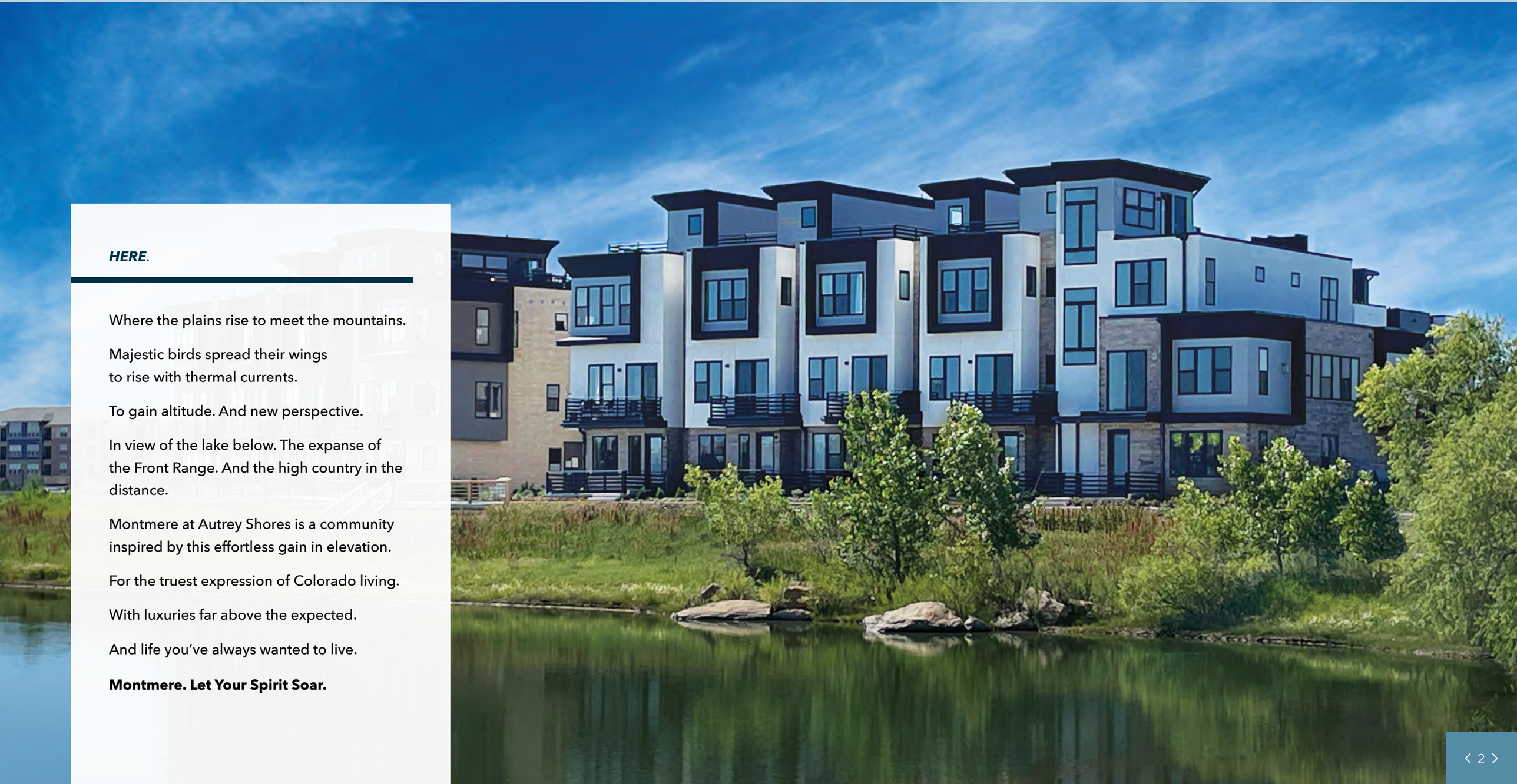

LET
YOUR
SPIRIT
SOAR
Montmere
AT AUTREY SHORES



HERE.

Where the plains rise to meet the mountains.

Majestic birds spread their wings
to rise with thermal currents.

To gain altitude. And new perspective.

