



 PRELUDE  
AT TAVA WATERS

KOELBEL  
 Urban  
Homes







# Live Life to the Fullest

Prelude at TAVA Waters offers excitement at every turn. Lake access, close proximity to Cherry Creek North, and so much more means no day has to be the same at this iconic property.



## HERE YOU'LL ENJOY:

- *Access to Windsor Lake*
- *State-of-the-art Fitness Center*
- *Resort-style Pool*
- *Onsite Restaurant*
- *High Line Canal Trail*



# Make Your Home Your Own

With sleek designs and flexible plans, the modern townhomes at Prelude at TAVA Waters are sure to be the next home of your dreams. Each of the three floor plans are complete with optional features, allowing you to customize your space, while designer touches ensure coming home will never fall out of style.

## EACH HOME INCLUDES:

- *Attached garage*
- *Roof deck*
- *Flex spaces*
- *Top-of-the-line appliances*





# Welcome to the Neighborhood

The Prelude at TAVA Waters HOA provides multiple services to keep life simple including:

- *Snow removal of sidewalks up to your front porch.*
- *Snow removal of alleys and private roads.*
- *Maintenance of common utility lines including sanitary sewer, storm sewer, water quality pond, and landscape drains.*
- *Property and Liability Insurance (for areas that the HOA maintains).*
- *The Prelude HOA also has a club agreement with The Capitol in the Tava Waters commay. This facility consists of a pool, spa, clubhouse, and fitness center which includes locker rooms, sauna, and a rock climbing wall.*

