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 **PRELUDE**
AT TAVA WATERS

POSSIBILITY LIVES HERE

Sure, Prelude at Tava Waters is an entire collection of gorgeous homes. But it's also the ultimate neighborhood for chilling out, diving in, or just saying "yes" to whatever the moment brings. Whether it's having your pup taking you for a walk around the lake, flowing into downward dog with your yoga crew, raising a glass with friends at the neighborhood hangout, or dangling off a climbing wall with fellow thrill-seekers, you're in the right place.



Private Lake Living





Cherry Creek North



Denver's Best-Kept Secret

Tucked away like a hidden gem, most Denverites don't know that our vibrant lakeside community is right next door. Just about everything is five minutes away from our community: the upscale charms of Cherry Creek North, the outdoor adventures of Cherry Creek State Park and Reservoir, and the ooohs and ahhs of Denver's diverse food scene.



Cherry Creek State Park and Reservoir





Get More.
Live More.
Love More.





Your Own Lake. No, Really!

Windsor Lake is our community's private lake escape, complete with a marina and paddleboard rentals.



Your Other Favorite Place

The community's own restaurant, The Local, serves up great indoor-outdoor dining.



Our Home Trail Advantage

Just a hop, skip, or a pedal from the scenic High Line Canal for effortless hiking and biking.



Swoll. Just A Stroll Away.

Skip the gym membership with our Capitol Clubhouse's state-of-the-art fitness center just steps from home.



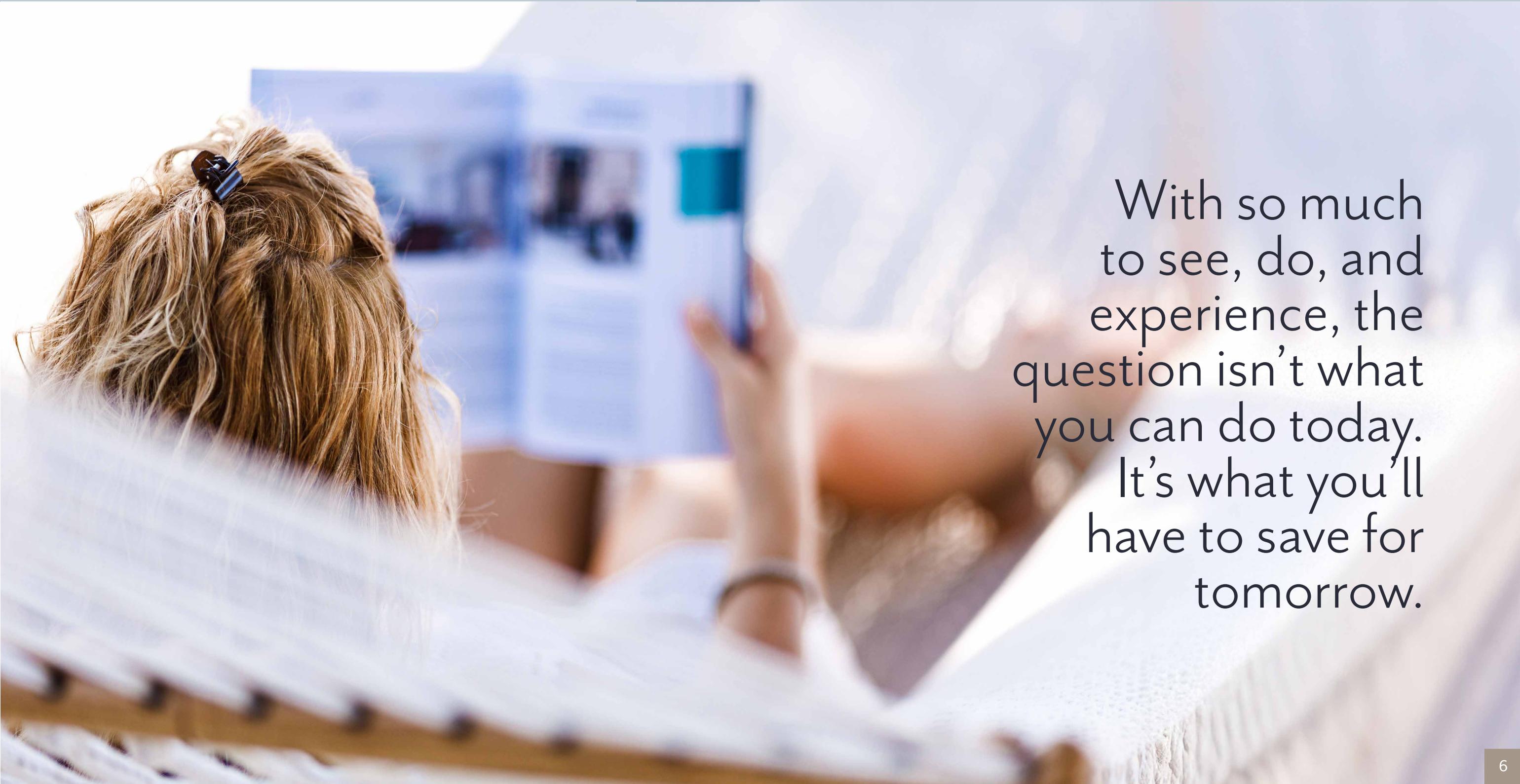
Reach Higher. Right Here.

