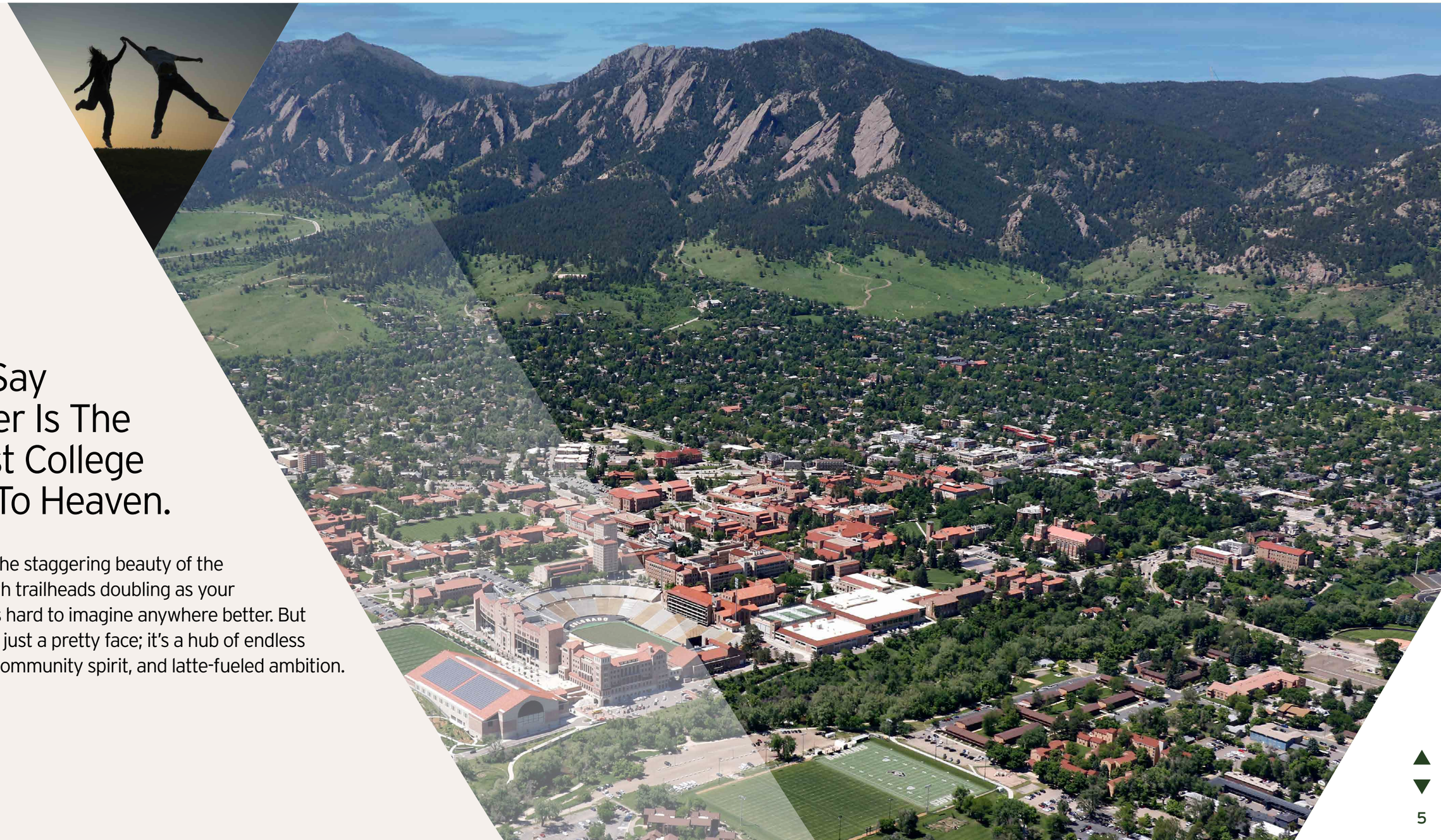
Life
Well
Played
Violla

In The Shadows Of The Flatirons, Something Refreshingly Smart Is Rising.

One Of Boulder's First Net-Zero Communities

There's nowhere quite like Boulder, where sun salutations meet start-ups, tech titans rub shoulders with college kids, and rivers of kombucha flow. In a city this vibrant, we thought it deserved a neighborhood to match: beautifully designed, sustainably built, and effortlessly cool. Here, solar panels pair with the warmth of inviting front porches. And trails extending into the neighboring hills bring you into nature, as well as the other way round.