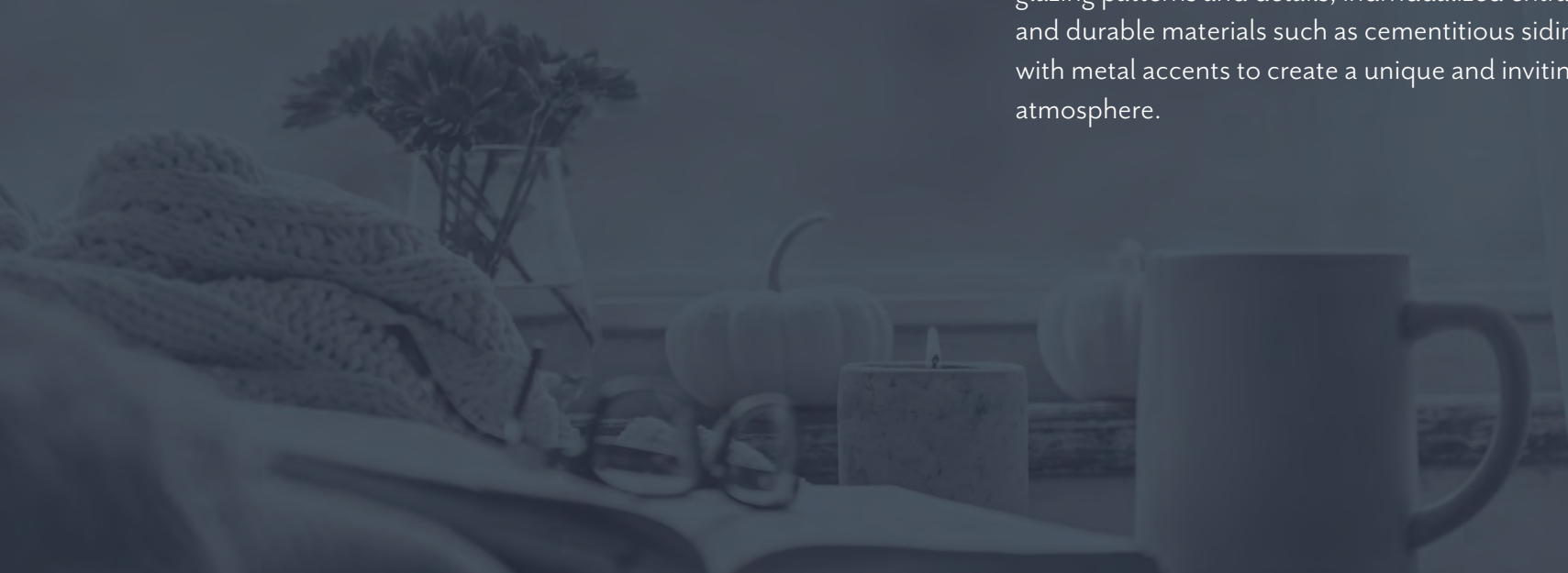


# Come On In

Prelude offers three different floor plans, each with their own customizable features, to ensure you love every square inch of your new home.

## ONE OF A KIND DESIGN

Designed by renowned firm DTJ Design, the townhomes at Prelude build on the legacy of TAVA Waters while embracing the new and modern elements we look for in homes today. The architecture acknowledges the coastal context of the neighborhood but brings in contemporary features including modern glazing patterns and details, individualized entrances, and durable materials such as cementitious siding with metal accents to create a unique and inviting atmosphere.



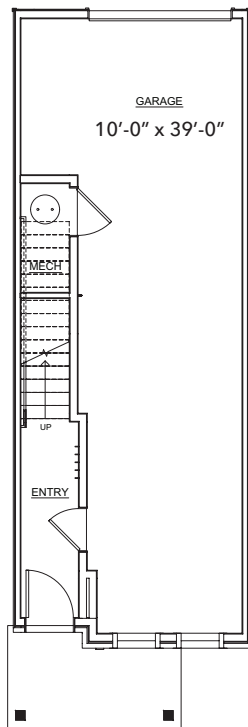


# A Plan

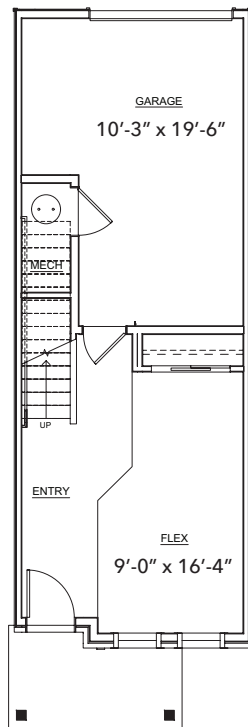
Enjoy everything Prelude at TAVA Waters has to offer in this 2-bedroom, 2.5-bath home. The roof deck is perfect for taking in the fresh air and you can choose to add extra closet and flex space to your new townhome.

- *1,253 finished square feet*
- *Optional flex space or 3rd bedroom/bath adds 207 square feet*
- *Attached garage*
- *Rooftop deck*

