



Montmere
AT AUTREY SHORES

KOELBEL
**Urban
Homes**

III





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 OFFERS:

- 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.

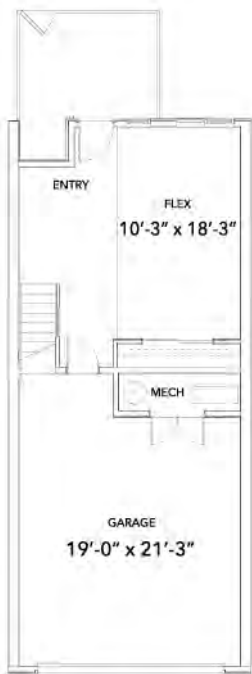
- 2575 sq ft
- 3 Bed, 2.5 Bath & Flex Space
- 2-car Attached (side-by-side) Garage
- Rooftop Deck with Optional Kitchen
- 1st Floor Optional Bath & Flex, or Bed & Bath

C Plan

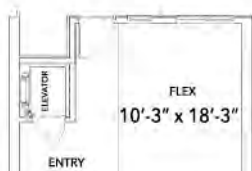
This plan offers the most space of any Montmere home.

- 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

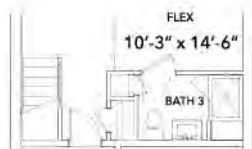
Floor plan square footage information provided is approximate and is subject to change. For more accurate square footage, please consult the onsite sales team and/or the blueprints available onsite for review.



First Floor



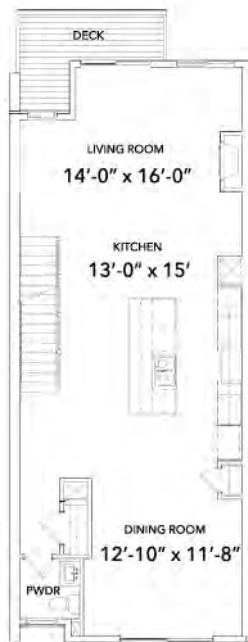
First Floor Elevator Option



First Floor Bath Option



First Floor Bed/Bath Option



Second Floor



Second Floor Elevator Option



Second Floor Gourmet Kitchen Option



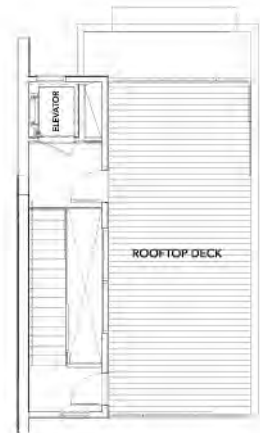
Third Floor



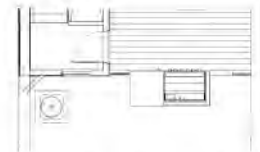
Third Floor
Elevator Option



Fourth Floor



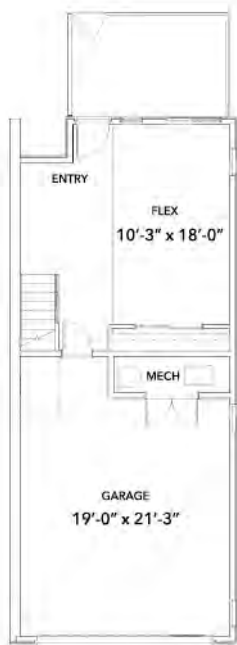
Fourth Floor Elevator Option



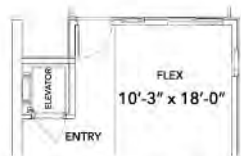
Fourth Floor Kitchen Option

- 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



First Floor



First Floor Elevator Option



First Floor Bath 3 Option



First Floor Bed/Bath Option



Second Floor



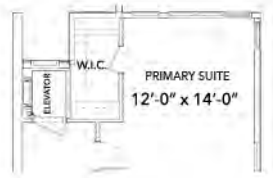
Second Floor Elevator Option



Second Floor Gourmet Kitchen Option



Third Floor



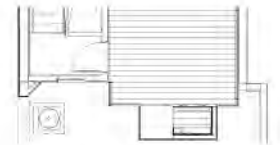
Third Floor
Elevator Option



Fourth Floor



Fourth Floor Elevator Option



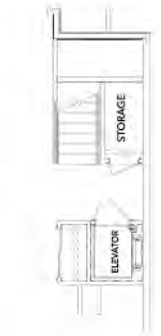
Fourth Floor Kitchen Option

- 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



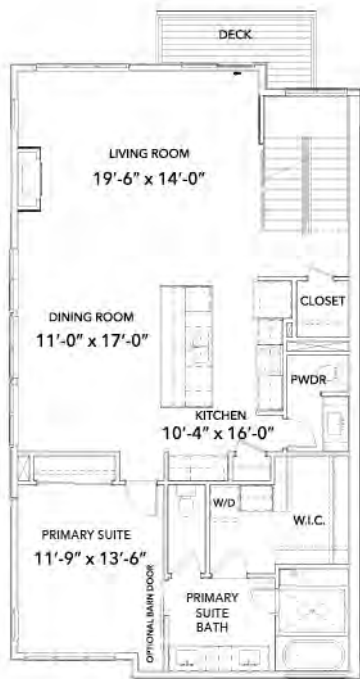
First Floor



*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.