In view of the lake below. The expanse of the Front Range. And the high country in the distance.

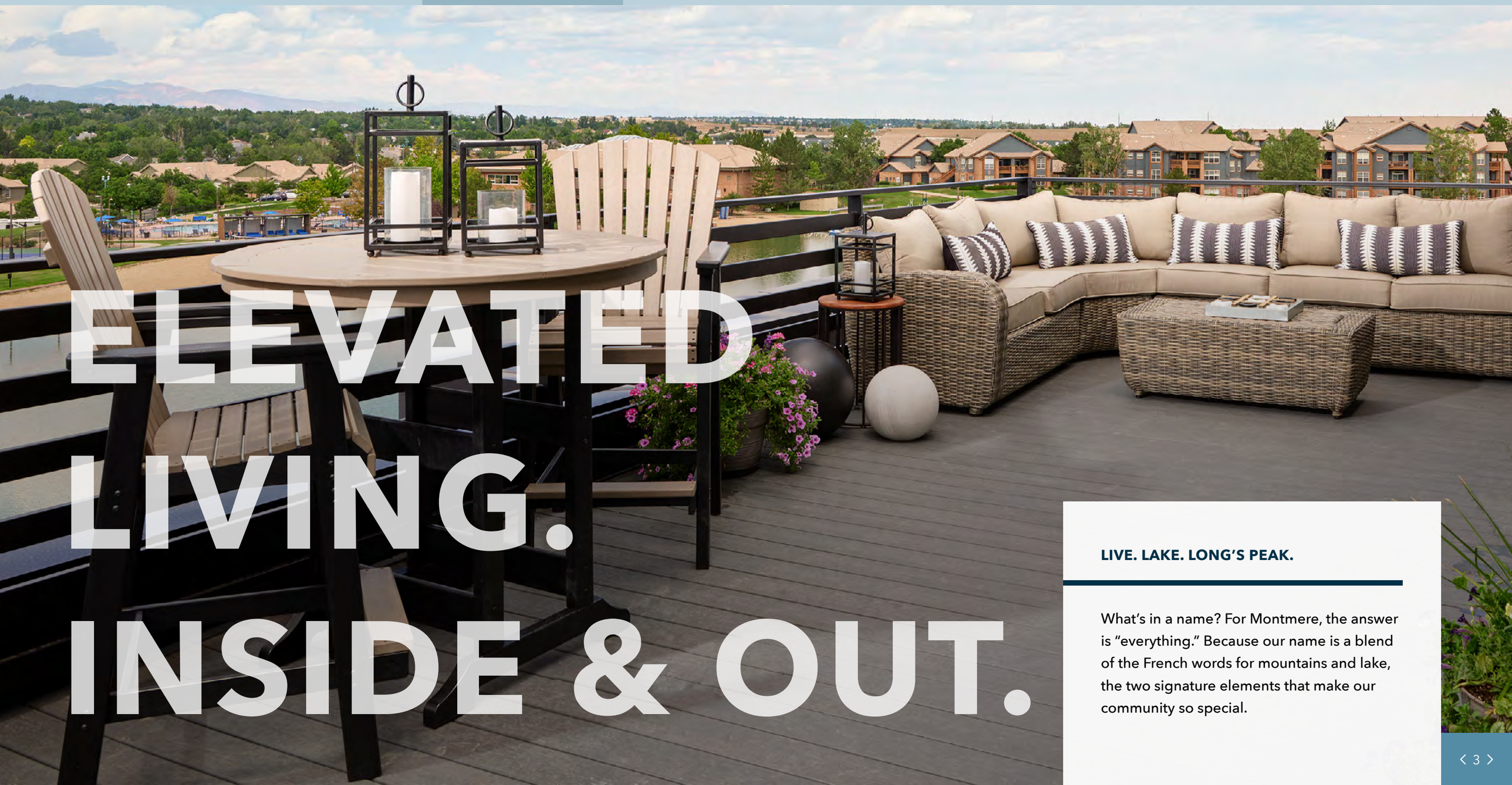
Montmere at Autrey Shores is a community inspired by this effortless gain in elevation.

For the truest expression of Colorado living.

