



All Boulder From Doorstep to Foothill: Another Celebrated Community by Koelbel in North Boulder







It's A Close-To-Nature Kind of Vibe

Violla in North Boulder is quintessential Boulder living. Breathe in mountain air from your doorstep, enjoy lake access, miles of County trails, and views only Boulder homes can boast. Bike to Boulder's best restaurants and shops on Pearl Street or walk to NoBo retail. There's a reason people love Boulder; discover why.

Here you'll enjoy:

- ▶ *Steps to Wonderland Lake Park*
- ▶ *Miles of Boulder County trails*
- ▶ *Generous outdoor living*
- ▶ *Nobo Arts District shopping*
- ▶ *Only minutes to Downtown Boulder*

A Home for All Kinds of Boulder Living

Violla offers floorplan options for both townhomes and single-family homes—making this community perfect for any type of family. Each floorplan has its own spark of style, with optional features and added touches that will allow you to personalize your spaces, making your home, your own. Designer touches ensure coming home will never fall out of style.

Townhomes Include:

- ▶ *Treetop decks*
- ▶ *Dedicated garages*
- ▶ *3rd story flex spaces*
- ▶ *Optional dual primary suites*
- ▶ *Elevators in select plans*

Single-Family Homes Include:

- ▶ *Three distinct designs*
- ▶ *Finished basements*
- ▶ *Optional floorplan configurations*
- ▶ *Seamless indoor-outdoor living*
- ▶ *Private landscaped yards*





Welcome to Everything That Makes Boulder, Better

Boulder is a place where your body, mind, and soul can blossom. Whether you're outdoorsy, enjoy quiet living, or simply want to stroll through unique rows of local shops – there's something for you in Boulder.

Its stunning location, vibrant culture, and strong economy make Boulder one of the best places to live.

What isn't there to do in NoBo??

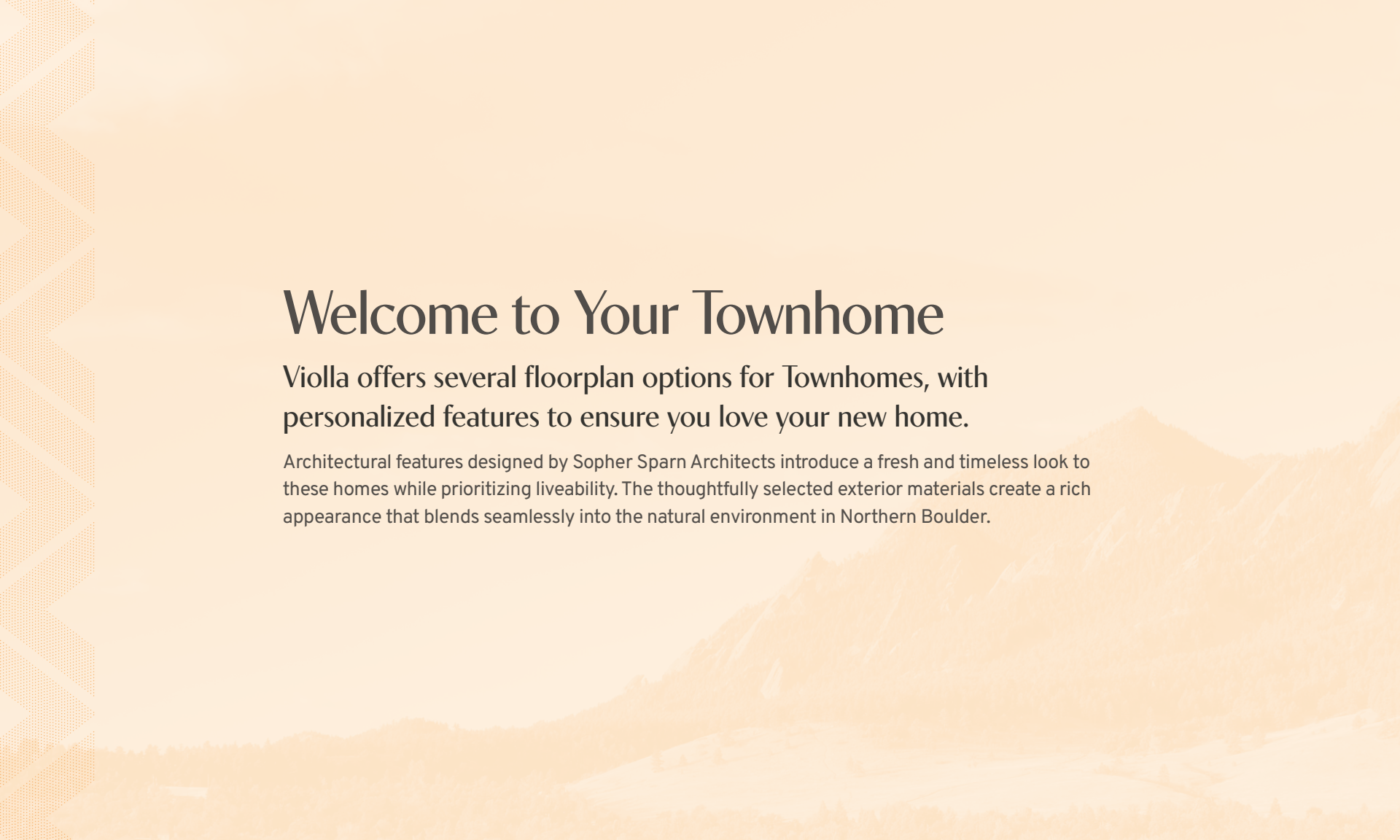
- ▶ *Miles of county trails & parks*
- ▶ *A vibrant food scene: from farm-to-table to casual eateries*
- ▶ *Endless breweries & local shops*
- ▶ *Named one of "America's Most Artistic Towns"*
- ▶ *Bikeable lifestyle + easy public transportation*
- ▶ *Out the door access to anything outdoors*
- ▶ *Over 300 days of sunshine each year*
- ▶ *Home to a booming tech scene*
- ▶ *Robust housing market*



