



# 2024



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VENTURES**  
LAND DEVELOPERS | BUILDERS

# PLANS



This collection of plans represents a non-exhaustive assortment of plans and projects executed by Cobalt Ventures, LLC made available to you for inspiration during the initial stage of your custom home journey.





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**BASEMENT**



**MAIN**



**UPPER**

# OVERHILL

Lavish retreat with spacious design  
and secluded in-law suite.

**5,800 SQ FT**

**6 BED | 5 BATH | 3 HALF BATH**

**3 CAR GARAGE**

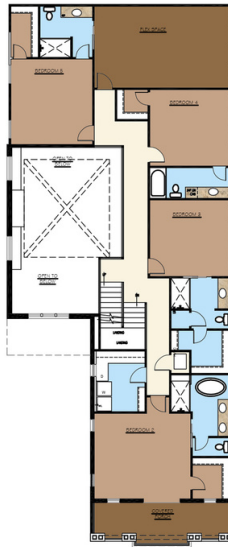
The Overhill Plan is a captivating three-level retreat. Its allure is accentuated by a large open concept living space for entertaining to connect the covered outdoor patio adorned with a fireplace. Other key features are the basement's secluded in-law suite and the beautiful primary closet: a room by its own right.



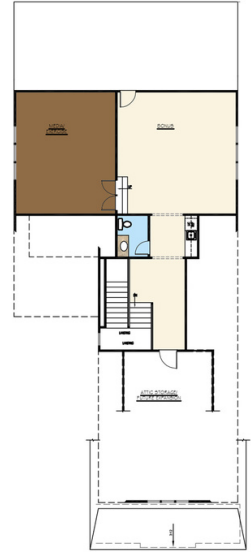
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**MAIN**



**2ND**



**3RD**

# BATTERY

A spacious open plan with timeless elegance and versatility.

**5,400 SQ FT**

**5 BED | 5 BATH | 2 HALF BATH**

**3 CAR GARAGE**

The Battery Plan seamlessly blends elegance and functionality. Featuring a captivating two-story great room, an open floor plan that invites connectivity, and a main floor haven in the form of a primary suite. In addition to five bedrooms, the plan features three flex rooms for any purpose you choose.





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**BASEMENT**



**MAIN**



**UPPER**

# FARRAR

Spacious luxury with versatile rooms on every floor.

**5,100 SQ FT**

**5 BED | 5 BATH | 2 HALF BATH**

**3 CAR GARAGE**

The Farrar Plan is an enchanting three-level residence that positions the heart of the home on the second (main) level. It features an open indoor/outdoor living area, the all-encompassing primary suite, and a 3-car garage with majestic bays. Below, a versatile multi-room basement awaits and on level three a bonus with full bath.





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**MAIN**

# MURPHY

A charming plan with harmonious design and detail.

**3,900 SQ FT**

**5 BED | 4 BATH | 1 HALF BATH**

**2 CAR GARAGE**

The Murphy Plan boasts a charming architectural composition. Its splendid two-story dwelling features an open floor plan that seamlessly connects indoor and outdoor living, harmonizing with a pair of cozy fireplaces. The upper floor reveals a serene primary suite and a spacious bonus room above the two-car garage.



**2ND**





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# MCCABE

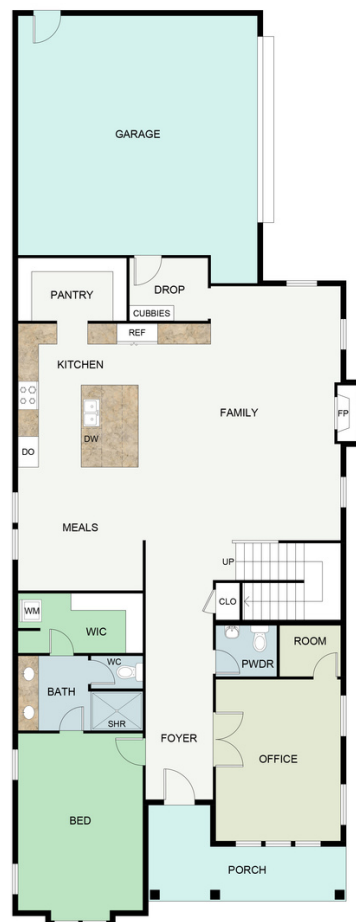
A stately composition of two-story grandeur.

**3,500 SQ FT**

**4 BED | 4 BATH | 1 HALF BATH**

**2 CAR GARAGE**

The Eddie Plan depicts an exquisite two-story residence. The grandeur unfolds with a spacious open floor plan, complemented by a warm fireplace. A stately office invites productivity, while the second floor unveils a luxurious primary suite with generous walk-in closet space.



**MAIN**

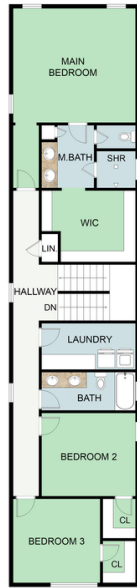


**2ND**

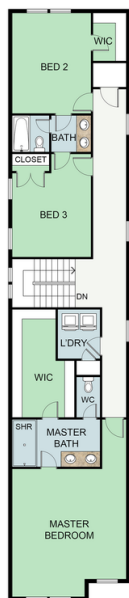




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## PEARL



## SMOKE

# DELMAS DUO

Pair of modern plans perfect for  
investments with narrow lots.

**2,400 / 2,100 SQ FT**

**4 / 3 BED | 3 / 2 BATH | 0 / 1 HALF BATH**

**SINGLE GARAGE**

The Delmas Plans boast a thoughtfully designed layout, with main living areas downstairs and primary bedrooms plus laundry upstairs. The back door gives access to serene outdoor covered patio, embracing the essence of modern living.





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## Do You Have Designs?

No matter where you are on the journey. Cobalt is ready to help!

**NO**



### **Cobalt as your Designer.**

In order to maximize your designs and position you best to stay on budget when it is time to build, work with Cobalt at the Design Phase and receive:

- Build-On-Budget Consulting
- Professional Survey
- Architecturally Designed Home
- Preliminary Cost Estimate
- Exterior 3D Renders
- Interior 2D Color Floor Plans
- Confidence In Your Designs

Realistically, be ready to start the Pre-Construction Phase in 4-6 months.

**YES**



### **Cobalt as your Builder.**

Your dream home plans are finished. Congrats! It is time to choose your general contractor to start the permit process, present a final budget and begin the Construction Phase!

Cobalt Ventures provides:

- Build-On-Budget Focus
- An Experienced Team with Business-Sense, who are Accessible & Responsive
- 11+ Pre-Planned Client Communication Checkpoints On-Site During The Build
- Cutting Edge Communication & Project Tracking Software

CALL US TO  
LEARN MORE!

**615-829-8974**

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YOUR DREAM!





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## Hear It From Our Clients!

Click on an image below to hear from a few of our clients about our recent work!



### The Norwoods

"We had a general desire to find **someone we trusted**. Thankfully we came across Cobalt and they were **super warm**. They embody that it was less about them and **more about the client experience**."

**Ben Norwood**



### The Longs

"They think of every single detail. They make you feel like your project is important to them, no matter how small. They were **very cognizant of cost** and always came with options. **They did a great job.**"

**Curry Long**

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