With luxuries far above the expected.

And life you've always wanted to live.

Montmere. Let Your Spirit Soar.



ELEVATED LIVING. INSIDE & OUT.

LIVE. LAKE. LONG'S PEAK.

What's in a name? For Montmere, the answer is "everything." Because our name is a blend of the French words for mountains and lake, the two signature elements that make our community so special.



WHERE EARTH, SKY, & WATER MEET

Imagine waking up each morning to the soft ripples of Autrey Shores just feet from your front door. Looking out over 596 acres of greenspace towards a stirring backdrop of rolling hills and peaks. Here, 27 miles of trails meander along the water's edge for calming walks, while others venture out into some of the state's most stunning panoramas, perfect for biking or hiking adventures. The homes themselves are thoughtfully oriented around the lake, so those postcard-worthy views are always front and center.





AUTREY LAKE

- 1.75 Mile Loop
- 11 Minute Bike Ride
- 33 Minute Walk

The areas around Montmere are a hiker's dream – packed with trails that suit every mood, pace, and level of adventure. Whether you're craving a quick stroll or a serious trek, you'll find your perfect path here. Some of our favorites? Flatirons Vista Trail and the Rock Creek Trail System, where the scenery – and the local wildlife – are always ready for their close-up.



PROXIMITY MAKES PERFECT

HOW DO YOU ELEVATE YOUR EVERYDAY?

Start with a place that brings you closest to Colorado's brilliance. Montmere was created to make the most of this ideal location along the Front Range. Just minutes from the buzz and energy of Denver, you can easily jump down to the city for a fun night on the town. And with Boulder just over the hill, spontaneous hikes and college town charms are right in your backyard. Perched in-between outdoor adventure and urban energy, Montmere makes it easy to play any day anyway you like.

Have your choice of over 25 dining spots, plus a variety of retailers offering laid-back finds to luxe indulgences.









YOUR HUB FOR EVERYDAY EXCITEMENT

When you can't decide what you're in the mood for, the shopping and dining options of FlatIron Crossing are right across the street.

And now, there's even more to love: HiFi, the new 25-acre mixed-use outdoor community hub, will bring fresh energy by hosting everything from live concerts and group fitness to farmers markets and seasonal festivals—each one brimming with local flavor, friendly vibes, and a spark of adventure.

OUR SUPERIOR LOCATION

Step out and right into the charms of Louisville and Superior—two neighboring towns that blend big-city access with small-town soul. Think quick commutes to employment centers, local boutiques, crave-worthy eats, and hidden gems just waiting to be found.



Close.

