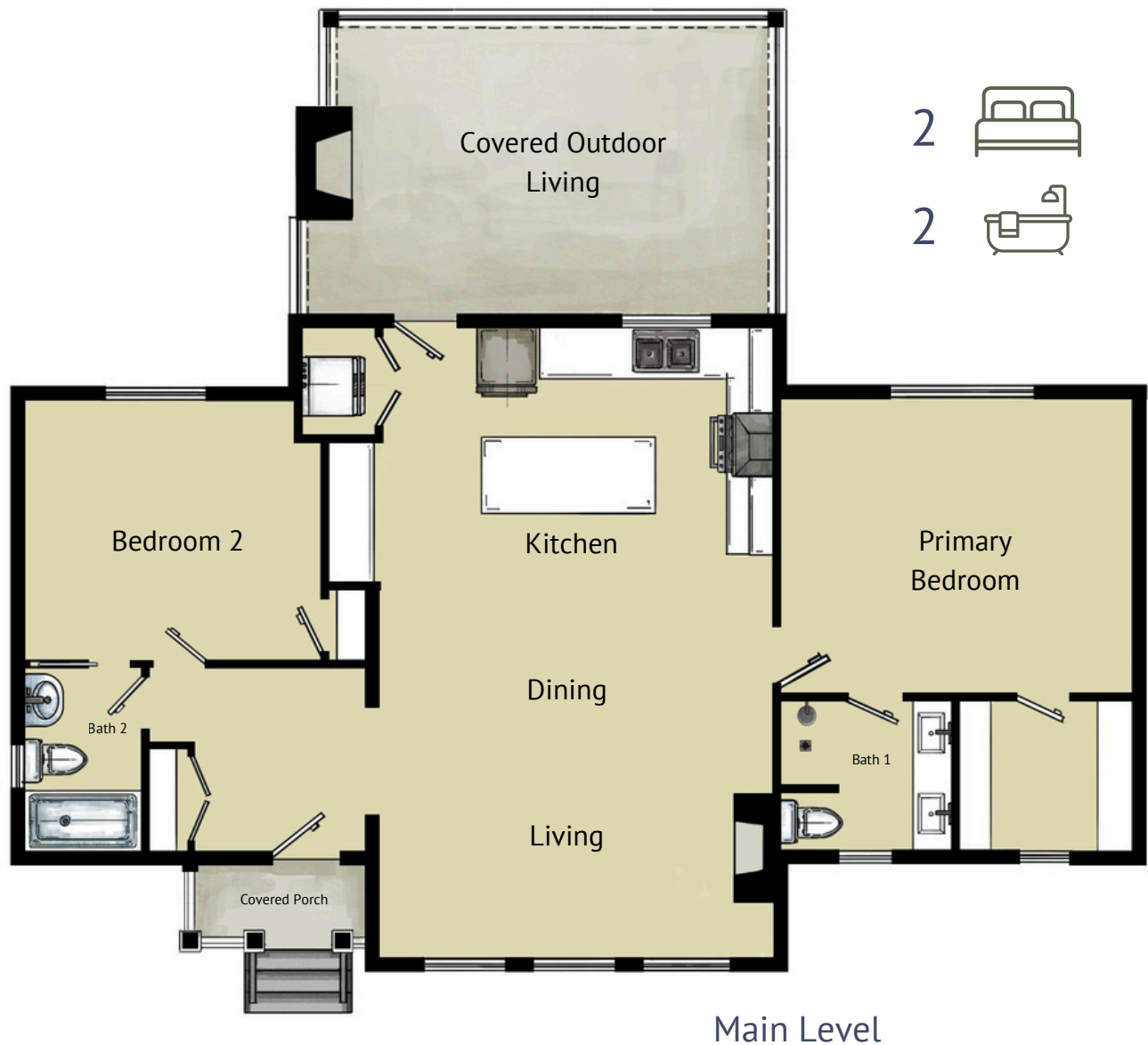
Serenity at its finest is found on the covered back porch, next to the wood-burning fireplace with a view of Blackberry Creek and a protected wooded view beyond. All you need, truly, all on one level, with the bold sounds of the babbling creek enjoyed throughout all rooms in the Creekside Cottage. This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



