



**Montmere**  
AT AUTREY SHORES

KOELBEL  
**Urban  
Homes**













DISCOVER

# The Best of All Worlds

Montmere at Autrey Shores has something to offer everyone. The name 'Montmere' is a composition of the French words for mountain and lake — both of which can be seen (and easily accessed) from your new home. The name perfectly reflects the community, situated just between Denver and Boulder with access to both city entertainment and natural experiences a short walk from your doorstep.

## LOCATION HIGHLIGHTS INCLUDE:

- Access to Autrey reservoir walking path
- Shops, dining, and entertainment within walking distance
- Out the door access to 27 miles of trails right off the property
- 596 acres of greenspace in Superior alone
- Minutes to Interlocken, Baseline, and Louisville employment centers
- Just over 100 yards to the nearest grocery store and gym

WELCOME HOME

# To Unending Possibilities

Offering floor plans for every lifestyle, the homes at Montmere at Autrey Shores are available in a range of sizes to best match what you're looking for. Each home features modern architecture, quality details, and a multitude of optional features allowing you to create the perfect setting for the next stage of your life.

## EACH HOME INCLUDES:

- Attached garage
- Flex spaces
- Rooftop decks
- Optional elevator
- Optional rooftop kitchen
- Stainless steel appliances
- Open floor plans
- Solid-surface quartz countertops







## DESIGNED FOR Connection

Designed by the notable architecture firm *Neo Studio*, the homes at Montmere are a result of careful consideration to create homes well suited for their unique location. Making the most of the surrounding areas, the homes at Montmere keep you in touch with the natural setting, your new community, and most important, yourself.







MONTMERE

# Metro District

The community governance of these homes is controlled by a metropolitan district and a townhome declaration. There is no homeowner association for this community and each townhome owner is solely responsible for the maintenance and insurance for their own home.

## A Plan

2-bed, 2.5-bath plan with a flex space to make your own.

- 2449 sq ft
- 2 Bed, 2.5 Bath & Flex Space
- 2-car Attached (side-by-side) Garage
- Rooftop Deck with Optional Kitchen
- 1st Floor Optional Bath & Flex, or Bed & Bath

## B Plan

A large 3-bed, 2.5-bath plan.

- 2575 sq ft
- 3 Bed, 2.5 Bath & Flex Space
- 2-car Attached (side-by-side) Garage
- Rooftop Deck with Optional Kitchen
- 1st Floor Optional Bath & Flex, or Bed & Bath

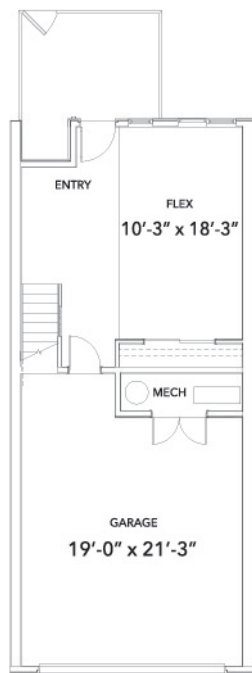
## C Plan

This plan offers the most space of any Montmere home.

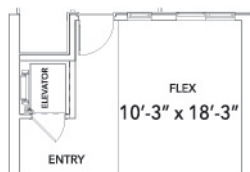
- 2979 sq ft
- 3 Bed, 3.5 Bath & Flex Space
- 3-car Attached (side-by-side) Garage
- Rooftop Deck with Optional Kitchen
- 1st Floor Optional Suite
- 3rd Floor Optional Flex Space

*Floor plan square footage information provided is approximate and is subject to change. For more accurate square footage, please consult the onsite sales team and/or the blueprints available onsite for review.*

