



BLACKBERRY RIDGE

Blackberry Village

2026-2027 Catalog
with digital renderings



VILLAGE VIDEO



Blackberry Village

Nestled among towering mature trees and surrounded by the quiet charm of the countryside, Blackberry Village offers a serene setting where nature and comfort meet. Located on the scenic grounds of Blackberry Ridge, this secluded haven is home to two European-style cottages, a dock for up to 75 people, a quaint ceremony garden, and a facilities building (bathrooms, prep kitchen) available to rent as an entire private village—ideal for romantic getaways, small group retreats, or intimate vow exchanges.



Blackberry Dock

Overlooking a peaceful private lake, our dock is a stunning venue for micro weddings, rehearsal dinners, or special celebrations. Mostly covered for comfort and flexibility, the dock includes an outdoor prep area and permanent patio furniture to accommodate events for up to 75 guests. Whether you're saying "I do" beneath the open sky, sharing a rehearsal dinner by candlelight, or simply relaxing with loved ones by the water, Blackberry Village offers a warm, welcoming backdrop for life's most memorable moments.

UP TO 75 GUESTS

(Caterers, bartenders, and planners must be selected from the approved list. Venue policies apply.)



VILLAGE VIDEO



BLACKBERRY RIDGE

BLACKBERRY VILLAGE RENTAL

*Village rental includes exclusive access to 2 cottages, event dock, ceremony garden, and facilities building

*Cottage-only rentals only can be booked within 4 months of the event date, subject to availability. Inquire for price per cottage.

Micro weddings, rehearsal dinners, and private events
Up to 75 guests

Blackberry Village Rental Access

Check-in 7AM on the first day

Check-Out 11AM on the third day

(All event policies apply)

PEAK SEASON (2 NIGHT MINIMUM STAY)

April, May, June, September, October, & November

Friday-Sunday \$8,450

Monday-Thursday \$6,450

OFF SEASON (2 NIGHT MINIMUM STAY)

March, July, August, & December

Friday-Sunday \$7,450

Monday-Thursday \$5,450

INCLUDES:

2 Cottages (Sleep up to 6 per cottage)

Prep kitchen for caterers

2 bathrooms by dock area

Event dock

Ceremony garden

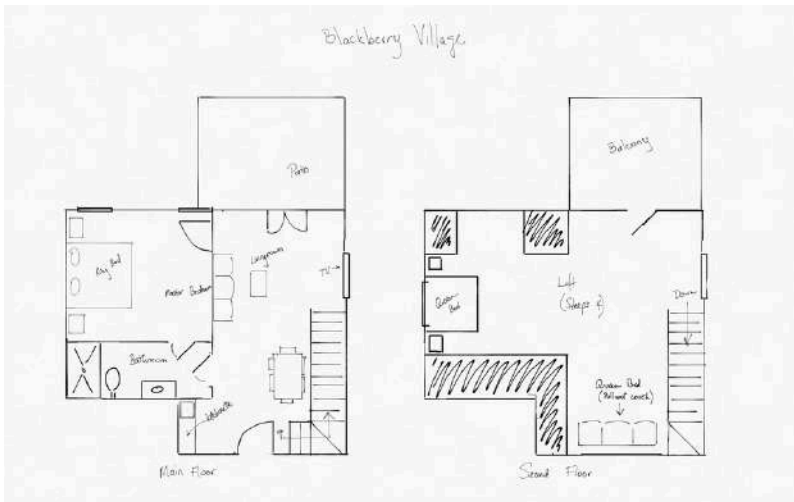
Select event inventory



Blackberry Village Cottages

Two cottages - each sleep up to 6

- Master bedroom on the main floor (K bed)
- Loft on the second floor (Q bed & Q pullout couch)
- Full bathroom on Main Floor
- Kitchenette (microwave, fridge)
- Dinning Table
- Outdoor patio and deck





BLACKBERRY RIDGE

VENDOR POLICY

Clients are required to book our
In-House Food & Beverage packages.

Clients are also required to book a planner from our
Approved Vendor List. For a single day rentals only, an
exception may be made for an approved month-of
coordinator from our list.



FAQ'S

DOES YOUR VENUE REQUIRE EVENT INSURANCE?

Yes, all clients must obtain a Certificate of Liability Insurance naming Blackberry Ridge LLC as additionally insured for "\$1 million per occurrence / \$2 million general aggregate" covering each day you are on site. Ask our Venue Director for a direct link to purchase.