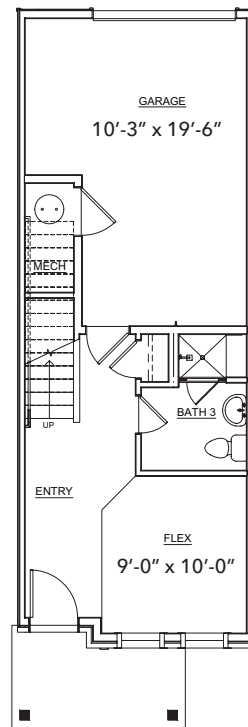




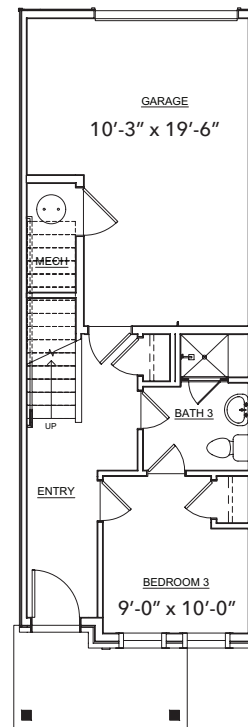
*First Floor Standard*



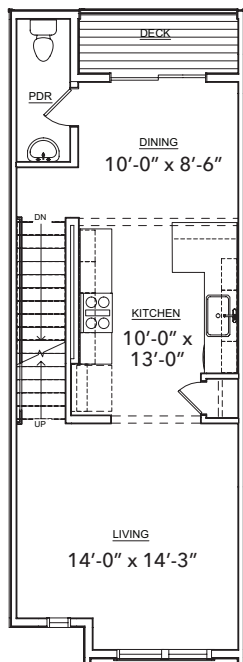
*First Floor Flex*



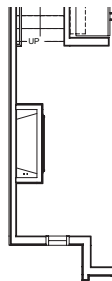
*First Floor Bath & Flex*



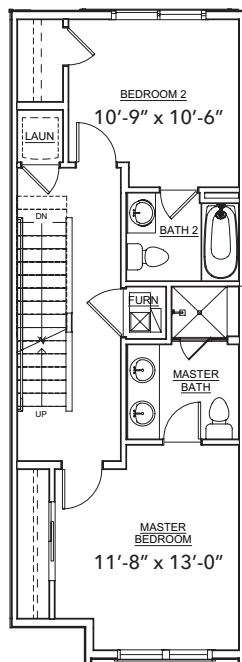
*First Floor Bath & Bed*



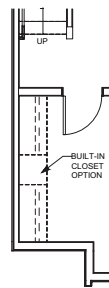
Second Floor  
Standard



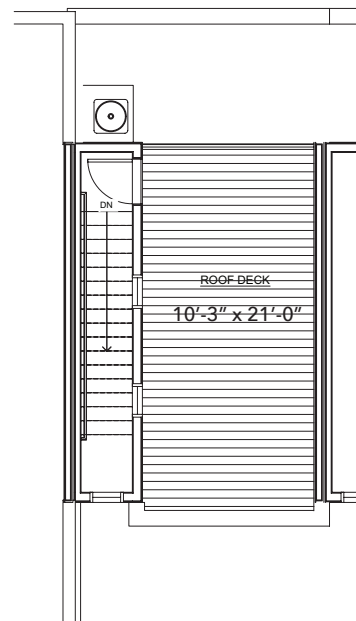
Second Floor  
Fireplace Option



Third Floor  
Standard



Third Floor  
Closet Option



Roof Deck

- 1,253 finished sq. ft.
- Optional flex space or 3rd bedroom/bath adds 207 sq. ft.

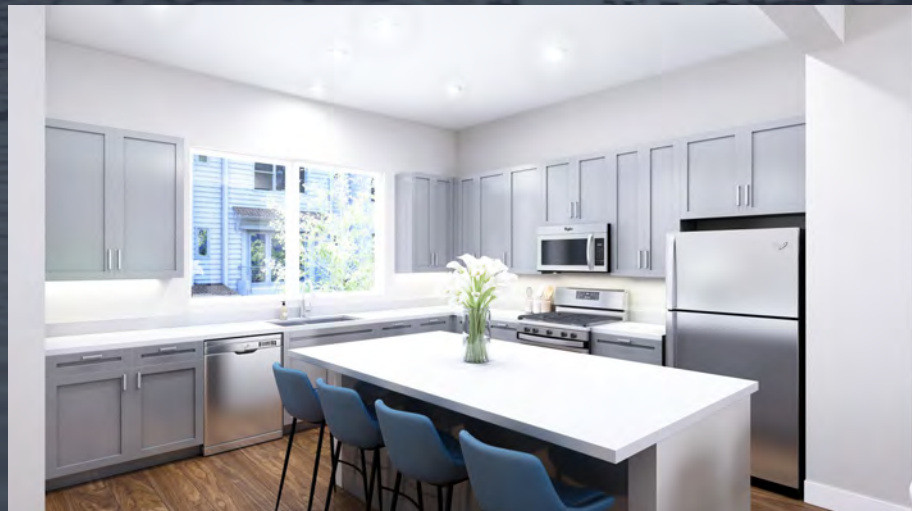
- Attached garage
- Rooftop deck
- Optional fireplace