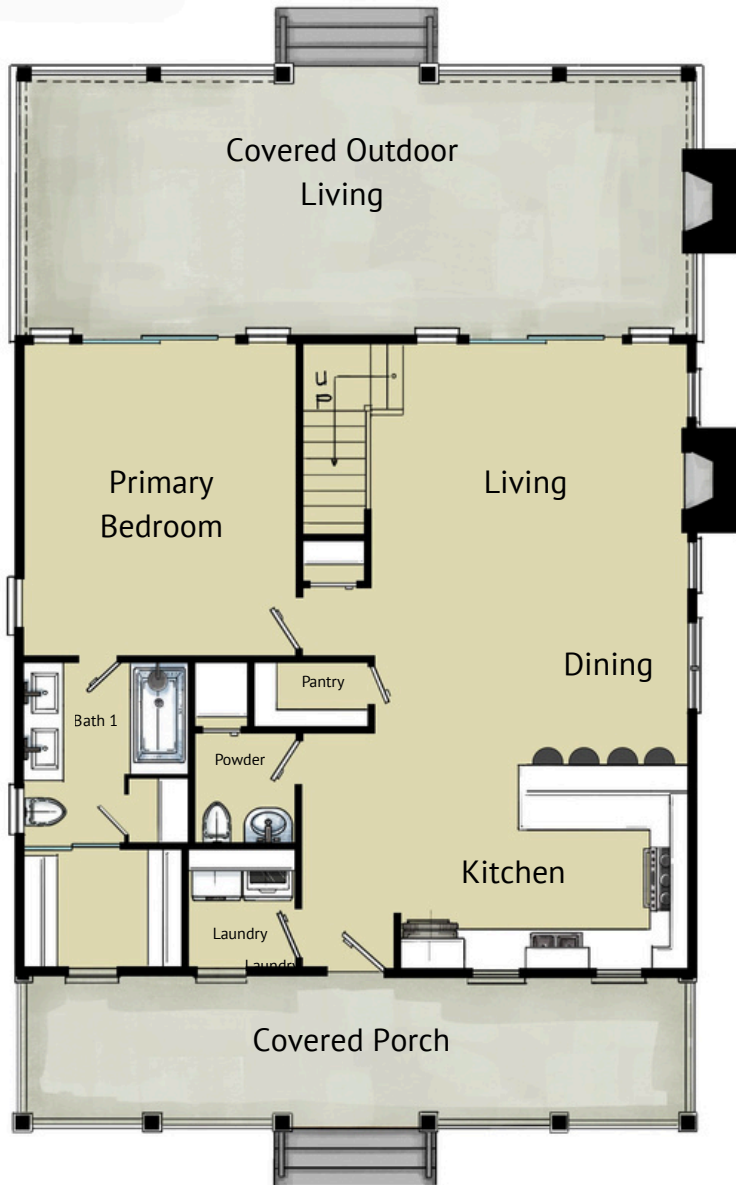
A classic, yet timeless home offering the country comfort with a contemporary edge, located on the bend of the Blackberry Creek. Featuring expansive covered porches off of both front and back entrances. Enter through the formal foyer, featuring a convenient laundry, pantry, and powder room, which offers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



