



Montmere

AT AUTREY SHORES

NEIGHBORHOOD
HOTSPOTS GUIDE



Welcome to Montmere at Autrey Shores!

To help you get to know the area around your new home we have put together this little compendium of our favorite 'hotspots' in your new neighborhood. From recreation to shopping and dining to travel, we hope this guide can help lead the way — we're sure you'll discover something you love and find favorites of your own as soon as you begin to explore.

WELCOME TO THE NEIGHBORHOOD,
Koelbel Communities

Recreation

Nearby Trails

VARIOUS

1.75 MILES | 11 MIN BIKE | 33 MIN WALK*

The areas surrounding Montmere are chock-full of trails. Ranging from short to lengthy and easy to difficult, anyone can find the perfect hiking trail here. **Flatirons Vista Trail** and the **Rock Creek Trail System** are some of our favorite ways to spot some of the local flora and fauna.

**Coalton Trailhead*

US 36 Bikeway

US 36

4.6 MILES | 23 MIN DRIVE | 31 MIN BIKE

This 12-foot wide 'bicyclists highway' spans 18 miles and connects the US 36 & Table Mesa Station in Boulder to 80th Avenue in Westminster. The bikeway provides a safe way for cyclists to commute to their workplaces, activity centers, local businesses, six RTD stations, and other local roads.

Carolyn Holmberg Preserve at Rock Creek Farm

2240 S 104TH ST

4.8 MILES | 10 MIN DRIVE | 15 MIN BIKE

This tranquil setting is the perfect nearby escape to grab some fresh air, relax, and recharge. The preserve connects to multiple scenic trails and offers good parking options as well as public bathrooms. For those interested in fishing, Carolyn Holmberg Preserve is a great spot for Bluegills, Largemouth Bass and more.

Food & Drink

FlatIron Crossing

FLATIRON CROSSING DRIVE & COALTON ROAD

0.3 MILES | 2 MIN BIKE
7 MIN WALK

Brimming with options, FlatIron Crossing is a great place to walk to when you don't know what you're in the mood for. With over 25 spots to choose from, you're sure to satiate any craving here. Just a few minutes down the road, you'll also find another Koelbel favorite — **PJ's Diner**.

Pearl Street Mall in Boulder

PEARL STREET

11.9 MILES | 29 MIN DRIVE

No trip to Boulder is complete without a stroll down Pearl Street. From long-time classics like **Lucile's Creole Cafe** to newer spots like **Black Cat**, it's hard to go wrong here. There's also a host of snack and coffee options all along the street to help power you along the city's hub for dining, drinking, and people watching.