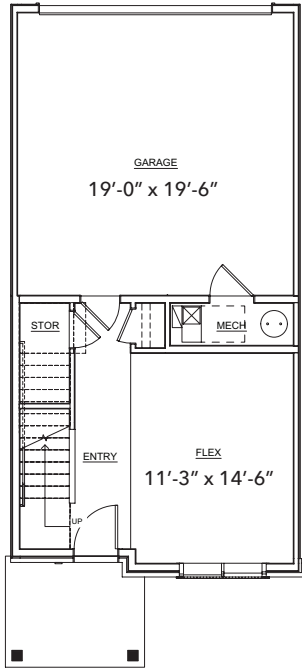


# B Plan

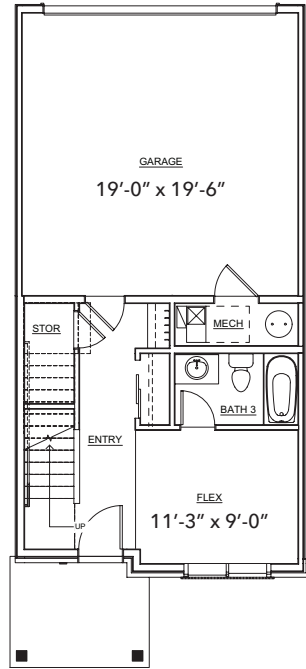
Make this home uniquely yours with multiple configurations for the first floor to accommodate your lifestyle. The large attached garage, flex space and optional third bedroom and bath give you all the room you need.

- *1,816 finished square feet*
- *2 bedrooms / 2.5 baths*
- *Rooftop deck and balcony*
- *Large master walk-in closet*
- *Optional fireplace*