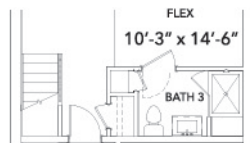




*First Floor*



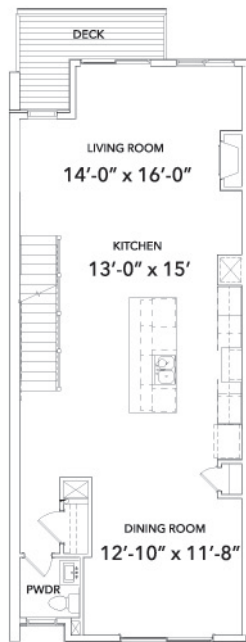
*First Floor Elevator Option*



*First Floor Bath Option*



*First Floor Bed/Bath Option*



*Second Floor*



*Second Floor Elevator Option*



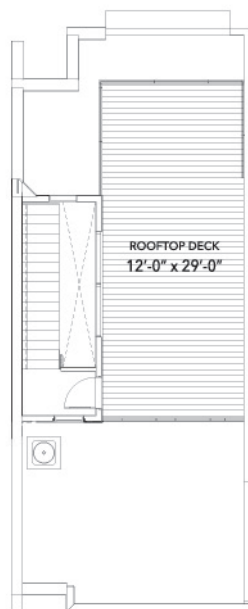
*Second Floor Gourmet Kitchen Option*



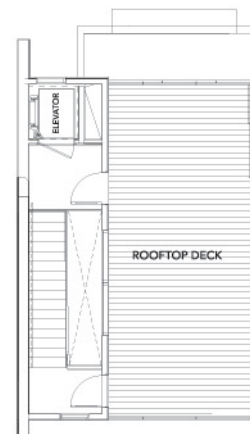
Third Floor



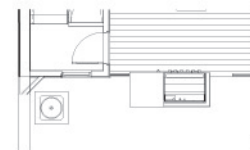
Third Floor  
Elevator Option



Fourth Floor

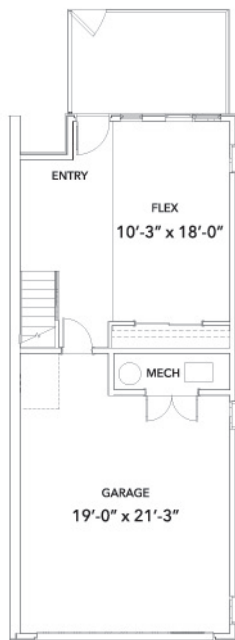


Fourth Floor Elevator Option

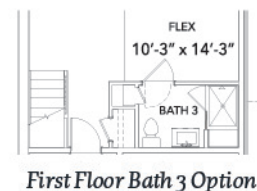
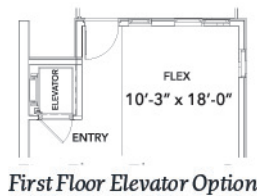


Fourth Floor Kitchen Option





*First Floor*



*First Floor Bed/Bath Option*



*Second Floor*



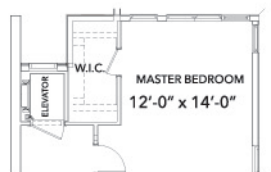
*Second Floor Elevator Option*



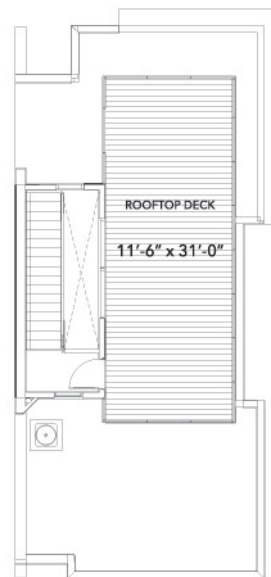
*Second Floor Gourmet Kitchen Option*



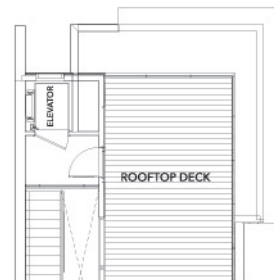
Third Floor



Third Floor  
Elevator Option



Fourth Floor



Fourth Floor Elevator Option

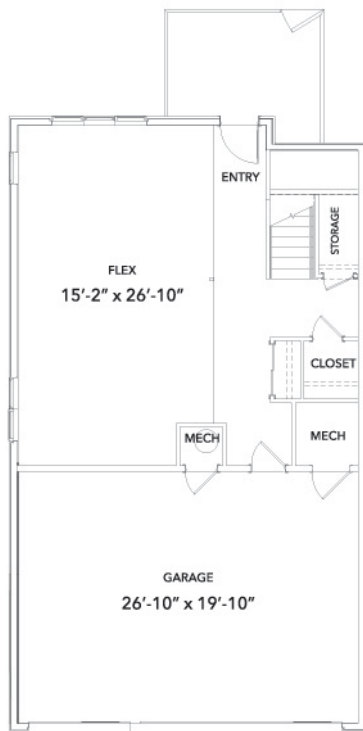


Fourth Floor Kitchen Option

- 2575 sq ft
- 3 Bed, 2.5 Bath & Flex Space
- 2-car Attached (side-by-side) Garage