Welcome to Your Townhome

Violla offers several floorplan options for Townhomes, with personalized features to ensure you love your new home.

Architectural features designed by Sopher Sparr Architects introduce a fresh and timeless look to these homes while prioritizing liveability. The thoughtfully selected exterior materials create a rich appearance that blends seamlessly into the natural environment in Northern Boulder.



Townhome Plans 1-5

Offering 3 bedrooms and 2.5 – 3.5 baths along with a third-level flex space and deck, these townhome floorplans work well for a wide variety of lifestyles and can be tailored to fit multiple purposes.

- ▶ *1,960 – 2,012 finished square feet*
- ▶ *Optional dual primary suites or bedroom/bath on the third level*
- ▶ *Detached single car garage with private rear yard*
- ▶ *Third-floor flex space can be a bedroom or loft with an optional fireplace and wet bar*
- ▶ *Treetop deck*



Townhome Plan 6

This is our largest end unit option and includes extra features perfect for empty-nesters and for aging in place. With the standard 3 bedrooms and 2.5 bathrooms, this plan also includes a private elevator to access both the 2nd level and 3rd level flex space plus deck.

- ▶ *2,243 - 2,246 finished square feet*
- ▶ *Optional dual primary suites or bedroom/bath plus office in the loft*
- ▶ *Third-floor fireplace and wet bar options*
- ▶ *Private elevator included*
- ▶ *Attached single car garage*



Townhome Plan 7

This larger plan works well for multi-generations or families who need more space, offering multiple bedrooms and bathrooms, as well as third-floor space options.

- ▶ *2,174 finished square feet*
- ▶ *Optional dual primary suites; or bedroom/bath plus office in the loft*
- ▶ *Third-floor fireplace and wet bar options*
- ▶ *Attached single car garage*



Welcome to Your Single-Family Home

We partnered with Sopher Sparn Architects to ensure the designs for these single-family homes are reflective of Boulder resident values and preferences. 20 of the 37 total homes to be built in Viola will be single-family detached homes with plans designed to best fit the lot sizes. These homes will fill a clear void in the NoBo market and match the desires of those looking to move to this vibrant area of Colorado.

Single-Family Plan A

- ▶ *Planned square footage is 3,854*
- ▶ *Up to 5 bedrooms / 4.5 baths*
- ▶ *Finished basement*
- ▶ *2 car attached garage*

Single-Family Plan B

- ▶ *Planned square footage is 4,278*
- ▶ *Up to 5 bedrooms / 5.5 baths*
- ▶ *Office*
- ▶ *Finished basement*
- ▶ *2 car attached garage*

Single-Family Plan C

- ▶ *Planned square footage is 4,526*
- ▶ *Up to 5 bedrooms / 5.5 baths*
- ▶ *Finished basement*
- ▶ *2 car attached garage*

Front and rear yard landscaping, as well as fencing, will be included with the single-family homes. Plans are preliminary and subject to change without notice.



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Are You Ready for Your New Life?

Whether the answer is 'yes' or you have a few more questions, reach out to our Sales Team.

Call

720.839.1038

Visit

Koelbelco.com/Violla









VIOLET AVENUE & BROADWAY, BOULDER, CO 80304

720.839.1038 | KOELBELCO.COM