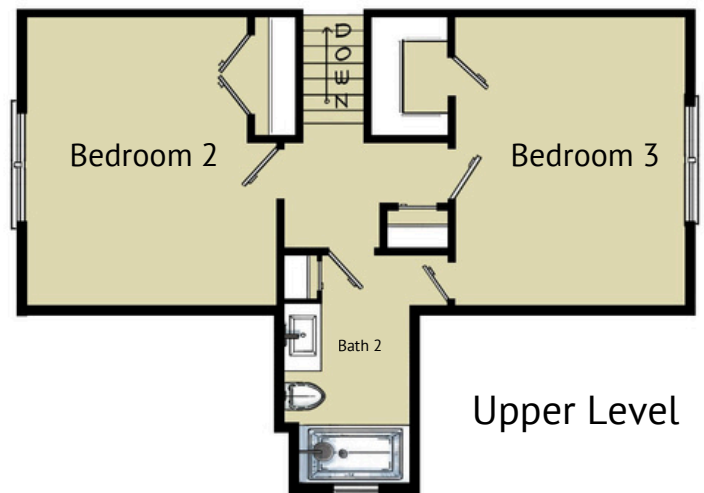
Corbin Cottage

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

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* •

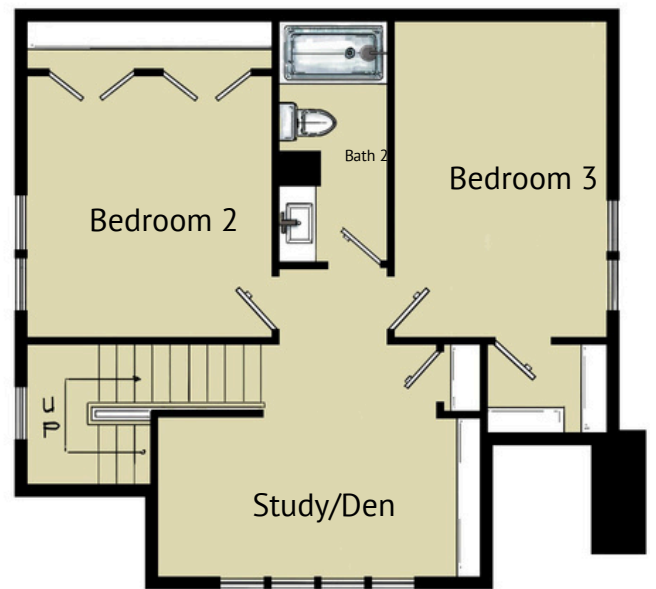


Blowing Rock Cottage

Site 4



3.0  2.5 



Heated Living Space

1176 Main Level (HSF)

688 Upper Level (HSF)

1864 Total (HSF)

396 Covered Outdoor Living



Blackberry Bungalow

Site 5

SOLD



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* •



Blackberry Bungalow

Site 5



Main Level

3 

2.5 

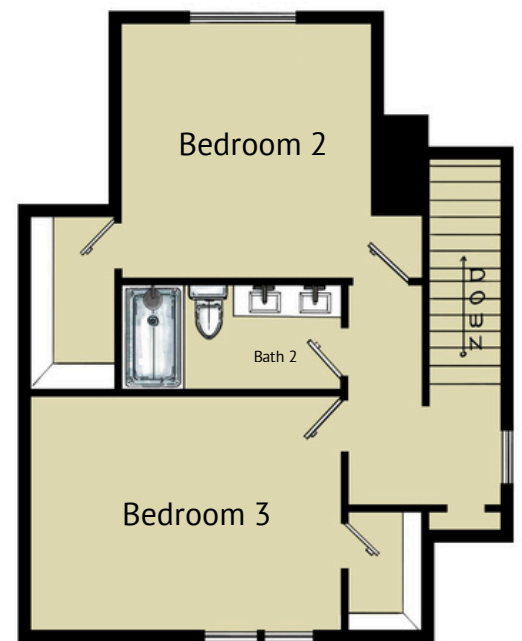
Heated Living Space

1272 Main Level (HSF)

602 Upper Level (HSF)

1,874 Total (HSF)

400 Covered Outdoor Living