Just North Of Where Buffaloes Roam



They Say Boulder Is The Closest College Town To Heaven.

Set against the staggering beauty of the Flatirons, with trailheads doubling as your backyard, it's hard to imagine anywhere better. But Boulder isn't just a pretty face; it's a hub of endless innovation, community spirit, and latte-fueled ambition.

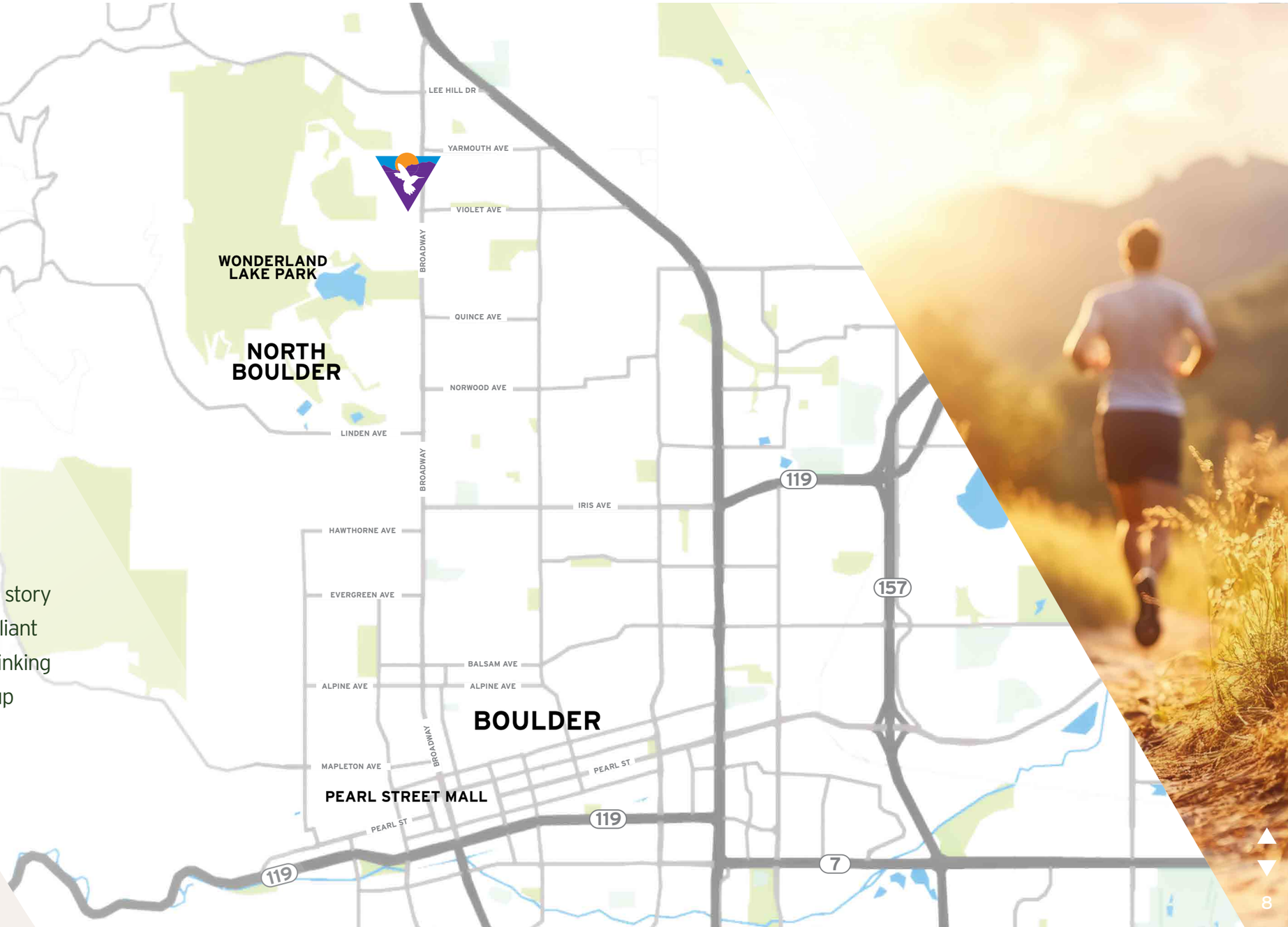
Your Boulder Base Camp

Just minutes north of campus and the heartbeat of downtown, Violla is perfectly positioned between the energy of the city and the calm of a close-knit neighborhood. Here, you can chase a sunrise on the trails, then wander over to your next best brunch, all before watching Ralphie take her legendary run. Sko Buffs!