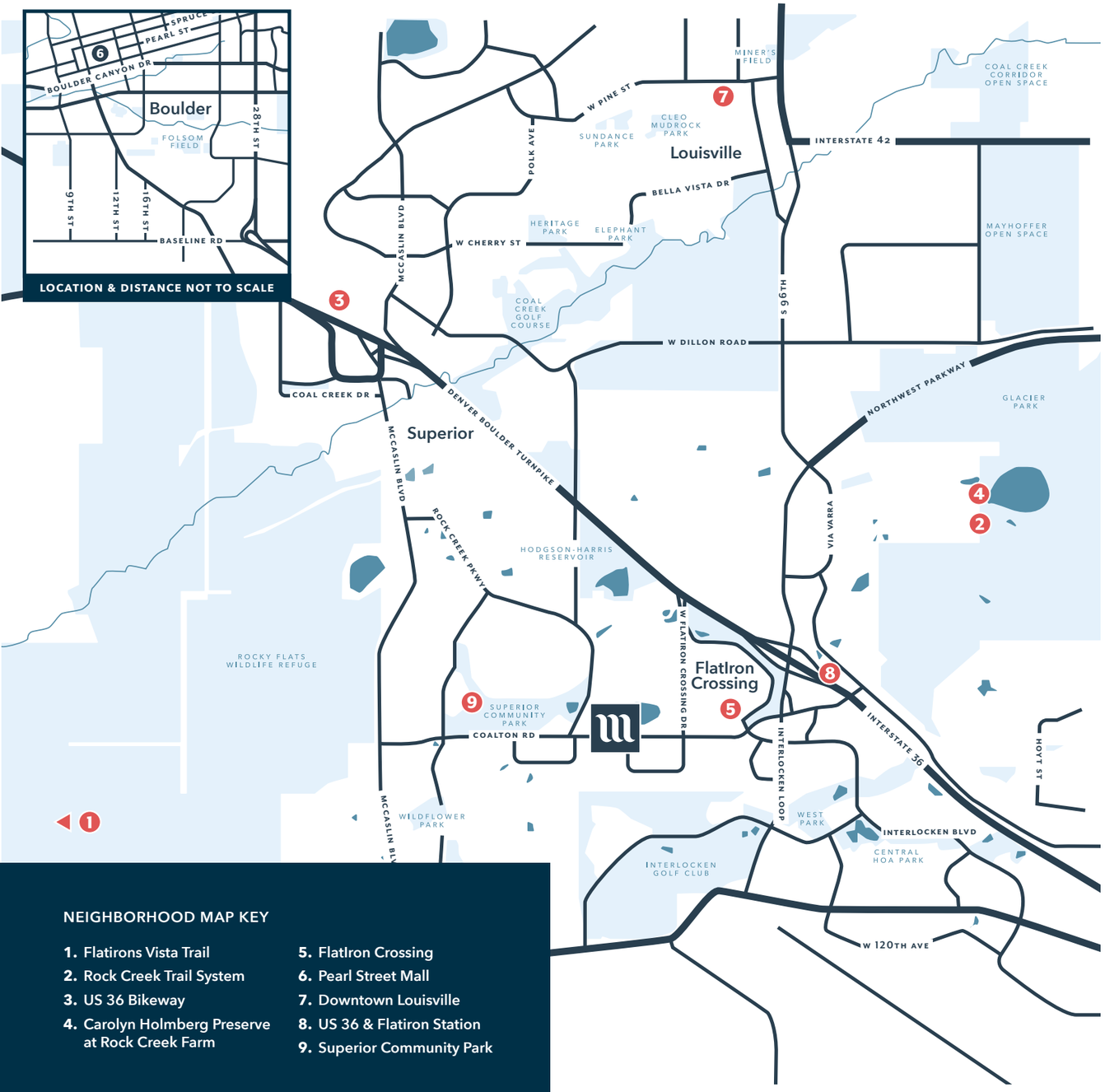
Closer.

Closest to the day-to-day delights that make Montmere living unlike anywhere else along the Front Range.









NEIGHBORHOOD MAP KEY

1. Flatirons Vista Trail
2. Rock Creek Trail System
3. US 36 Bikeway
4. Carolyn Holmberg Preserve at Rock Creek Farm
5. FlatIron Crossing
6. Pearl Street Mall
7. Downtown Louisville
8. US 36 & Flatiron Station
9. Superior Community Park