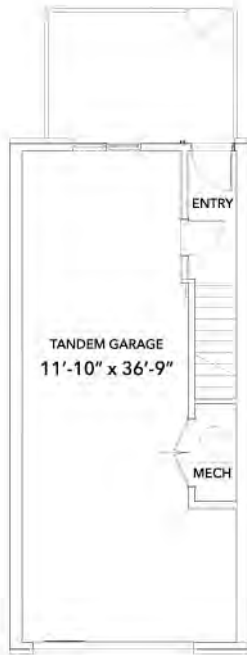
- 1431 sq ft
- 2 Bed, 2.5 Bath
- 2-car Attached (tandem) Garage
- Rooftop Deck with Optional Kitchen

E Plan

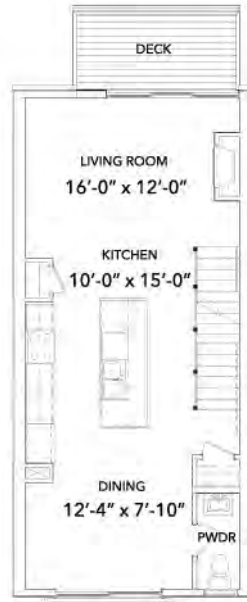
Cook with a view in this plan with an optional kitchen for your rooftop deck.

- 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

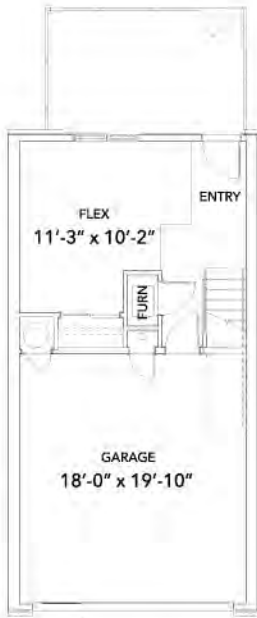


Fourth Floor Deck



*Fourth Floor
Kitchen Option*

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



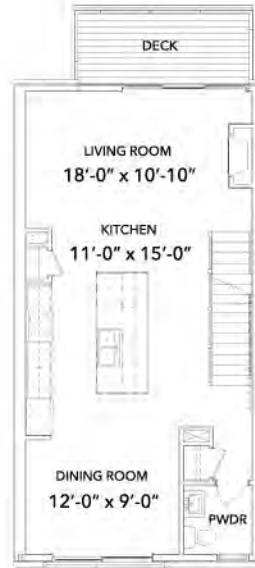
First Floor



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



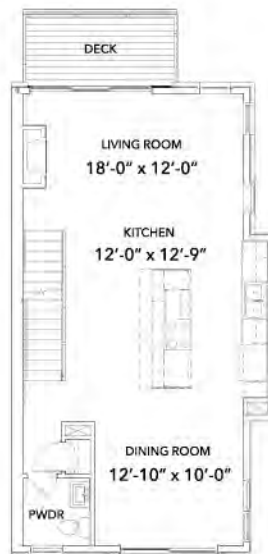
First Floor



First Floor
Bath Option



First Floor
Bed/Bath Option



Second Floor



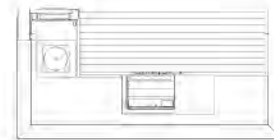
Second Floor
Gourmet Kitchen Option



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



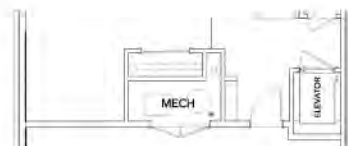
First Floor



First Floor Bath Option



First Floor Bed/Bath Option



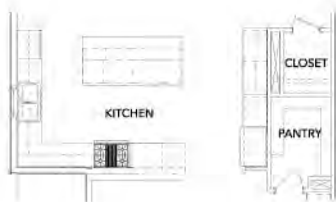
First Floor Elevator Option



Second Floor



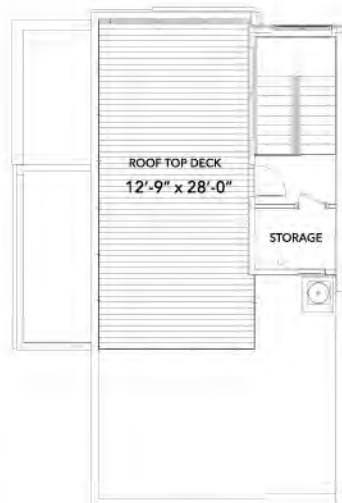
Second Floor
Elevator Option



Second Floor
Gourmet Kitchen Option



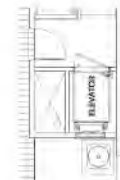
Third Floor



Fourth Floor Deck



Fourth Floor
Kitchen Option



Fourth Floor
Elevator Option

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

[Koelbelco.com/Montmere](https://www.Koelbelco.com/Montmere)



III



Montmere

AT AUTREY SHORES

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