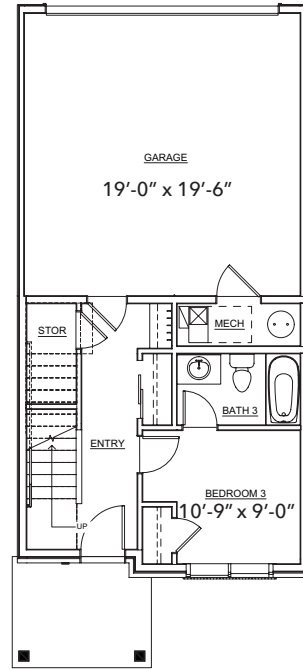




First Floor Standard



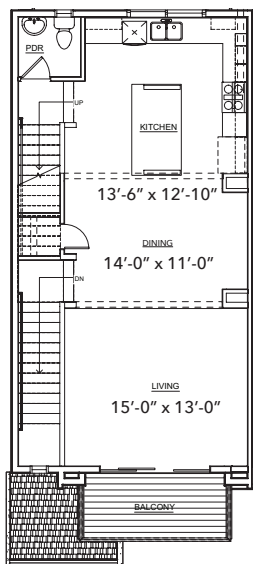
First Floor Bath & Flex



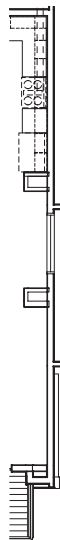
First Floor Bath & Bed



First Floor End Unit



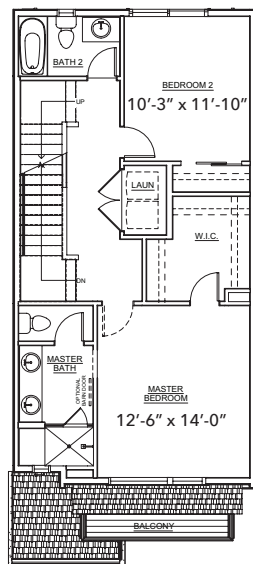
Second Floor  
Standard



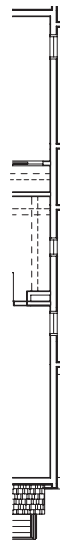
Second  
Floor  
End Unit



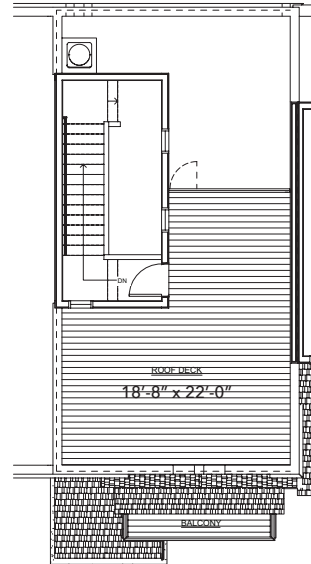
Second  
Floor  
Fireplace  
Option



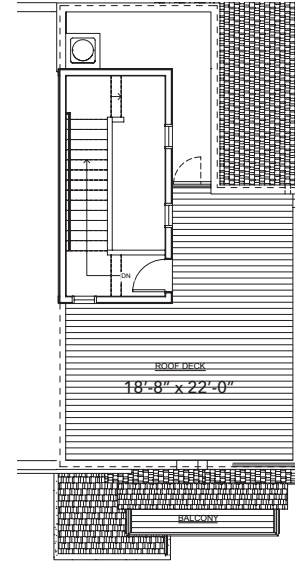
Third Floor  
Standard



Third  
Floor  
End Unit



Roof Deck



Roof Deck  
End Unit

- 1,816 finished sq. ft.
- 2 bedrooms / 2.5 baths
- Optional 3rd bedroom/bath

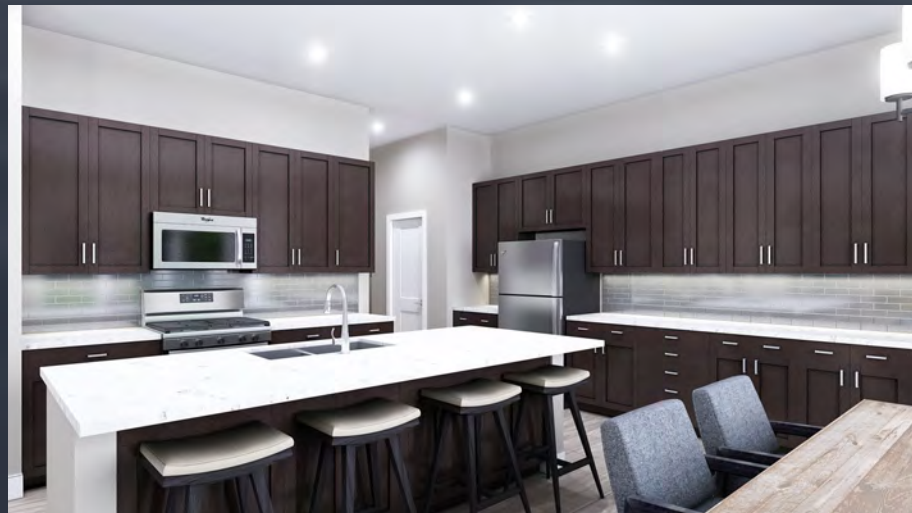
- Rooftop deck and Balcony
- Large master walk-in closet