Scale the tallest private indoor climbing wall in the Denver metro, bragging rights included.

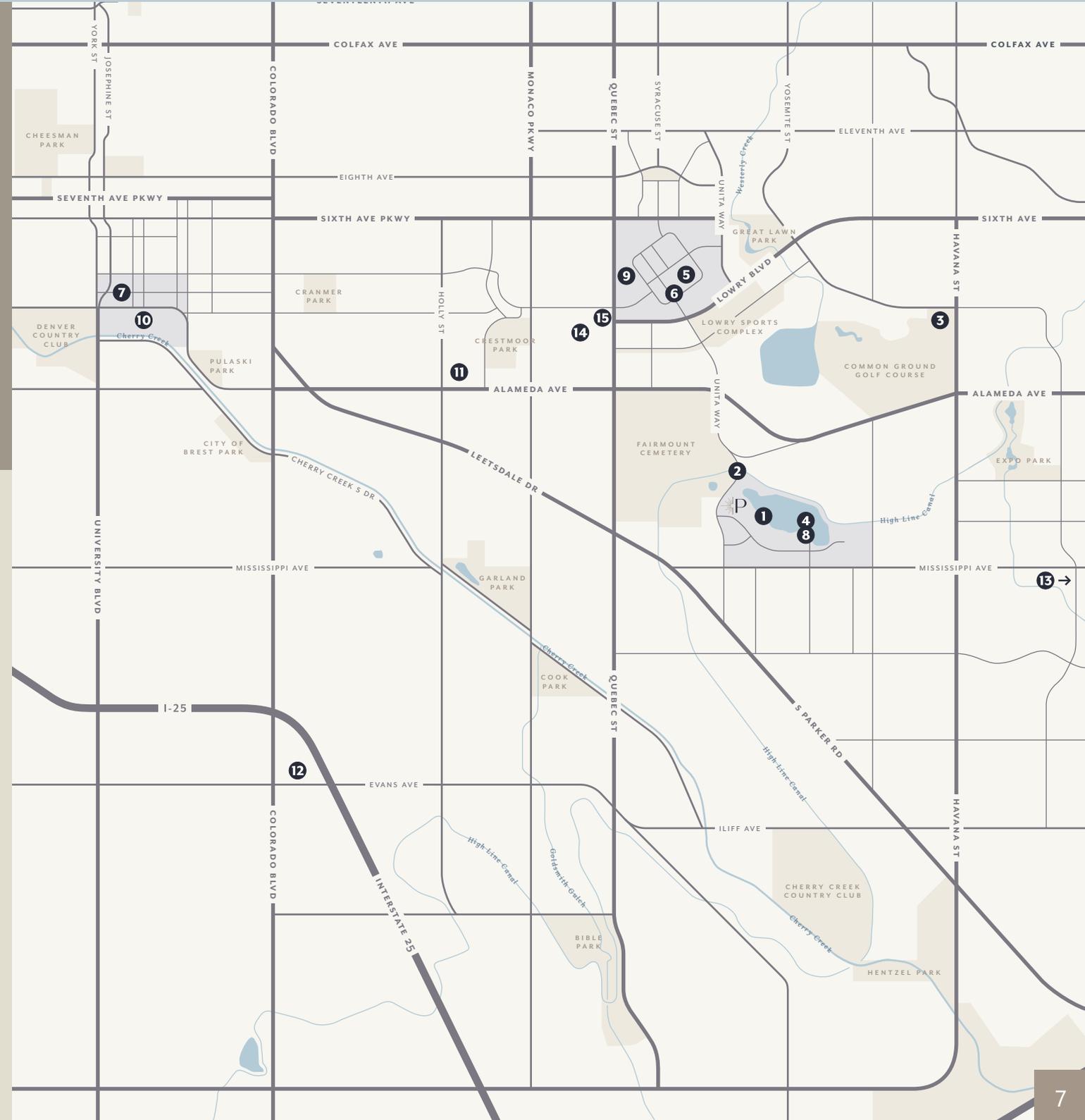


Resort-Style Pool, Dahhling.

Welcome to your everyday vacation: think cabanas, hot tubs, a hammock grove, and just enough sunshine to make your SPF a little nervous.



With so much to see, do, and experience, the question isn't what you can do today. It's what you'll have to save for tomorrow.



No Better Place To Live Denver's Best

Prelude plugs you into all the buzz of Denver and the Front Range—the top jobs, great culture, endless opportunities—then lets you unplug in your own lakeside hideaway. It's like having a front-row seat to the city, with resort vibes always waiting for you back home.

NEIGHBORHOOD MAP KEY

- 1. Windsor Lake
- 2. High Line Canal Trail
- 3. CommonGround Golf Course
- 4. The Capitol
- 5. Lowry Beer Garden at Lowry Town Center
- 6. North County at Lowry Town Center
- 7. Cherry Creek North
- 8. The Local
- 9. Savory Spice Shop at Lowry Town Center
- 10. Cherry Creek Shopping Center
- 11. Pete's Meat Market
- 12. RTD Colorado Station
- 13. RTD Florida Station off map at Mississippi and I-225
- 14. Clark's Market
- 15. The Exchange at Boulevard One



Everybody In
For Going
All-Out



PRELUDE AT TAVA WATERS

Live This Day Unlike Any Other.

At Prelude, low-maintenance living and smartly designed spaces set the stage for a spontaneous, joy-packed lifestyle. Think hitting the High Line Canal for a fun run, emergency tapas in Cherry Creek (because yes, that's a thing), and the airport just up the road for whenever wanderlust calls.