- Rooftop Deck with Optional Kitchen
- 1st Floor Optional Bath & Flex, or Bed & Bath

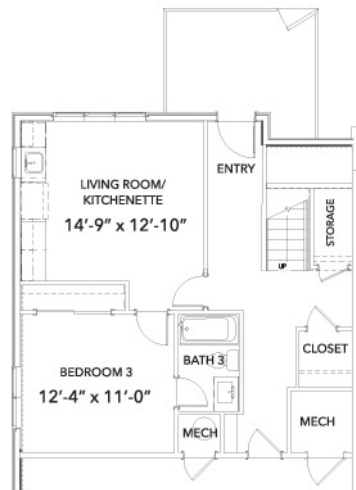
Koelbel Urban Homes, LLC reserves the right to modify plans, exterior designs and specifications and may substitute materials and brands of like quality at any time without prior notice. Square footages and dimensions provided are approximate. Effective 3.26.21



*First Floor*

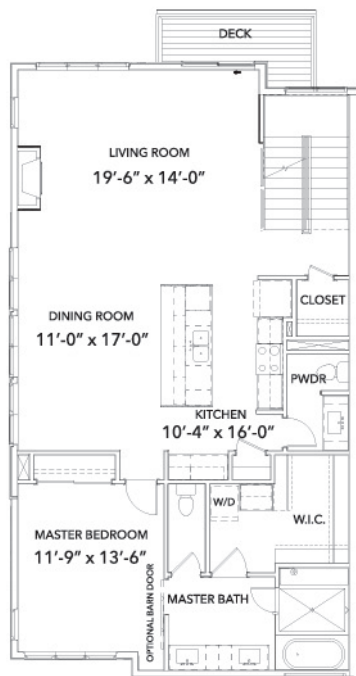


*First Floor  
Elevator Option*



*First Floor Suite Option*





*First Floor*



*Second Floor  
Elevator Option*



*Second Floor  
Gourmet Kitchen Option*

- 2979 sq ft
- 3 Bed, 3.5 Bath & Flex Space
- 3-car Attached (side-by-side) Garage

- Rooftop Deck with Optional Kitchen
- 1st Floor Optional Suite
- 3rd Floor Optional Flex Space





## D Plan

A 2-bed, 2.5-bath plan with 2-car tandem garage.

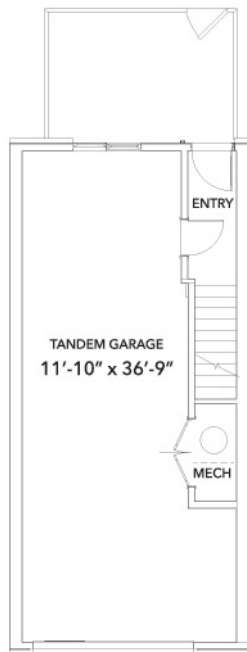
- 1431 sq ft
- 2 Bed, 2.5 Bath
- 2-car Attached (tandem) Garage
- Rooftop Deck with Optional Kitchen

## E Plan

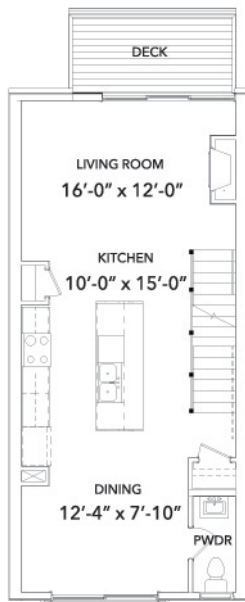
Cook with a view in this plan with an optional kitchen for your rooftop deck.