Upper Level



Blackberry Cottage

Site 6

SOLD



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



3



3.5



1 car Garage
+ 1 car Carport

Heated Living Space

1408 Main Level (HSF)

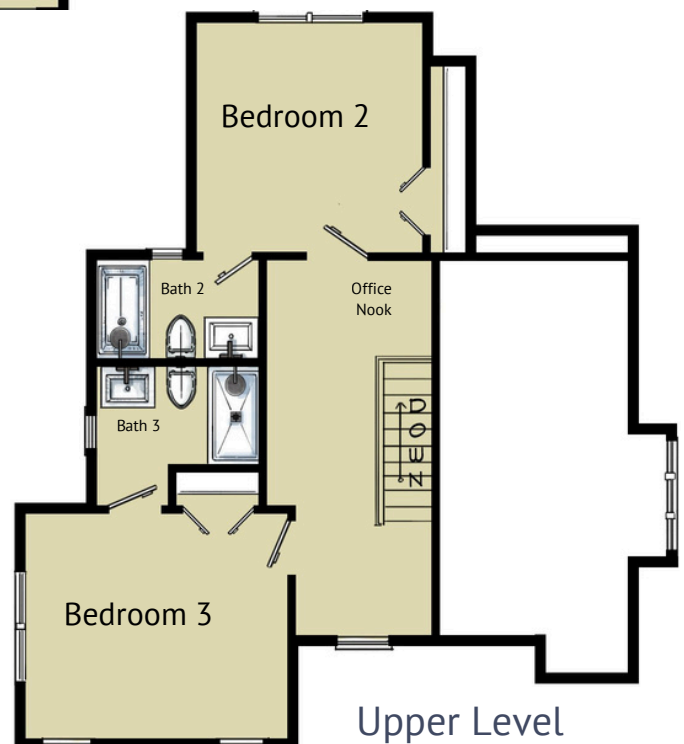
770 Upper Level (HSF)

2178 Total (HSF)

400 Covered Outdoor Living

540 Two-Car Carport/Garage

3118 Total SF Under Roof



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 one-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* •

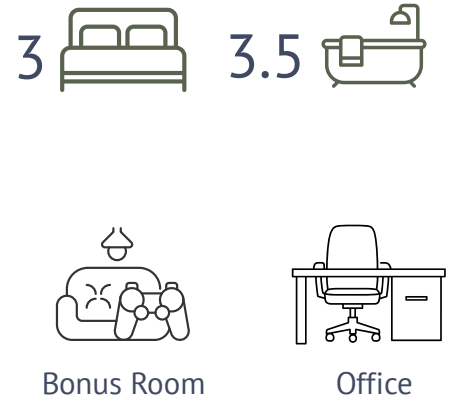


Payton Cottage

Site 9



Main Level



Heated Living Space

2003 Main Level (HSF)

1214 Lower Level (HSF)

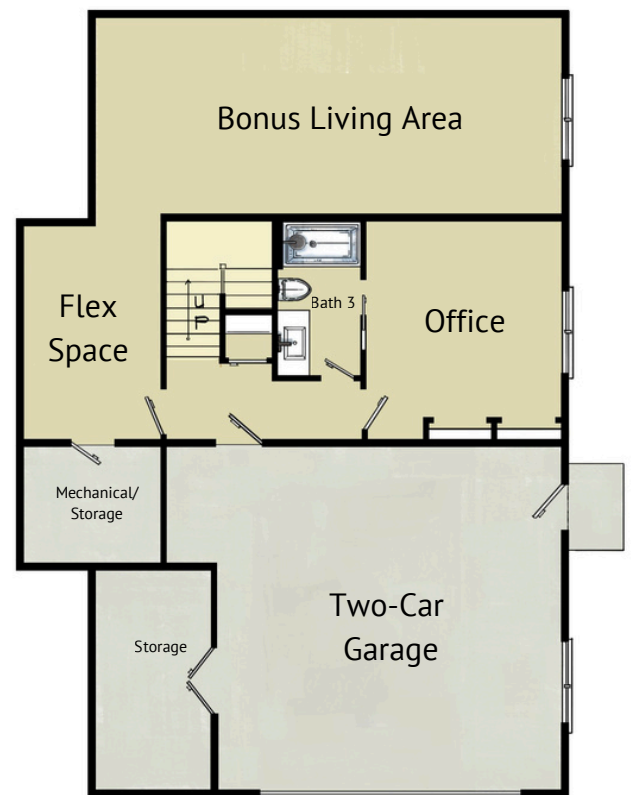
3217 Total (HSF)