Our North Boulder Love Story

West Of Broadway. North Of The Expected.

This isn't just a neighborhood. Violla is a love story written in wood, stone, and 300+ days of brilliant sunshine. A swoon-worthy mix of forward-thinking design, leafy streets, and trails that wander up into Colorado's natural wonderland.



Where Green Meets Scene

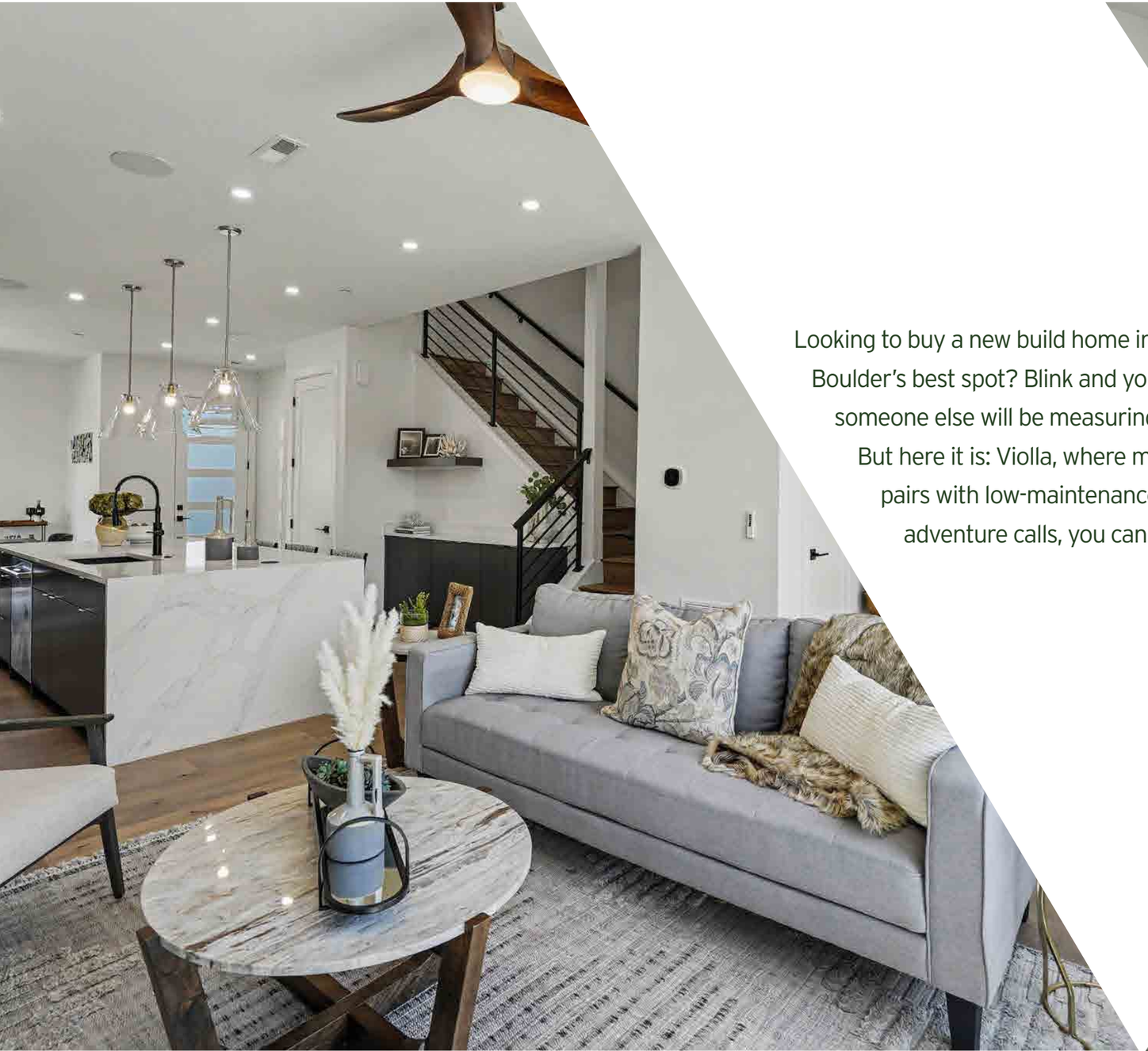
Tucked between Wonderland Lake, Foothills Park, and NoBo's vibrant scene, Violla is Boulder to the core. Earthy, elevated, and always ready for what's next.