PRELUDE AT TAVA WATERS

You Do You. Right From Home.

If you are feeling more like laying low than going big, our thoughtfully designed homes are the perfect places for entertaining or just ordering in and zoning out. Pass a slice this way.

Living at Prelude means unlocking a life full of unexpected “yessses,” and it’s all yours for the taking.





Homes Made For The Speed Of Life





PRELUDE AT TAVA WATERS

Homemade Comforts And Convenience

The floorplans featured here at Prelude are sized just right for all the ways you live, whether that means space to stretch out, stash your gear, or simply give your dog their own sun-drenched corner of the couch (you know they've claimed it anyway).



PRELUDE AT TAVA WATERS

Life-Sized Living Spaces

With three spacious floorplans designed around open concept living, hosting friends or just flowing through your day feels easy and natural. Thoughtfully planned and full of modern touches, these homes turn everyday routines into something refreshingly seamless, and unmistakably stylish.





PRELUDE AT TAVA WATERS

Experience The More Of Extra Space

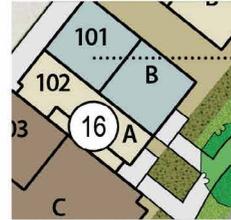
Need a little extra room for your ski boots, yoga mats, or that growing plant jungle you swore you'd keep under control? We've got you.

These thoughtfully designed spaces make it easy to spread out, settle in, and say yes to whatever adventure (or nap) is calling next.



Three Floorplans. The Perfect Hat Trick.