AS THE HERON FLIES



Just Seconds to FlatIron Crossing

5 Minutes to Downtown Superior





10 Minutes to Louisville

15 Minutes to Boulder



20 Minutes to Downtown Denver





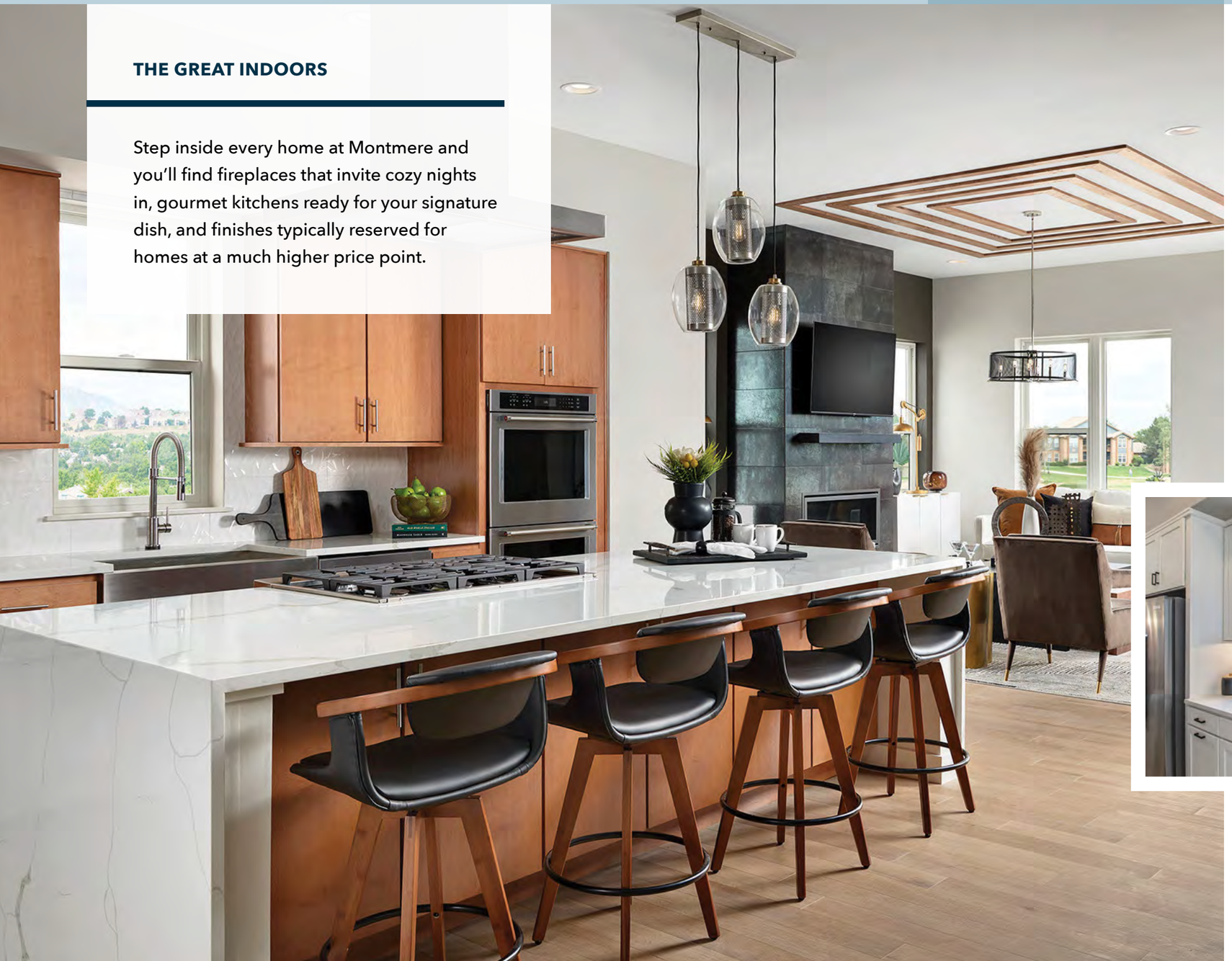
LIVE ABOVE & BEYOND

THE NEW HEIGHT OF LOW-MAINTENANCE LIVING

You could be an outdoorsy adventurist. Or an indoorsy enthusiast of all things warm and cozy. The truth is, everybody is a little bit both.

THE GREAT INDOORS

Step inside every home at Montmere and you'll find fireplaces that invite cozy nights in, gourmet kitchens ready for your signature dish, and finishes typically reserved for homes at a much higher price point.



Expansive windows and thoughtful design details bring warmth, brightness, and personality to every space—making these townhomes feel instantly like home.

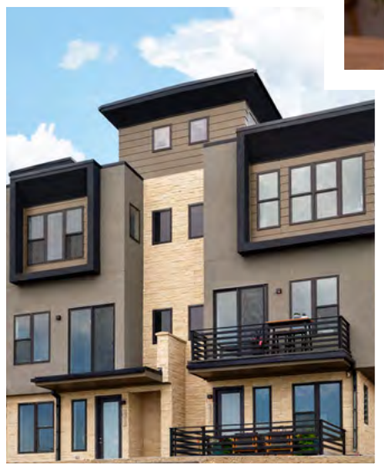






Made to celebrate Colorado's 300+ days of sunshine, our low-maintenance outdoor spaces let you gather, relax, and enjoy – with no upkeep required.