467 Outdoor Living Space

143 Storage/Mechanical

632 Garage

4459 Total Under Roof



Lower Level



Traditional Upslope Home

Sites 12



This innovative three-level home offers a fresh perspective that reimagines the traditional mountain retreat. The main living level, situated one floor above the entry and parking level, captures elevated panoramic views overlooking the forested mountainside. An elevator seamlessly connects the entry and living levels, enhancing circulation and ensuring effortless walk-in convenience.

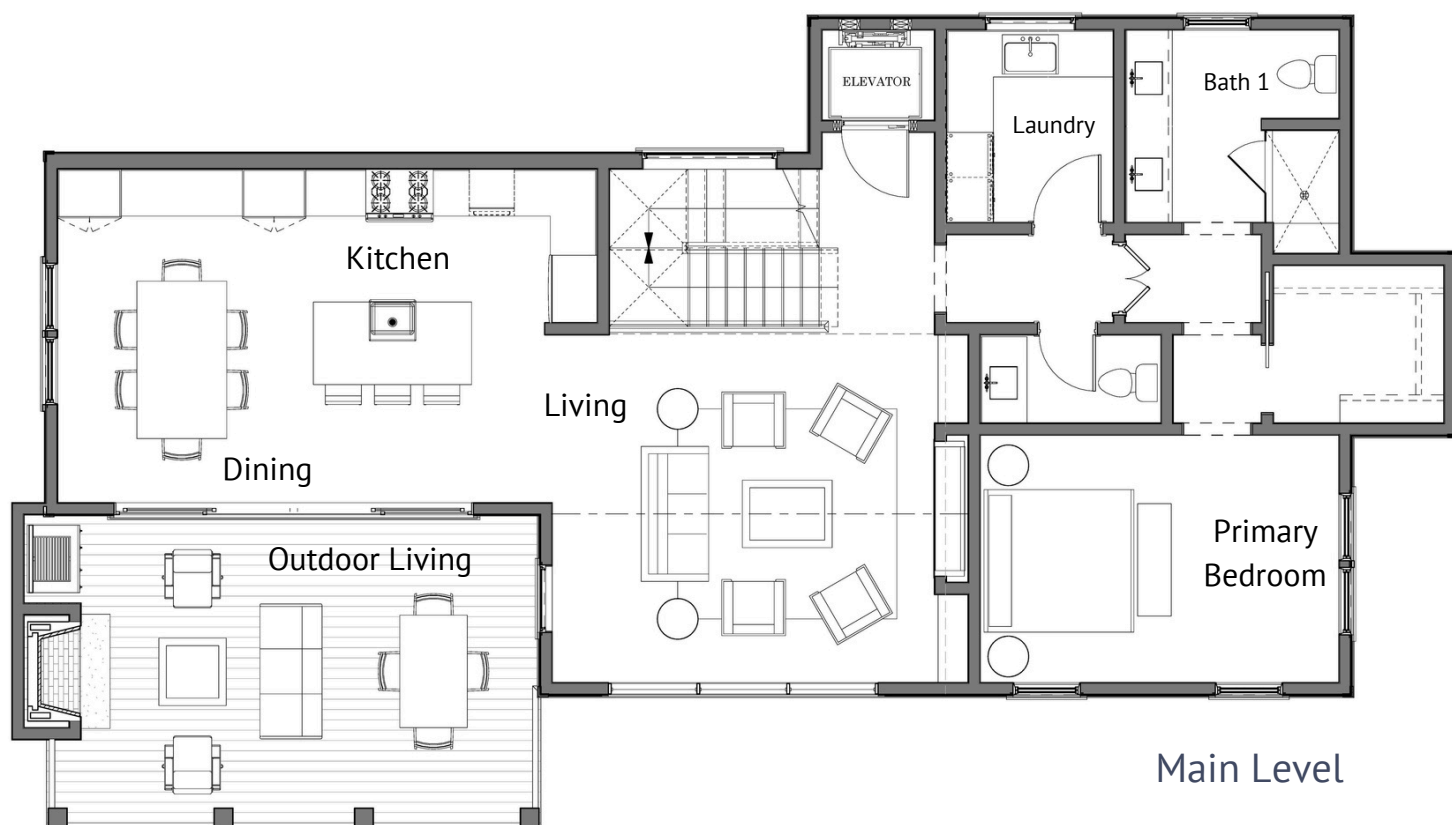
With three bedrooms, including a primary suite on the main level and jack-and-jill bedrooms with a shared bathroom on the upper level, this home is ideally suited for seasonal escapes. As with all homes at Blackberry Homestead, a cozy gas fireplace anchors the main living space, while a wood-burning outdoor fireplace invites year-round gathering and storytelling. A versatile bonus room on the entry level provides the perfect setting for a quiet office, workshop, or fitness studio, and a secondary living space on the upper level is the ideal spot to snuggle up with a good book.