Downtown Louisville

PINE STREET & MAIN STREET

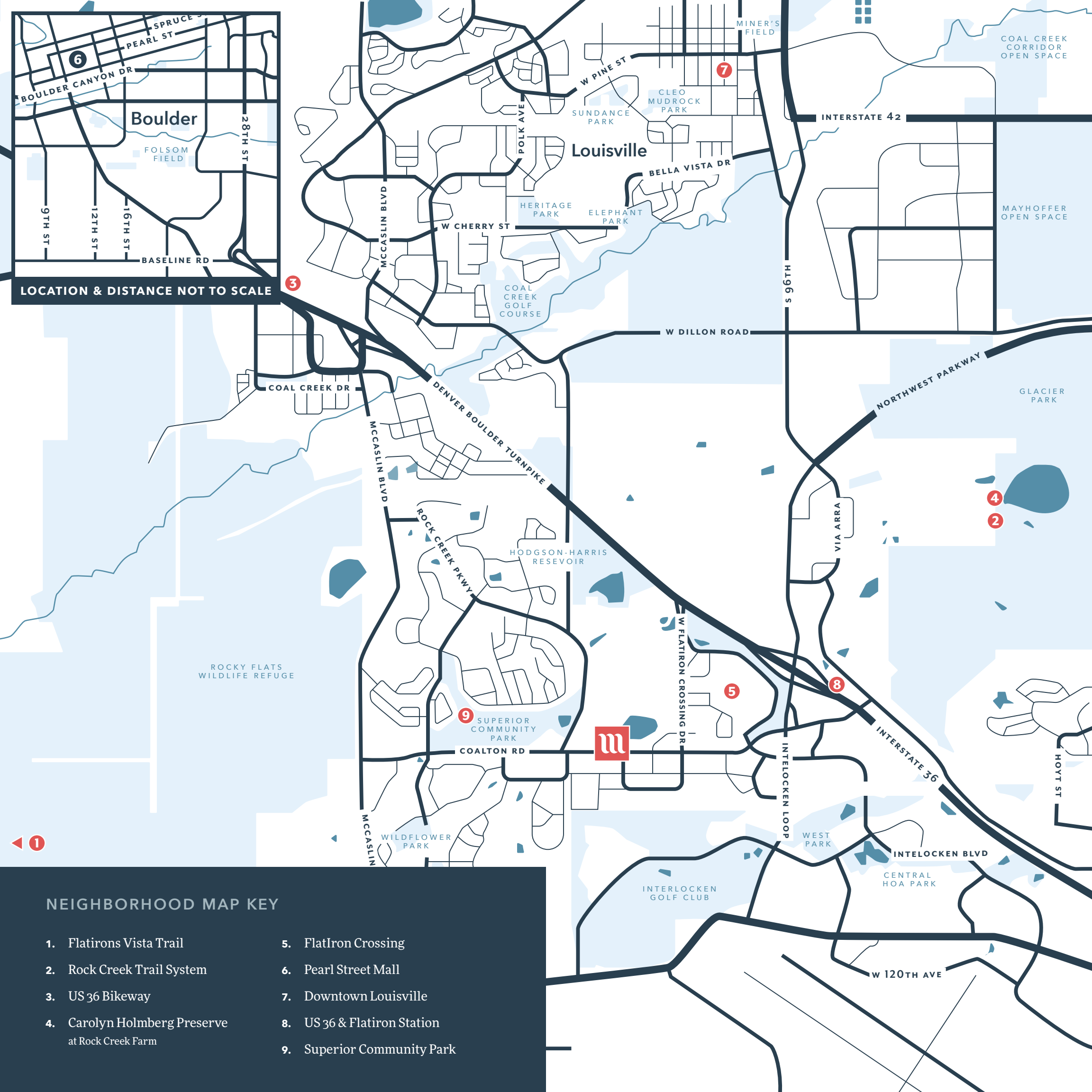
4.6 MILES | 11 MIN DRIVE
24 MIN BIKE

Louisville is a charming, character-filled town and the downtown area is a fantastic place to spend a day wandering the streets and taking in the sights. You won't have to take many steps before finding one of the numerous local dining options, many of which are fantastic. We're partial to **Via Toscana** on McCaslin Blvd.





Neighborhood Map



LOCATION & DISTANCE NOT TO SCALE

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

Shopping

FlatIron Crossing

FLATIRON CROSSING DRIVE & COALTON ROAD
0.3 MILES | 2 MIN BIKE | 7 MIN WALK

If local and quirky is not what you're looking for, FlatIron crossing is where you want to go. While there are a good amount of small businesses to be found here too, FlatIron is the place to go if you're looking for something specific — there's almost nothing we can't find here.