CAN I REMOVE OR ADD ADDITIONAL ENHANCEMENTS TO THE PROPERTY? LIGHTING, DRAPING, TENTS, BOUNCE HOUSES, ETC.

Nothing permanently installed on the property may be removed at any time. If any additional installations/enhancements are needed, clients may submit a request for additional temporary installations/enhancements to the venue director for review.

ARE THERE DECORATION RESTRICTIONS?

Decorations may not be hung using tacks, staples, screws, nails or glues. The only adhesive material allowed are command hooks or gaffers tape (reach out to our venue director with questions). Décor items that are freestanding are allowed. Any venue furniture shifted by clients or vendors must be returned to its same location before you leave.

ARE CANDLES PERMITTED?

Live flames will ONLY be permitted in the event spaces when enclosed in a non-flammable container, and must be monitored at all times.

WHAT IS THE SMOKING/VAPING POLICY?

Smoking/Vaping is only allowed outdoors in designated areas. All waste must be properly disposed of.

WHAT TIME DO GUESTS HAVE TO LEAVE THE DOCK?

All events must end by 11pm EST, and all event guests must vacate the Dock at that time.

WHAT IS YOUR POLICY REGARDING ALCOHOL?

All clients are required to book our beverage packages. All alcohol served during an event on the Dock must be served by a Blackberry Ridge licensed and insured bartender. No self service of alcohol will be allowed. No shots or cash bars are allowed. No alcohol may not be served past 11pm EST or for longer than 6 hours.

CAN WE SWIM IN THE POND?

We do not provide a lifeguard, so any swimming would be at your own risk.

DO YOU REQUIRE SPECIFIC VENDORS?

Yes, we require that all clients book our in house food and beverage packages and planning/coordinating and tenting companies must be selected from our approved list. We only approve full-service companies that are licensed and insured. A full- or partial-planner will be required for all clients, but an exception of a month-of coordinator may be made only for single-day events in the venue space. All other vendors may be booked at the client's discretion. For any unique or special event considerations, contact our venue director.

FAQ'S

DO YOU ALLOW LIVE BANDS?

Yes, live bands are allowed. Please note that all music must stop by 11pm, whether provided by live musicians or DJs.

IS THERE ENOUGH PARKING FOR MY GUESTS?

Yes, there is parking by each cottage and a small lot within walking distance.

DOES THE VENUE PROVIDE TRANSPORTATION ONSITE?

Transportation is not provided. While not required, we highly recommend that you provide shuttles for your guests. It can be challenging to find late night taxi, Uber or Lyft services unless it has been prearranged. Inquire with us if you are interested in a golf cart rental.

DOES THE VENUE PROVIDE OR REQUIRE SECURITY?

A security officer is not provided, nor is it a requirement of the venue to provide security for your event. We do recommend considering hiring security especially if alcohol is being served.

DO YOU OFFER ANY DISCOUNTS?

We offer a 10% military discount on our Blackberry Village rental packages.

WHAT IS PERMITTED DURING SEND-OFF? ARE FIREWORKS PERMITTED?

We allow bubbles, rose petals, cold spark machines and sparklers with a proper disposal receptacle. All items scattered must be cleaned up after use. We do not permit rice, birdseed, confetti, glitter, or wish lanterns. Fireworks are only allowed if provided by the venue. Inquire for more information on fireworks packages.

WHAT INVENTORY IS INCLUDED WITH THE VILLAGE RENTAL?

We have a limited inventory available for use, including 60" round folding tables, white folding garden chairs, cocktail tables, and permanent dock patio furniture.

ARE FANS OR HEATERS PROVIDED?

Yes, built-in fans and heaters will be provided on the dock for client use as desired.

IN HOUSE FOOD & BEVERAGE

WHERE CAN I FIND THE IN HOUSE FOOD & BEVERAGE MENU?

A sample menu can be requested by emailing info@blackberryridgema.com. Once booked, our catering team will schedule a menu meeting to discuss additional menu items and other customizations.

WHAT IF MY EVENT REQUIRES CULTURAL CUISINE?

If our team is unable to provide the cultural cuisine required for an event, we have a list of approved outside caterers clients may book from. *An outside catering fee would apply.*



BLACKBERRY RIDGE

CONTACT US

CALL OR TEXT: 423-664-3728

EMAIL: INFO@BLACKBERRYRIDGEGA.COM

WWW.BLACKBERRYRIDGEGA.COM

OFFICE HOURS

M-TH: 9am-5pm

SAT: Office Closed

FRI/SUN: Select Hours