Model/Sales Office
 888 S. Valentia St.
 Building 16, Unit 101
 Denver, CO 80247

Legend

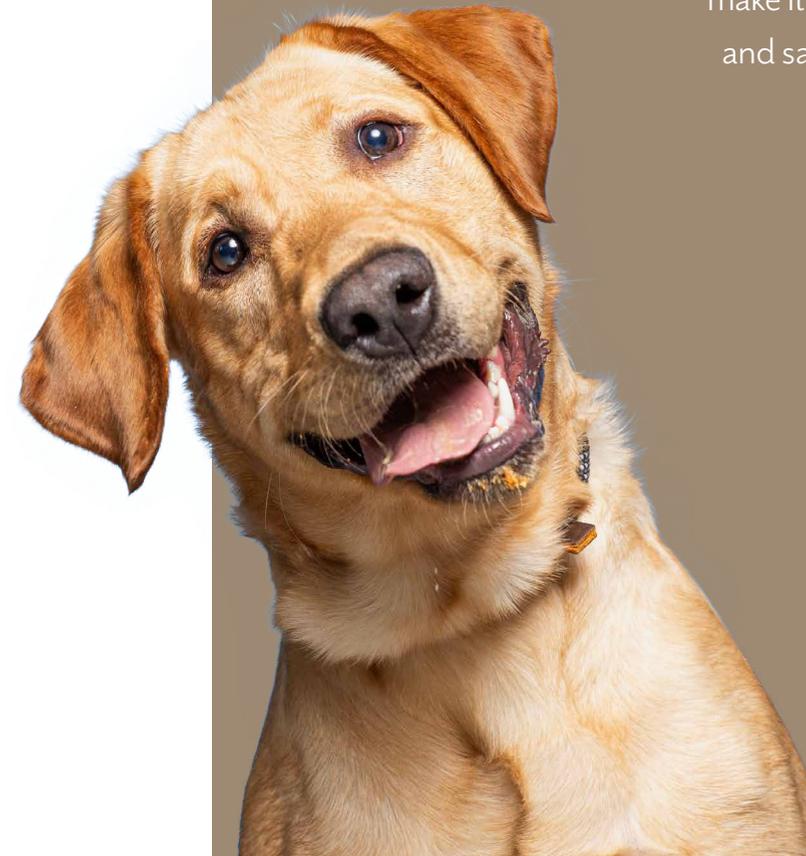
- 1 Building Number
- 00 Lot Number
- A Plan Type

Illustration is not to scale and may not be representative of final landscape and building plans. Koelbel Communities, 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. Illustration is not to scale and may not be representative of final landscape and building plans. Effective 11.21.2024

PRELUDE AT TAVA WATERS

Let's Bring You Home

These thoughtfully designed spaces make it easy to spread out, settle in, and say yes to whatever adventure (or nap) is calling next.





Homes Built
To The Highest
Standards:
Yours.





Powered By Creativity



Spirited By Community



Ready For What's Next?



PRELUDE AT TAVA WATERS

Building Trust, One Home At A Time.

This is more than a home you're considering. This is the lifestyle ready to be unlocked. With access to your favorite activities and adventures. And all the luxuries that make you feel most at home.

From the beginning, Koelbel and Company has worked to craft iconic spaces and vibrant communities across Colorado. But we don't just build homes or structures. We build trust with our commitment to stellar customer service from the first blueprint to the follow up long after you've moved in and made it yours.

TRANSFORMING LAND INTO LEGACIES

The Koebel Promise

At Koebel & Company, our family promises:

To hold true to our belief that elevated design creates elevated living.

That we will find the perfect land and then infuse our residences with its spirit

That we will bring wild, fresh, and uncommon ideas to the table.

That we will redline drawings until they aren't just right – but are inspired.

That we will always seek the perfect balance of form, function, and creativity to inspire people, connect communities, and make the day-to-day more beautiful.

And that our Gold Standard applies to every space we create, every interaction we have, and every dream we build.

CRAFTED BY
KOELBEL





PRELUDE AT TAVA WATERS

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

CONTACT

Natalie Smith

303-300-8844

nsmith@koelbelco.com

SALES OFFICE

Located within the gated community of Tava Waters.

Tuesday-Saturday 10 am - 5 pm

Sunday-Monday 12pm - 5 pm

888 South Valentia Street

Denver, CO 80247

VISIT

[Koelbelco.com/Prelude](https://www.koelbelco.com/Prelude)



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