• *Rooted In Innovation* •



Traditional Upslope Home

Sites 12



Heated Living Space

1312 Main Level (HSF)

665 Entry/Parking Level (HSF)

- Office, Fitness, Workshop

621 Upper Level (HSF).

2598 Total (HSF)

323 Outdoor Living Space (Main)

323 Outdoor Living/Storage (Entry)

160 Entry Porch

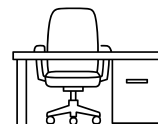
492 Garage

1298 Total Under Roof

3  2.5 



Bonus Room

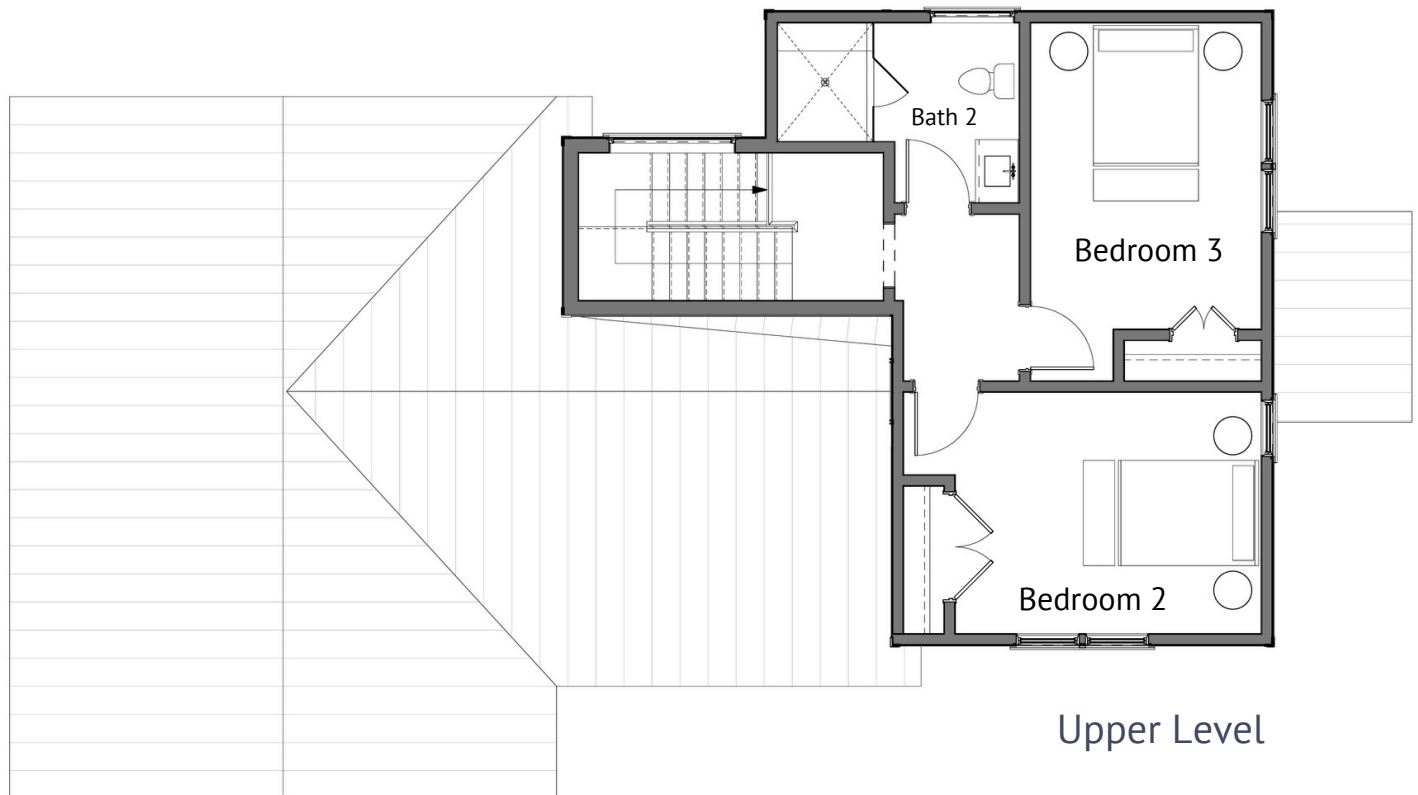
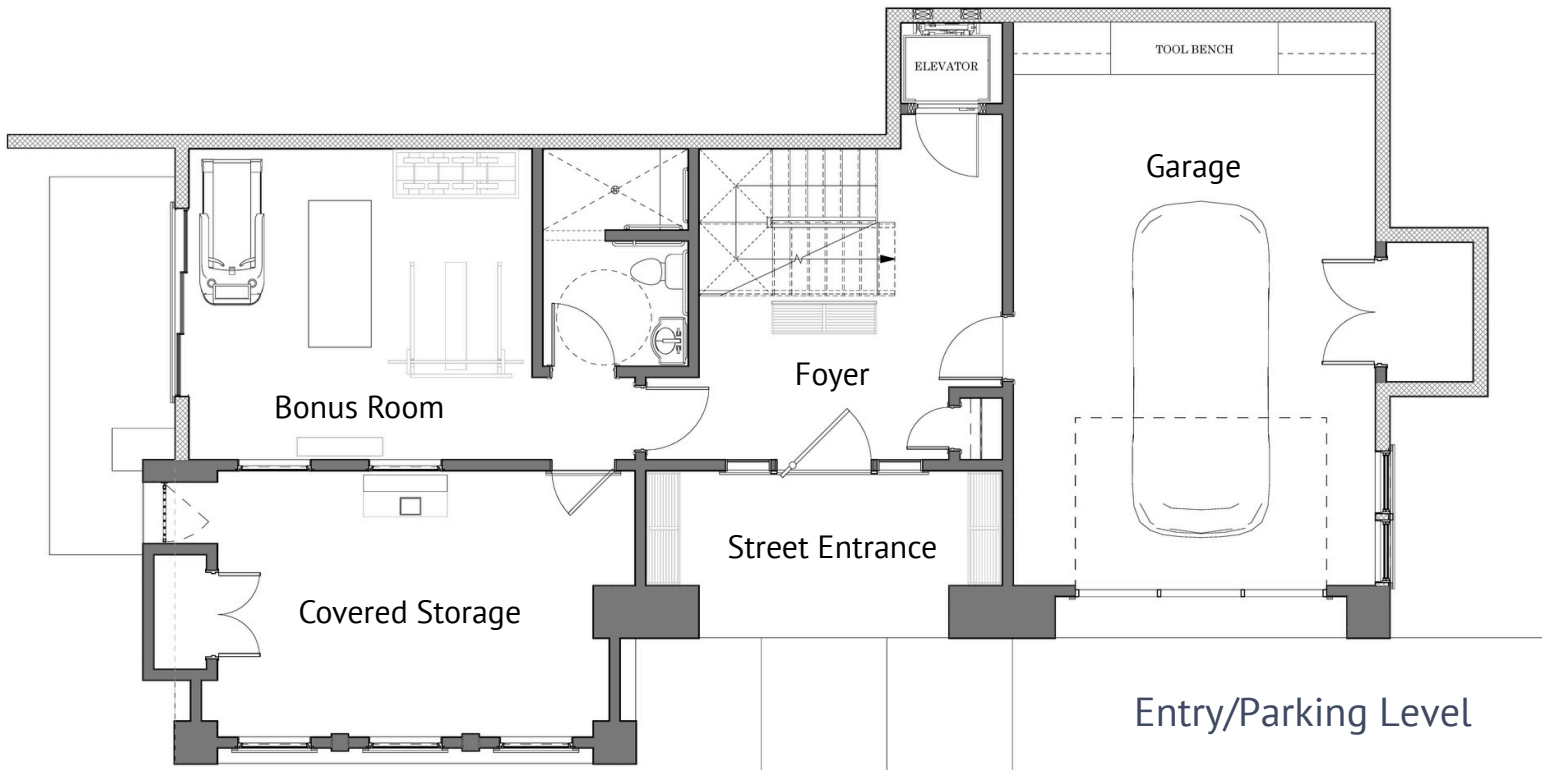