BREATHE IN. GAZE OUT.

Step outside and discover elevated decks with jaw-dropping mountain vistas and starlit skies so clear even Hollywood would be jealous.

With no lawns to mow or yards to clear, every weekend is now reserved for the pursuit of your next best time.

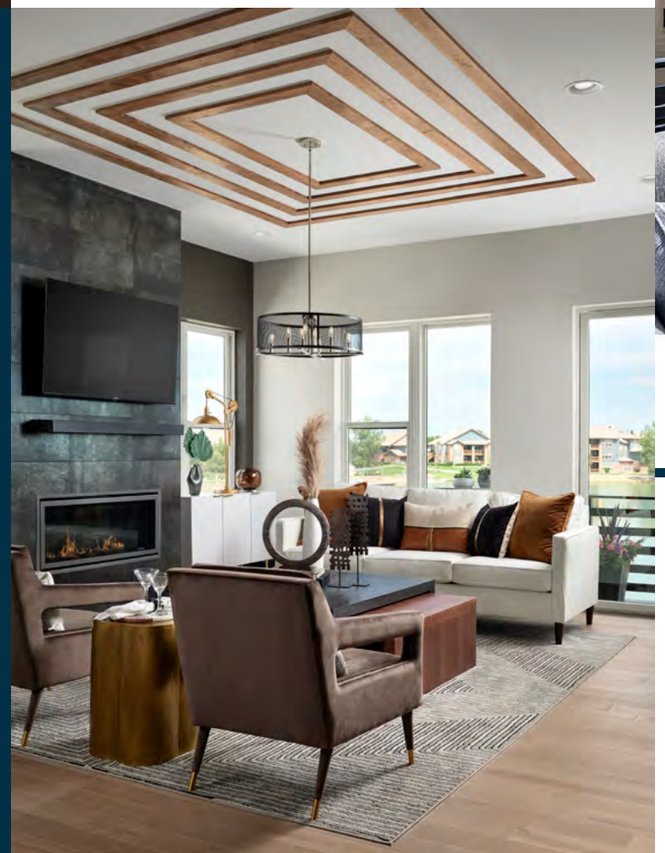


A HEARTH IN EVERY HOME

There's nothing quite like curling up next to a fire after a full day. That's why Montmere added the warmth of a gas fireplace to every new home. It's a luxury the competition simply doesn't offer.

Home Offerings Include:

- Open Floorplans
- Flex Spaces
- Private Front Porches
- Dining Deck at the Living Level
- Custom Railings & Stairs
- Gas Fireplace
- Stainless Steel Appliances
- Solid-surface Quartz Countertops
- Oversized Windows
- Rooftop Decks
- Attached Garage
- Optional Rooftop Kitchen
- Optional Elevator