Urban expats, welcome home.

The Soul of Sustainability

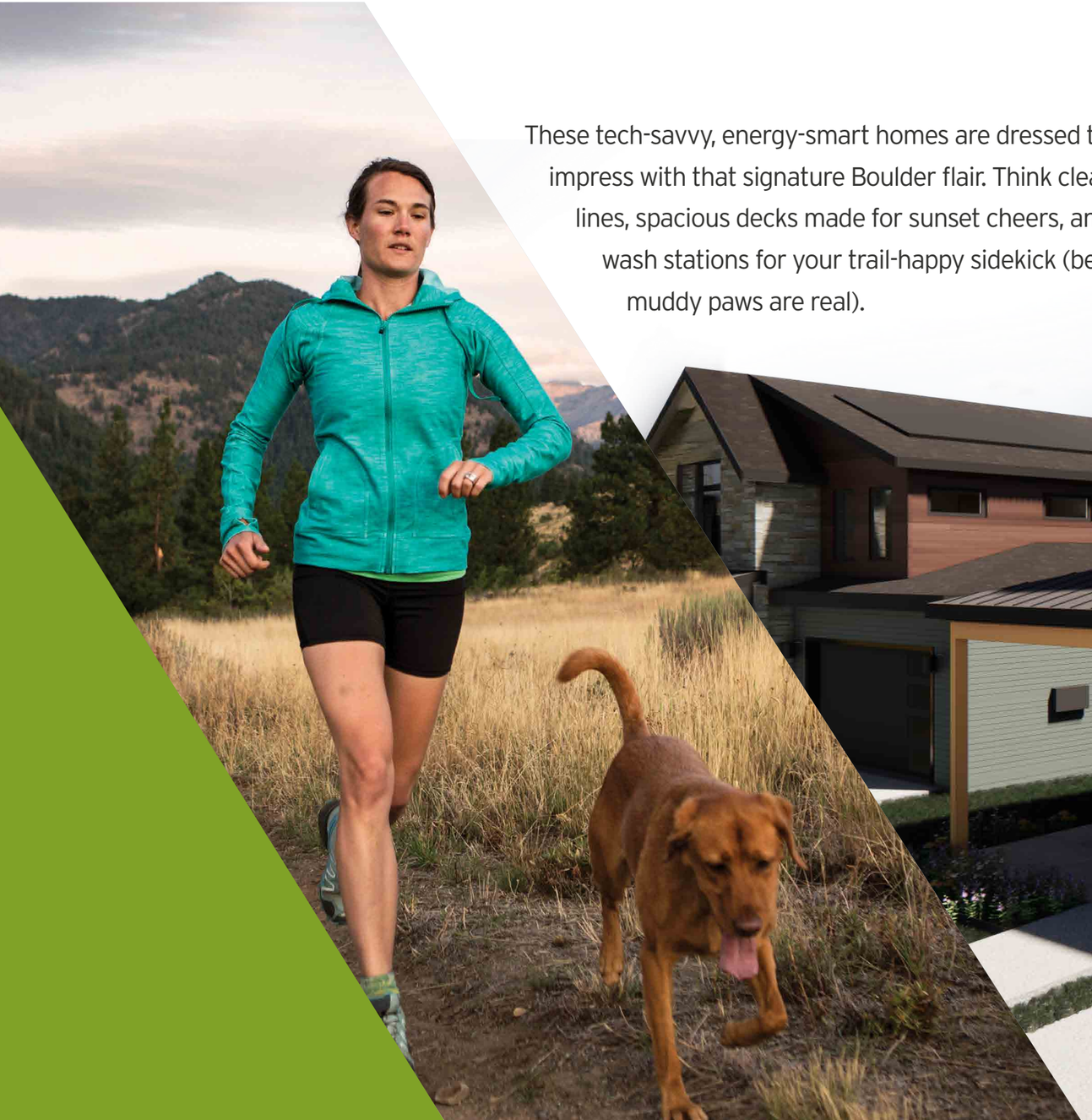
Zero Means Everything

One of North Boulder's first net-zero communities, Violla is a walkable, rideable, scootable haven. Here, sustainability isn't just a feature, it's a way of life that reflects the good nature of Boulder itself.



Looking to buy a new build home in North Boulder's best spot? Blink and you'll miss it—and someone else will be measuring for curtains. But here it is: Violla, where modern, active living pairs with low-maintenance ease. So, when adventure calls, you can just lock up and leave.