- 1847 sq ft
- 2 Bed, 2.5 Bath & Flex Space]
- 2-car Attached (side-by-side) Garage
- Rooftop Deck with Optional Kitchen
- 1st Floor Optional Bath & Flex, or Bed & Bath

*Floor plan square footage information provided is approximate and is subject to change. For more accurate square footage, please consult the onsite sales team and/or the blueprints available onsite for review.*



First Floor



Second Floor

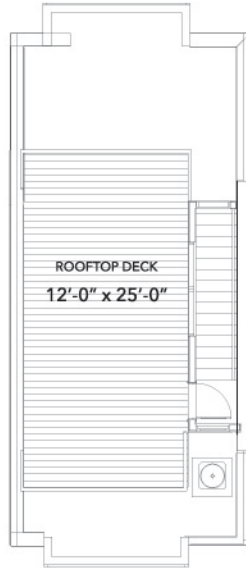


Second Floor  
Gourmet Kitchen Option



Third Floor





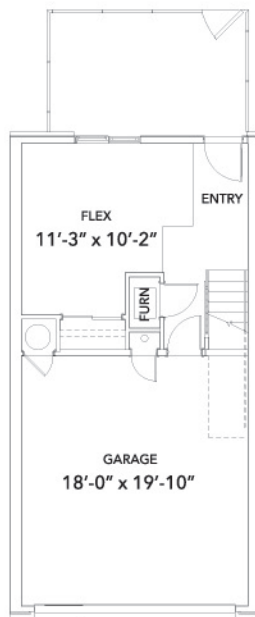
*Fourth Floor Deck*



*Fourth Floor  
Kitchen Option*

- 1431 sq ft
- 2 Bed, 2.5 Bath
- 2-car Attached (tandem) Garage

- Rooftop Deck with Optional Kitchen



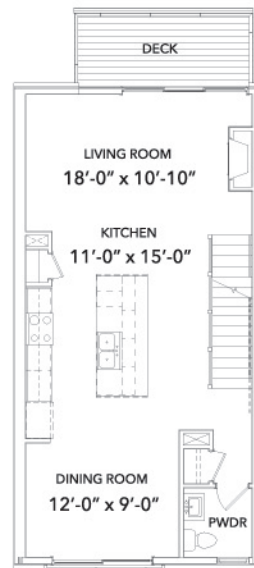
*First Floor*



*First Floor Bath Option*



*First Floor  
Bed/Bath Option*



*Second Floor*

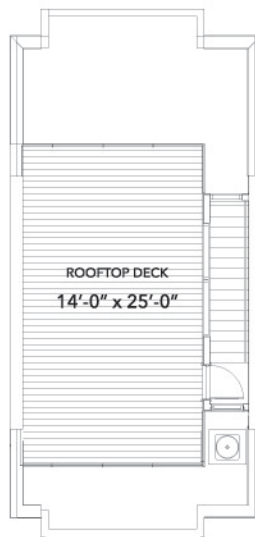


*Second Floor  
Gourmet Kitchen Option*





Third Floor



Fourth Floor Deck



Fourth Floor  
Kitchen Option

- 1847 sq ft
- 2 Bed, 2.5 Bath & Flex Space]
- 2-car Attached (side-by-side) Garage

- Rooftop Deck with Optional Kitchen
- 1st Floor Optional Bath & Flex, or Bed & Bath

## F Plan

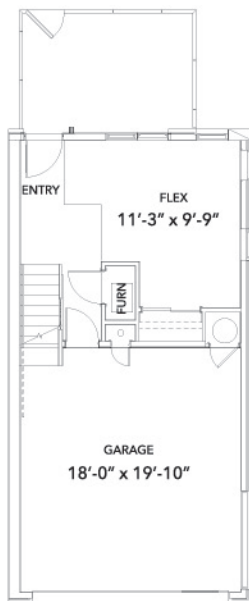
Choose between a 1st floor bath and flex space or full bed and bath in this 2-bed, 2.5-bath plan.

- 1901 sq ft
- 2 Bed, 2.5 Bath & Flex Space
- 2-car Attached (side-by-side) Garage
- Rooftop Deck with Optional Kitchen
- 1st Floor Optional Bath & Flex, or Bed & Bath

## G Plan

This duplex home includes spacious living and 3-car garage.