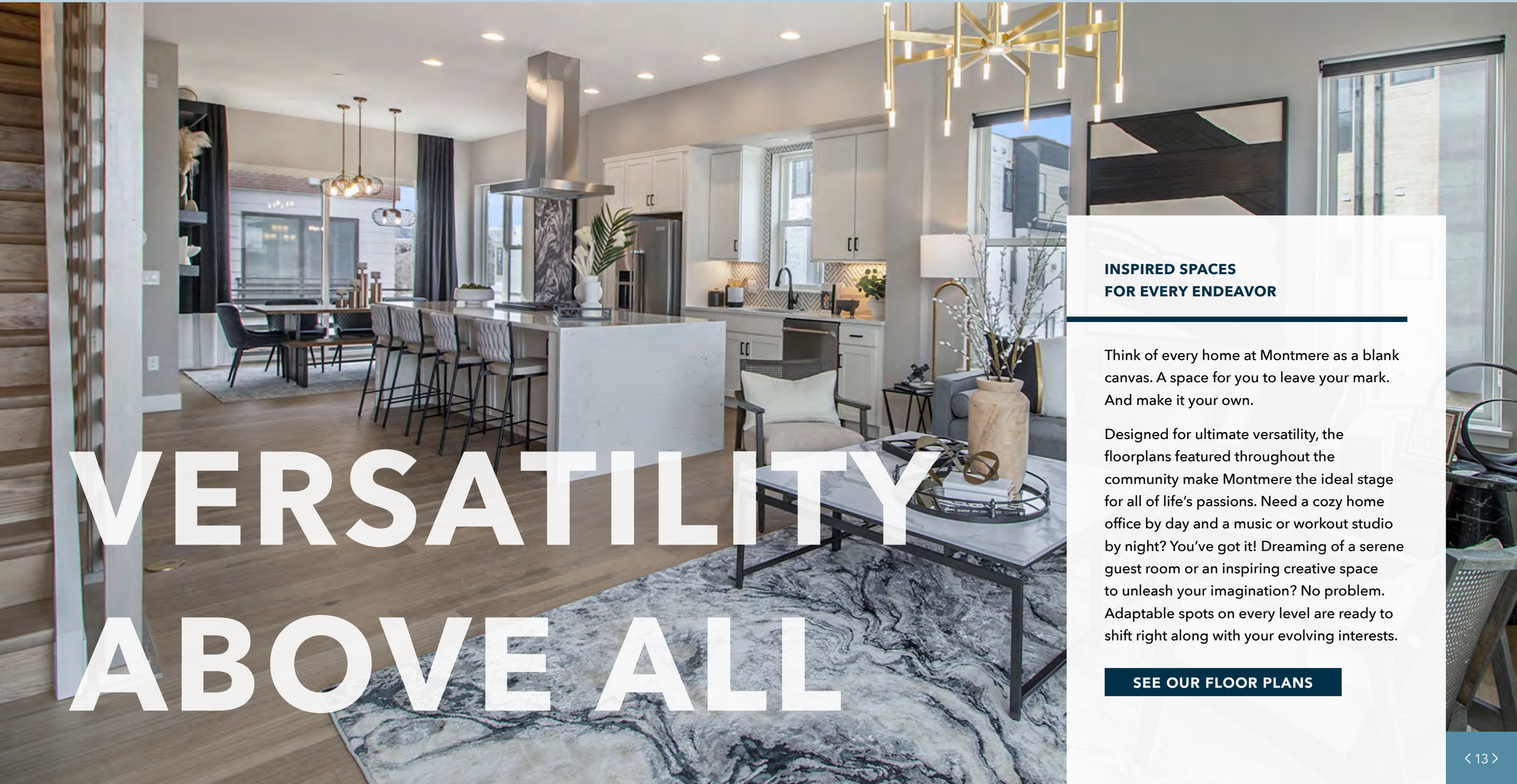
LIFTING YOUR SPIRITS

Don't let stairs stand between you and the best vistas in the house. Select Montmere floorplans feature an in-home elevator to whisk you between floors. It's your personal "lift" ticket, helping you enjoy every level of comfort.

WINDOWS THAT WOW

Oversized windows blur the line between indoors and out, flooding spaces with natural light and breathtaking views. They transform ordinary rooms into sanctuaries and offer a mood booster in flavors like golden hour, starlight, and sunrise hush.





VERSATILITY ABOVE ALL

INSPIRED SPACES FOR EVERY ENDEAVOR

Think of every home at Montmere as a blank canvas. A space for you to leave your mark. And make it your own.

Designed for ultimate versatility, the floorplans featured throughout the community make Montmere the ideal stage for all of life's passions. Need a cozy home office by day and a music or workout studio by night? You've got it! Dreaming of a serene guest room or an inspiring creative space to unleash your imagination? No problem. Adaptable spots on every level are ready to shift right along with your evolving interests.

SEE OUR FLOOR PLANS

More than just a compelling collection of lakeside homes.

Think of Montmere as Colorado living dialed all the way up.