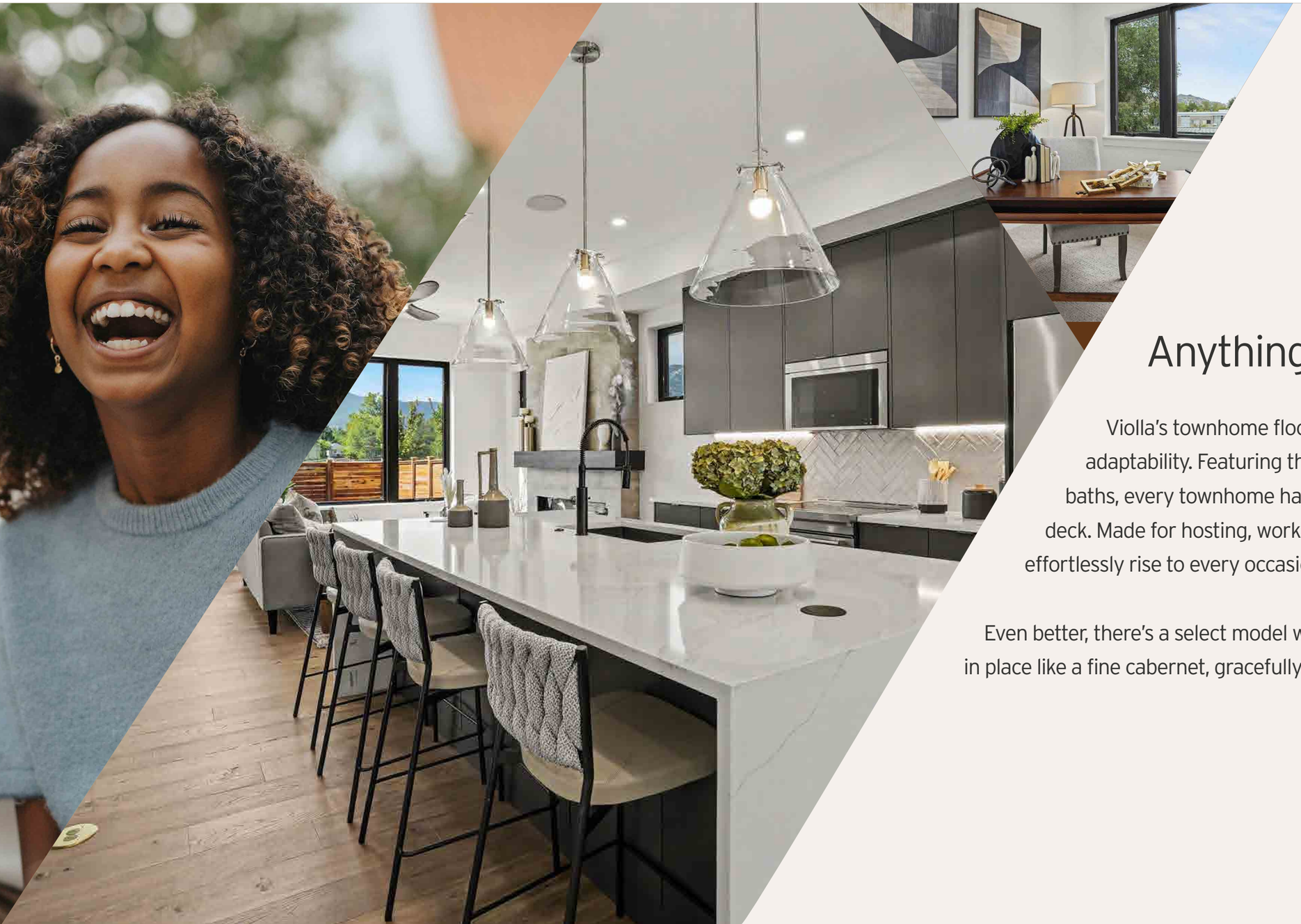
These tech-savvy, energy-smart homes are dressed to impress with that signature Boulder flair. Think clean lines, spacious decks made for sunset cheers, and dog wash stations for your trail-happy sidekick (because muddy paws are real).



The Violla Townhome Collection

Townhomes Built To Belong

Pairing timeless design with thoughtful placement, Violla's townhome collection beautifully complements the character of its established surroundings. Every residence is purposefully oriented toward lush greenspaces, with treelined parkways and a signature pocket park creating a serene, connected streetscape. Rear-facing garages are accessed by alleyways, preserving an elegant, uncluttered façade that honors the neighborhood's classic charm.