- 2746 sq ft
- 2 Bed, 2.5 Bath & Flex Space
- 3-car Attached (side-by-side) Garage
- Rooftop Deck with Optional Kitchen
- 1st Floor Optional Bath & Flex, or Bed & Bath



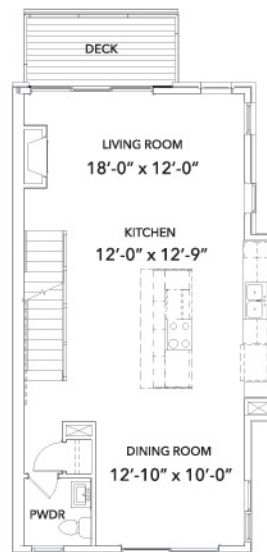
First Floor



First Floor  
Bath Option



First Floor  
Bed/Bath Option



Second Floor

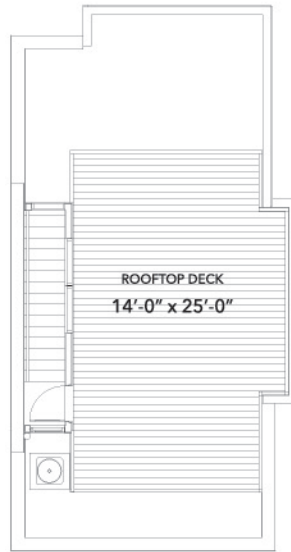


Second Floor  
Gourmet Kitchen Option





Third Floor

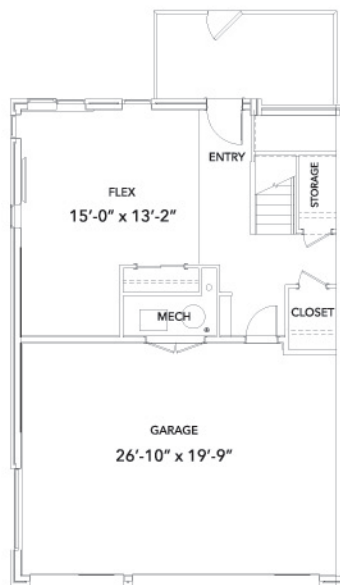


Fourth Floor Deck



Fourth Floor Kitchen Option

- 1901 sq ft
- 2 Bed, 2.5 Bath & Flex Space
- -car Attached (side-by-side) Garage
- Rooftop Deck with Optional Kitchen
- 1st Floor Optional Bath & Flex, or Bed & Bath



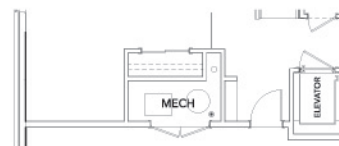
*First Floor*



*First Floor Bath Option*



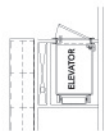
*First Floor Bed/Bath Option*



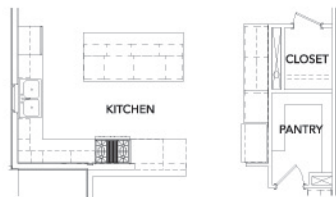
*First Floor Elevator Option*



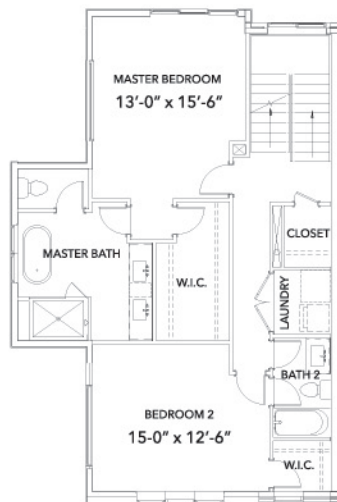
*Second Floor*



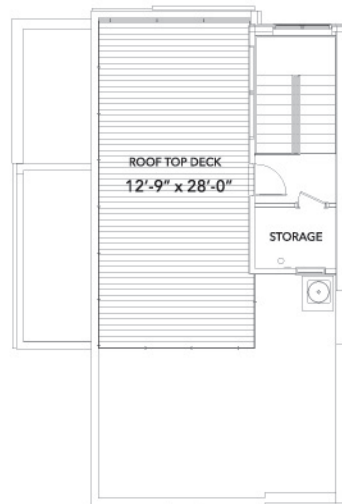
*Second Floor  
Elevator Option*



*Second Floor  
Gourmet Kitchen Option*



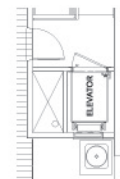
*Third Floor*



*Fourth Floor Deck*



*Fourth Floor  
Kitchen Option*



*Fourth Floor  
Elevator Option*

- 2746 sq ft
- 2 Bed, 2.5 Bath & Flex Space
- 3-car Attached (side-by-side) Garage

- Rooftop Deck with Optional Kitchen
- 1st Floor Optional Bath & Flex, or Bed & Bath
- Standard Elevator



# 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

303.300.8845

VISIT

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