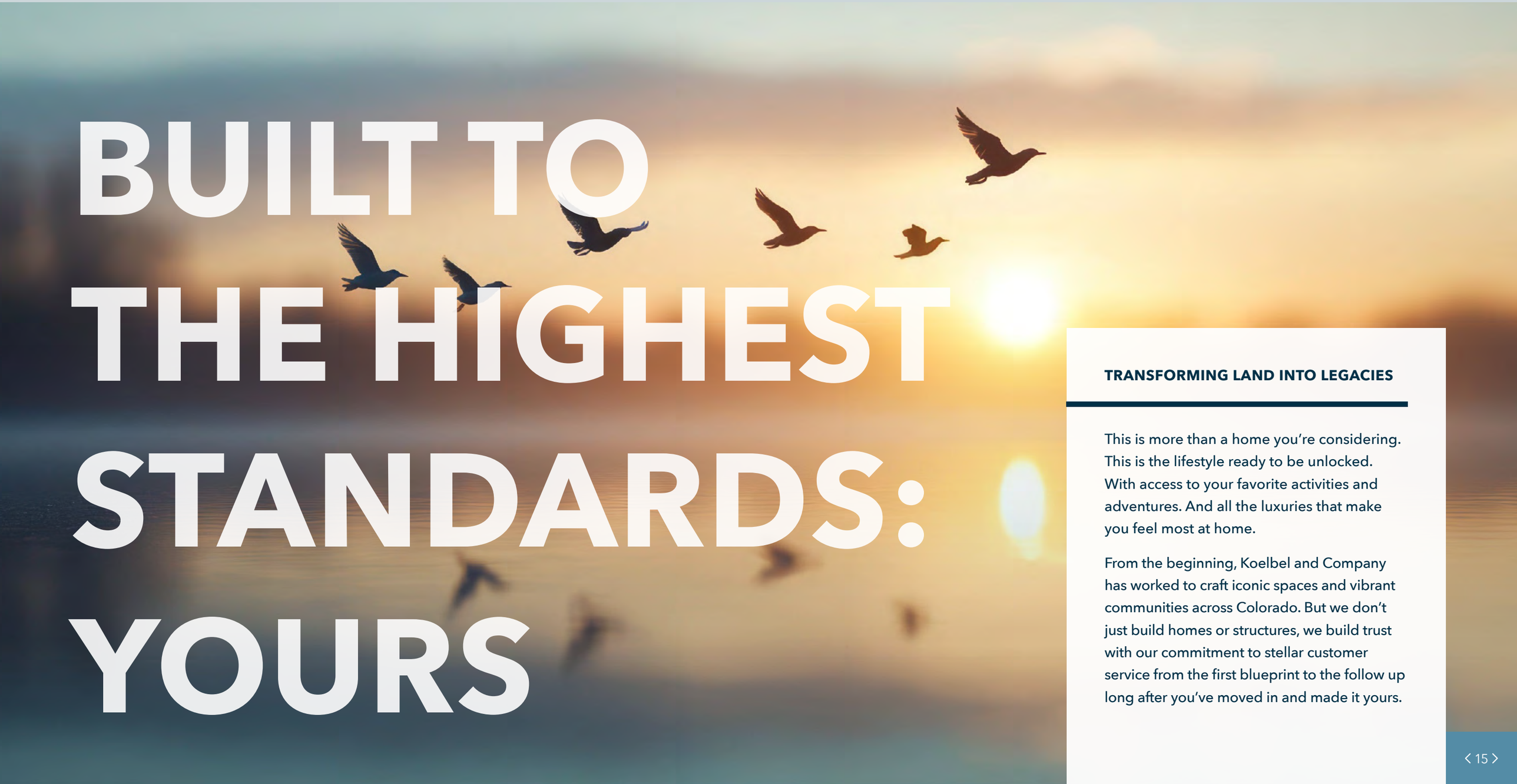




BRINGING HOME THE HARDWARE

The Home Builders Association of Metro Denver recognized the design of Montmere at Autrey Shores with their prestigious 2024 MAME Award for Attached Home of the Year.

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BUILT TO THE HIGHEST STANDARDS: YOURS

TRANSFORMING LAND INTO LEGACIES

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 have, and every dream we build.

CRAFTED BY KOELBEL



LET US BRING YOU HOME

Montmere
AT AUTREY SHORES

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

CONTACT US:
Natalie Smith
303.300.8845
nsmith@koelbelco.com
Koelbelco.com/Montmere

VISIT US
Montmere Sales Center
2311 Lakeshore Lane
Superior, CO 80027

Open by appointment only.

SCHEDULE A TOUR




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