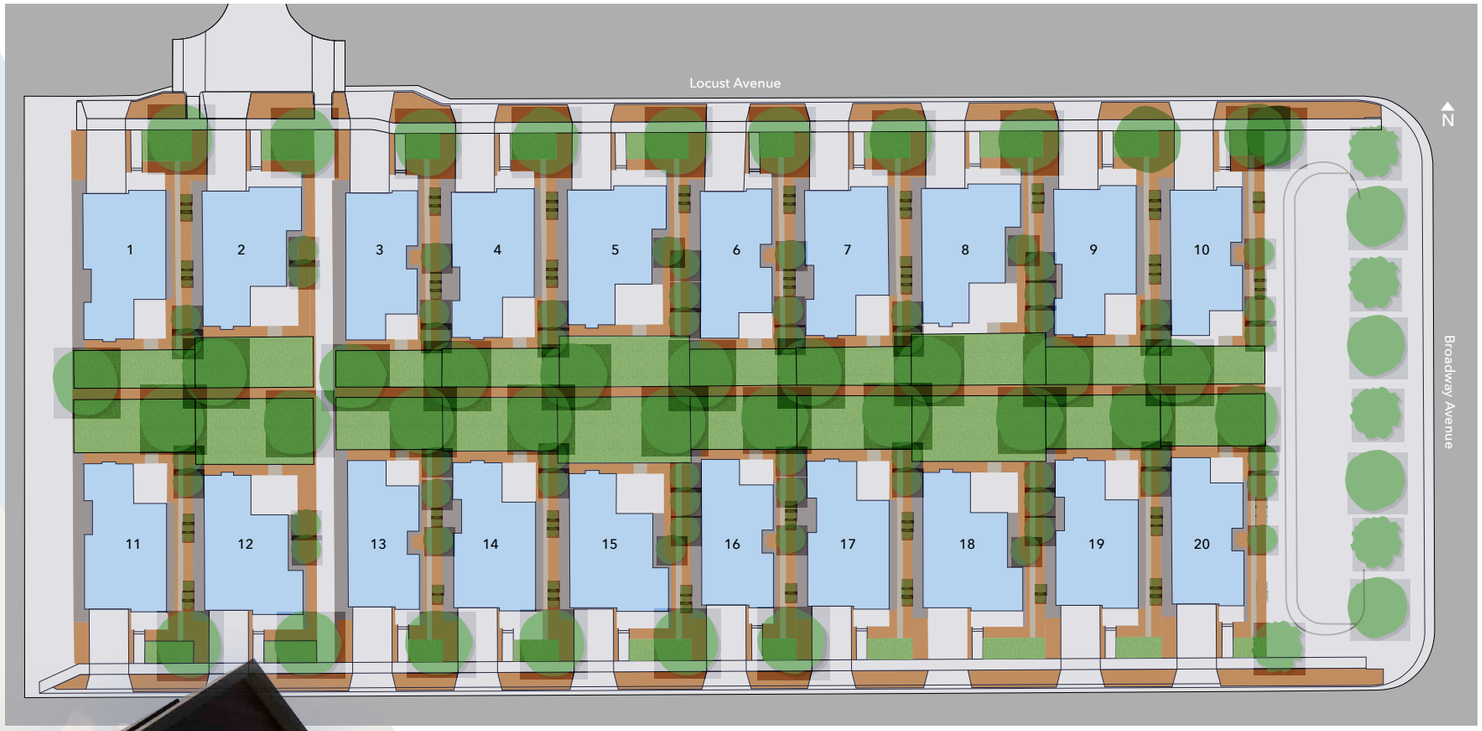
Anything But One-Size-Fits-All

Violla's townhome floorplans are creatively designed to offer endless adaptability. Featuring three bedrooms and up to three and a half baths, every townhome has a versatile third-level flex space with a private deck. Made for hosting, working, or simply unwinding, Violla's townhomes effortlessly rise to every occasion.

Even better, there's a select model with an optional elevator package so you can age in place like a fine cabernet, gracefully and with style.