Office



Traditional Upslope Home

Sites 12



Contemporary Upslope Home

Sites 13



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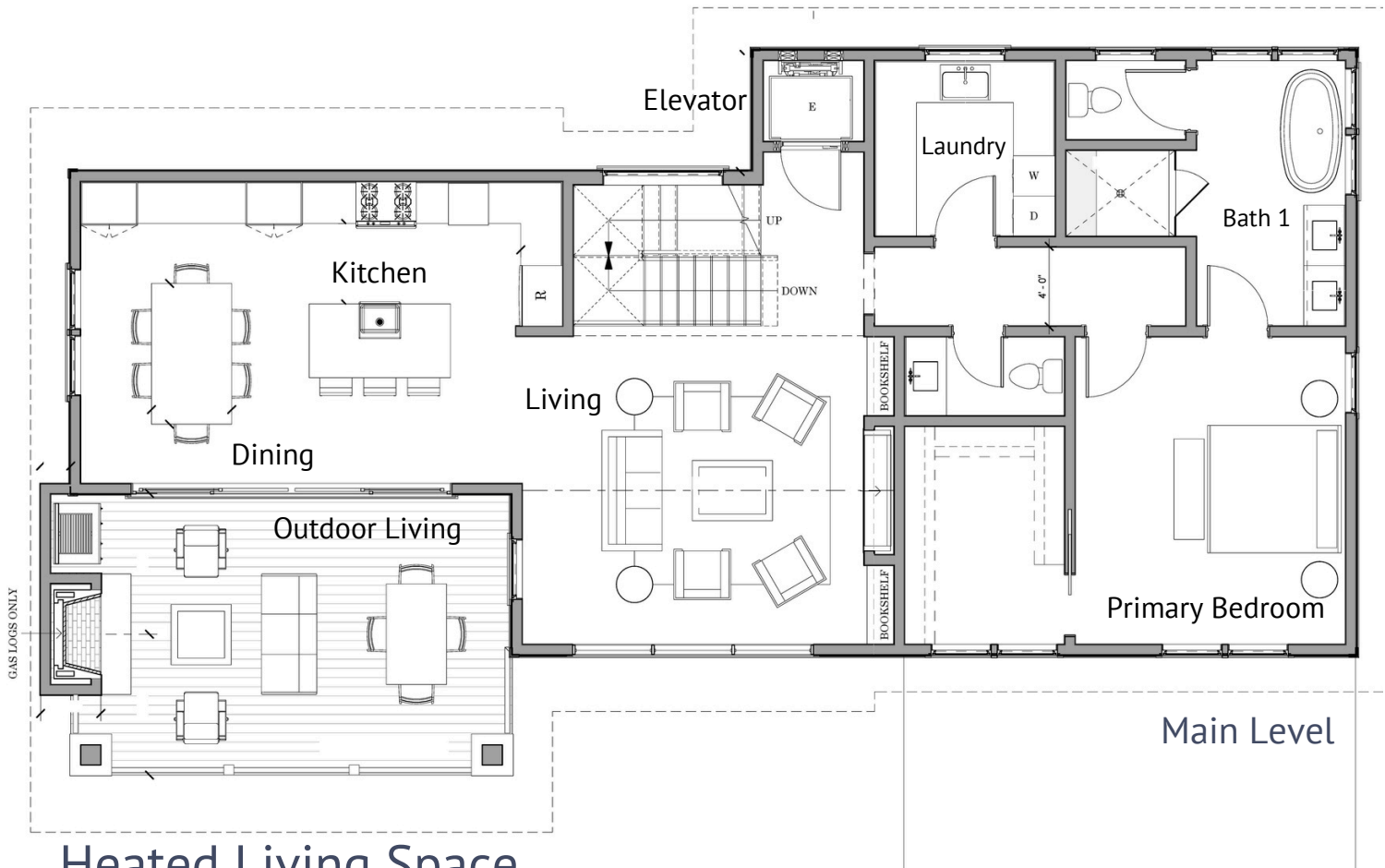
With three bedrooms, including a primary suite on the main level, and ensuite bathrooms throughout, the home is ideally suited for both full-time living and seasonal escapes. As with all homes at Blackberry Homestead, a cozy gas fireplace anchors the main living space, while a wood-burning outdoor fireplace invites year-round gathering and storytelling. A versatile bonus room on the entry level provides the perfect setting for a quiet office, workshop, or fitness studio, and a secondary living space on the upper level is the ideal spot to snuggle up with a good book.