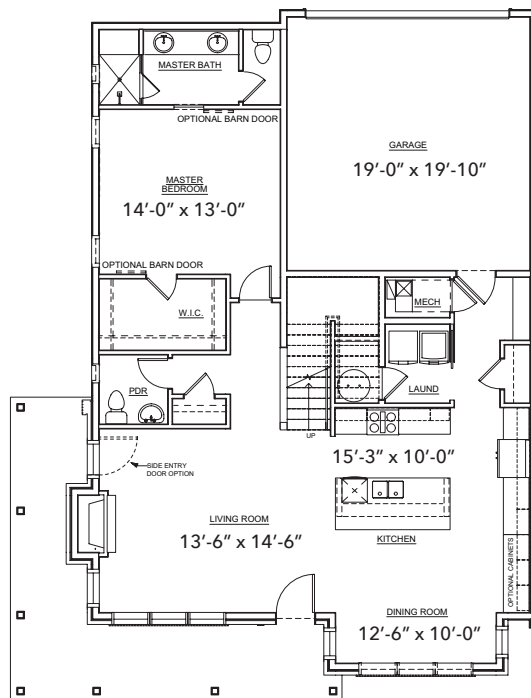


# C Plan

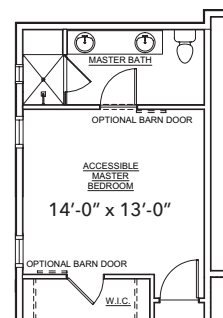
This highly configurable 2-story home provides enough space for whatever life throws your way. The large roof deck is the perfect place to de-stress after a long day or soak up some sunshine. The spacious rooftop deck with an optional fireplace makes a great entertainment space.

- 2,060 finished square feet
- 2 bedrooms / 4 baths
- Open loft space or optional 3rd bedroom
- Main floor master suite
- Rooftop deck
- Wraparound front porch

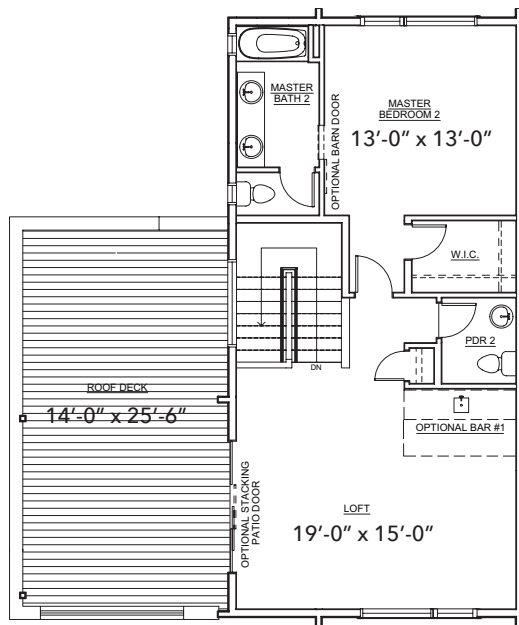




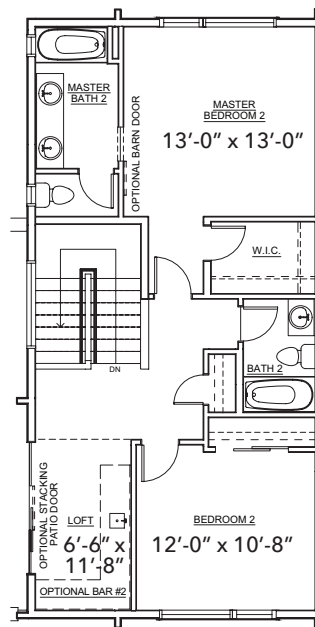
*First Floor Standard*



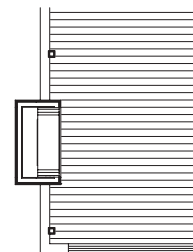
*Accessible Master Option*



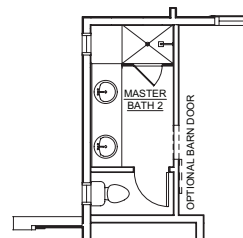
Second Floor Standard



Second Floor Bedroom Option



Second Floor Fireplace Option



Second Floor Shower Option

- 2,060 finished sq. ft.
- 2 bedrooms / 4 baths
- Main floor master suite
- Roof deck

- Loft space or optional 3rd bedroom
- Attached garage
- Wraparound front porch

# Let's Get You Moved In.

Whether you're ready to take the next step or just have questions, reach out to our Sales Team.

CALL  
303.300.8844

VISIT  
[Koelbelco.com/Prelude](https://Koelbelco.com/Prelude)







PRELUDE  
AT TAVA WATERS

LAKESHORE DR & S VALENTIA ST

DENVER, CO 80247

303.300.8844 | KOELBELCO.COM