Quirky Shops in Downtown Louisville

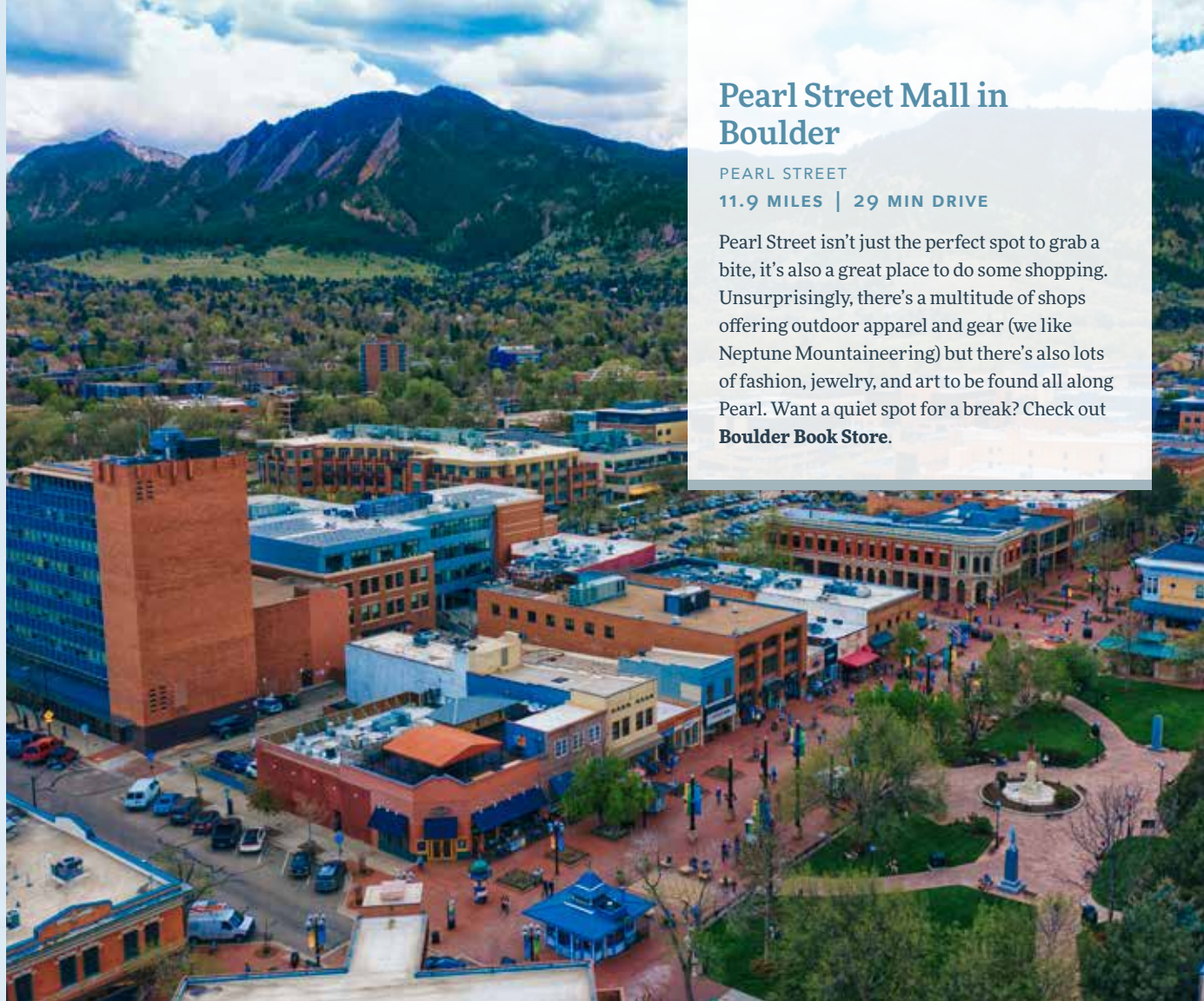
PINE STREET & MAIN STREET
4.6 MILES | 11 MIN DRIVE | 24 MIN BIKE

Just like the rest of Louisville, the shops here are full of character. Local, handmade, and unique is how we'd describe the shopping. Expect pleasant surprises and unforeseen treasures when exploring this area.

Pearl Street Mall in Boulder

PEARL STREET
11.9 MILES | 29 MIN DRIVE

Pearl Street isn't just the perfect spot to grab a bite, it's also a great place to do some shopping. Unsurprisingly, there's a multitude of shops offering outdoor apparel and gear (we like Neptune Mountaineering) but there's also lots of fashion, jewelry, and art to be found all along Pearl. Want a quiet spot for a break? Check out **Boulder Book Store**.





Transportation

Car

FROM BOULDER

Boulder is just 10 miles away along US-36 west. We recommend taking a scenic drive along Boulder Canyon Drive bringing you closer toward the mountains.

FROM DENVER

Denver is just over 20 miles away taking the same highway in the other direction (US-36 East).

Bus

FROM BOULDER

Take Bus FF1 toward Union Station from Downtown Boulder Station. The “US 36 & Flatiron Station” stop is the closest to Montmere.

FROM DENVER

From Denver we recommend using a map service to look up the nearest bus as there are multiple options to get out to Montmere from the capital.



Interested in learning more about Montmere?

FEEL FREE TO REACH OUT WITH ANY
QUESTIONS!

WEB

WWW.KOELBELCO.COM/MONTMERE

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KOELBEL

Communities