• *Rooted In Innovation* •



Contemporary Upslope Home

Sites 13



Heated Living Space

1454 Main Level (HSF)

581 Entry/Parking Level (HSF)

- Office, Fitness, Workshop

911 Upper Level (HSF)

2946 Total (HSF)

323 Outdoor Living Space (Main)

323 Outdoor Living/Storage (Entry)

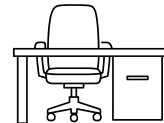
160 Entry Porch

733 Garage

4485 Total Under Roof



Bonus Room

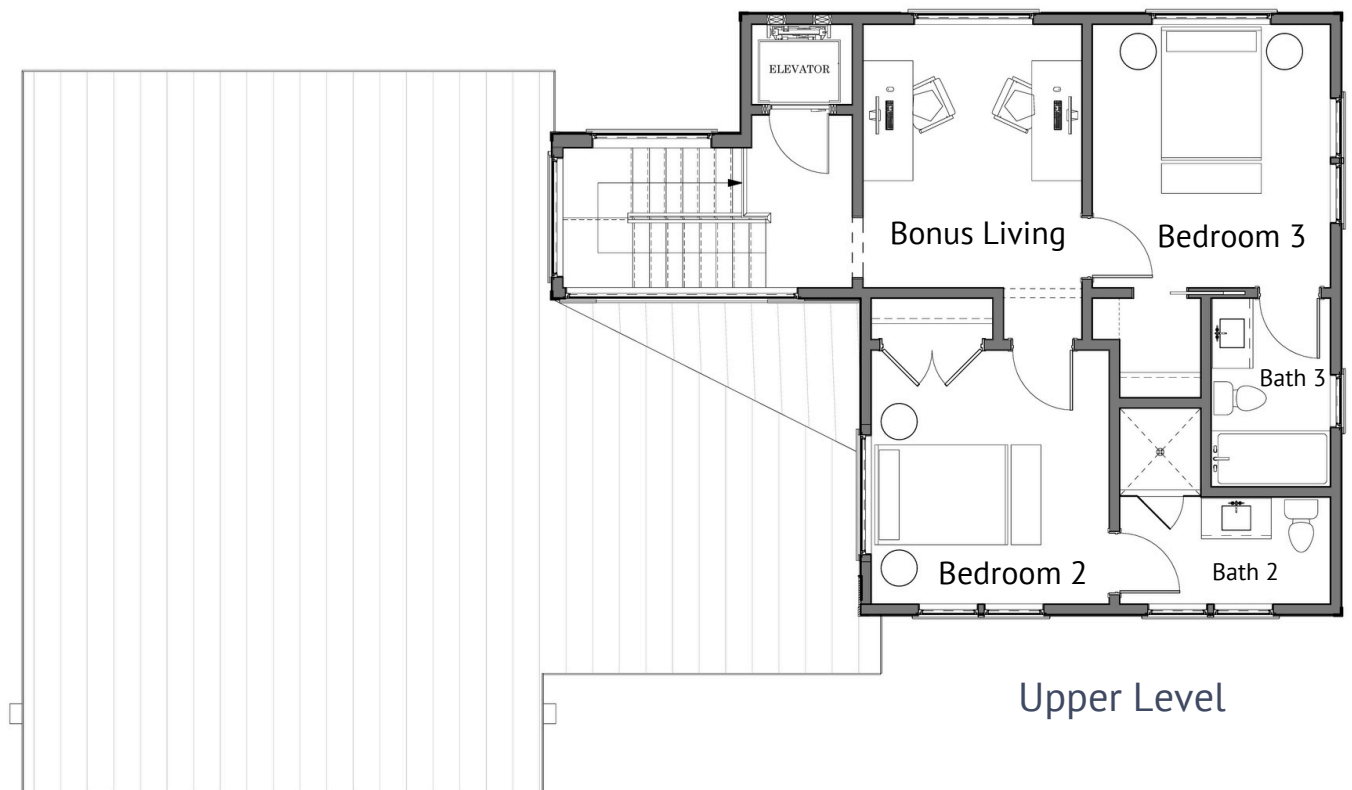
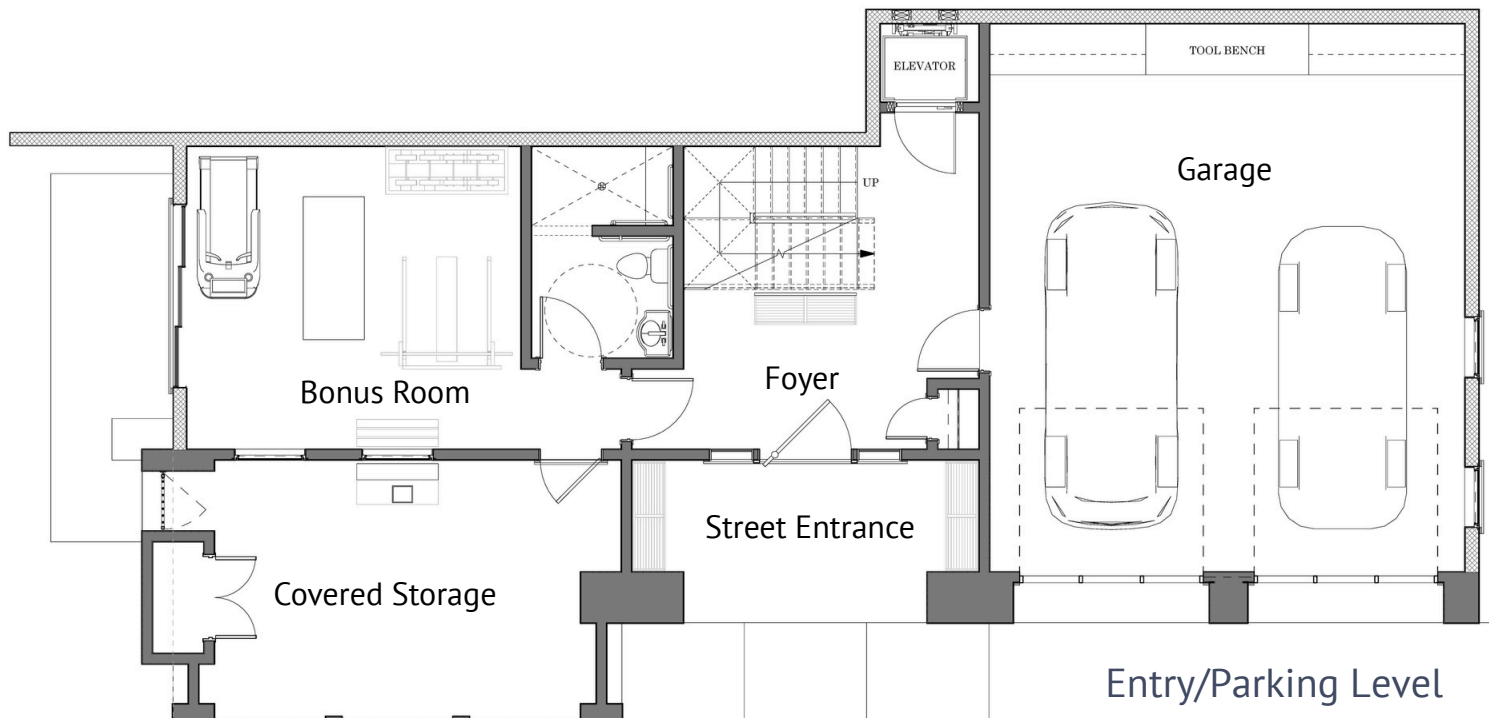


Office



Contemporary Upslope Home

Sites 13





BLACKBERRY HOMESTEAD

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

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