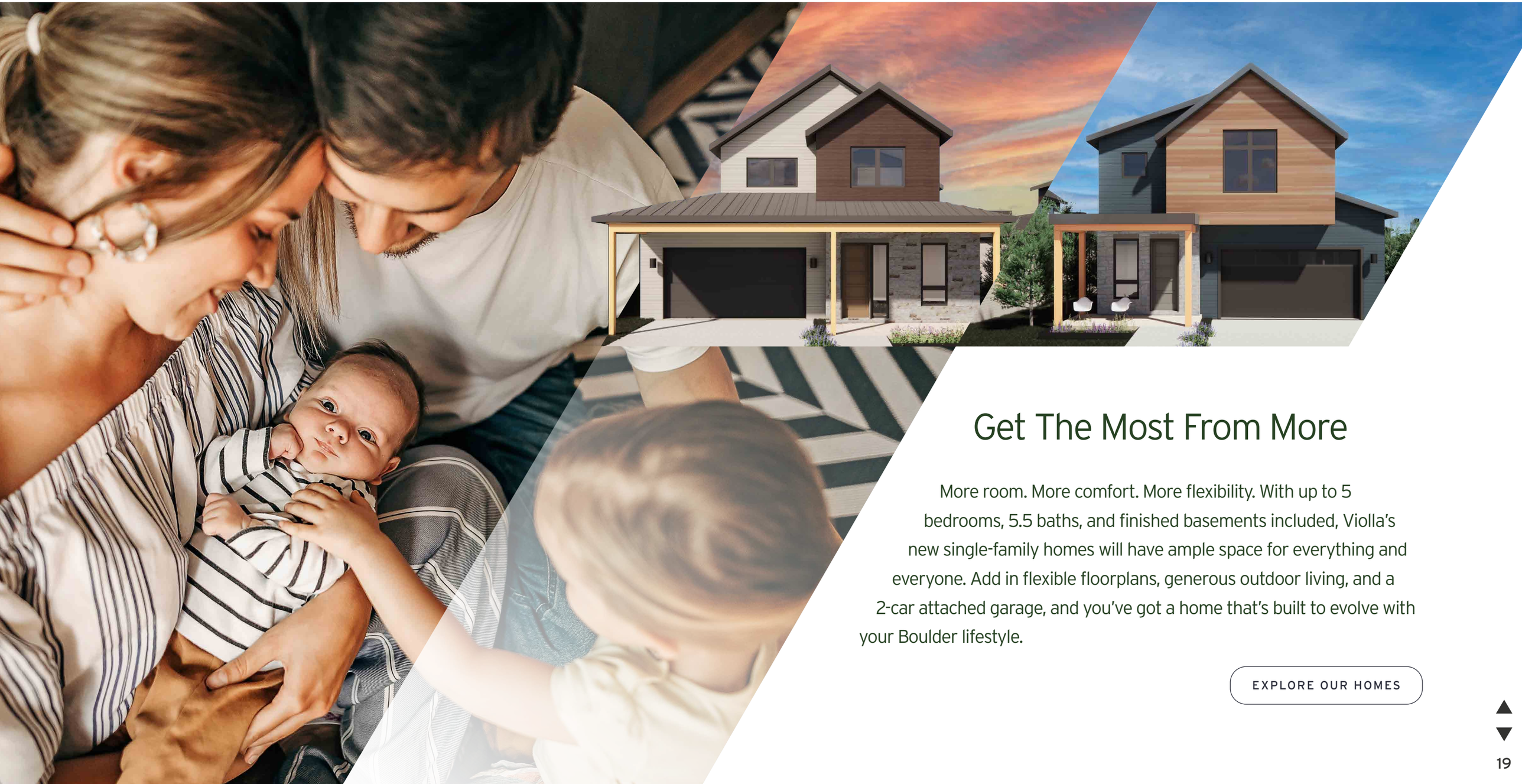
EXPLORE OUR HOMES

The Violla Single-Family Home Collection



Your Single Solution For Added Space & Style

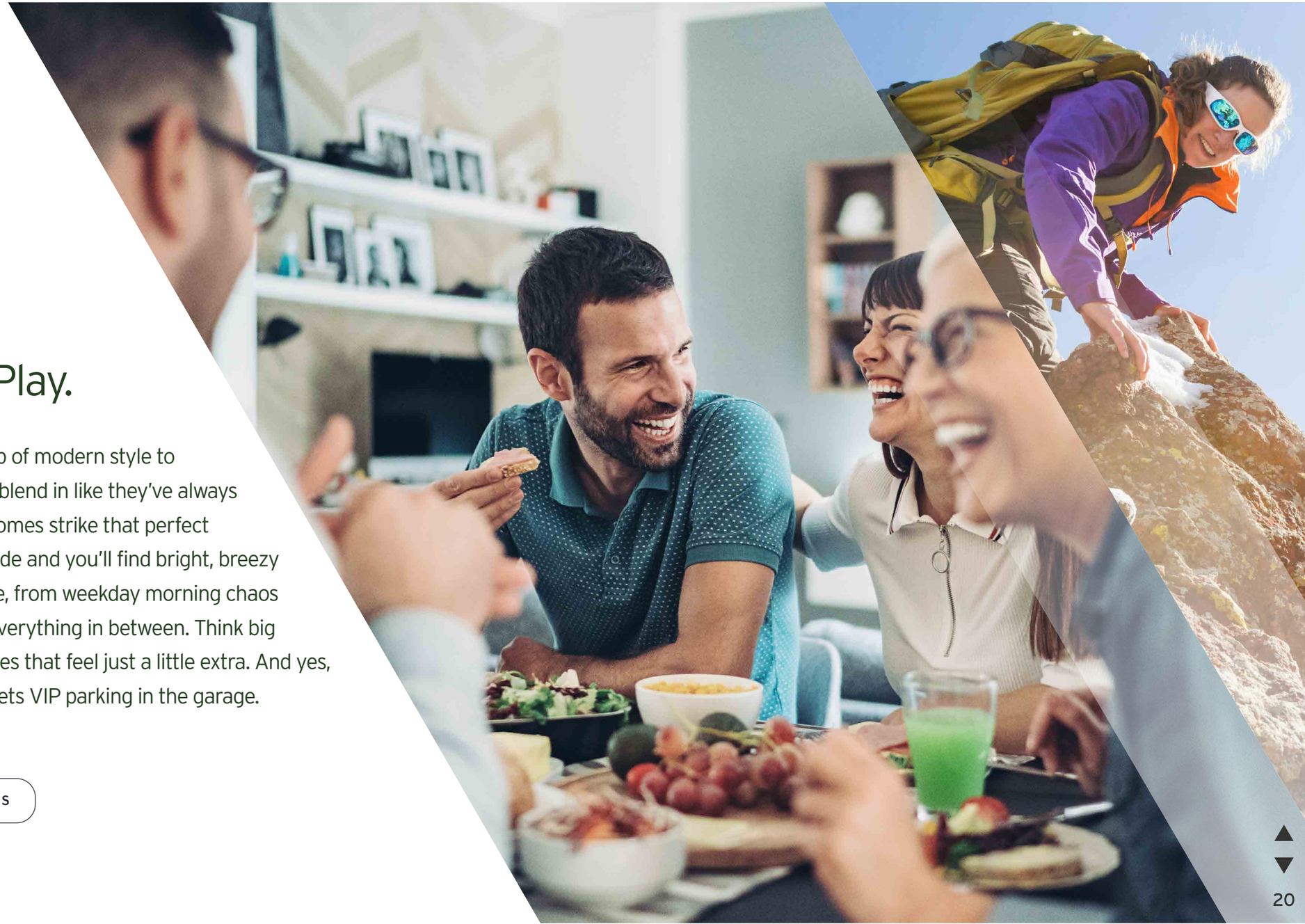
These single-family homes give you room to roam and a location that keeps you close to the good stuff. Think more space for your crew, and just the right proximity to trails, treats, and all things North Boulder.



Get The Most From More

More room. More comfort. More flexibility. With up to 5 bedrooms, 5.5 baths, and finished basements included, Violla's new single-family homes will have ample space for everything and everyone. Add in flexible floorplans, generous outdoor living, and a 2-car attached garage, and you've got a home that's built to evolve with your Boulder lifestyle.

EXPLORE OUR HOMES



Space to Live. Room To Play.

Violla's single-family homes bring a fresh pop of modern style to classic North Boulder charm. Designed to blend in like they've always been part of the neighborhood, these homes strike that perfect balance of timeless and new. Step inside and you'll find bright, breezy floorplans that keep up with real life, from weekday morning chaos to lazy Sunday afternoons, and everything in between. Think big windows, clean lines, and finishes that feel just a little extra. And yes, we've made sure your bike gets VIP parking in the garage.

EXPLORE OUR HOMES

Homes Built To The Highest Standards: Yours.

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 Koelbel Promise

At Koelbel & 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 how we take care of our buyers will exceed expectations every time.
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 make, and every dream we build.

THE AGENCY

Exclusively listed by Kim Payes, The Agency, call, or text for a private tour!

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