

Talus Flats

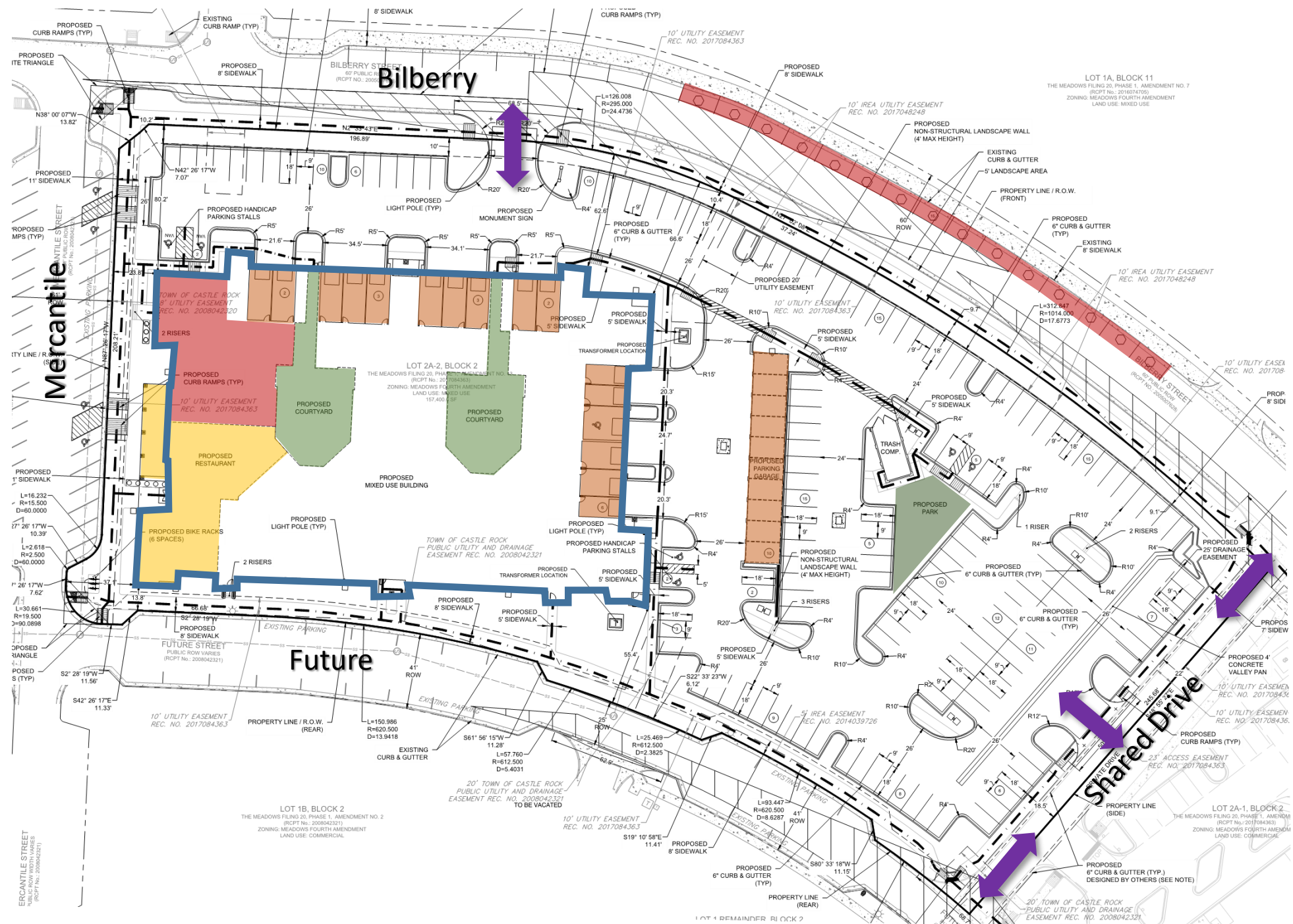


Project Overview

- **One, Four-Story Mixed Use Building:**
 - 111 Residential Units (1,2, & 3 Bedrooms)
 - Integrated Clubhouse
 - Restaurant Space
 - 2 Private Courtyards
 - 16 Internal Garages

Project Overview

- **Design Priorities:**
 - Building-Forward (intersection of Mercantile/Future)
 - Complementary materials/color choices
 - High quality exterior/interior finishes
 - Contribute to activity center



Project Overview

- **Parking (194 Total Spaces):**
 - **Attached Garages:** 16
 - **Detached Garages:** 10 (one building)
 - **On-Site Surface Spaces:** 153
 - **On-Street Spaces:** 15 (Bilberry Street)

Project Overview

- **Clubhouse/Amenities:**
 - Leasing Center/Office Space
 - Reception area/coffee bar
 - Kitchen/Club Room – seating, televisions, pool table
 - Fitness Center
 - Courtyards (2) – Spa, Fireplace, Play Space, Seating, Grills
 - Dog Park
 - Valet Trash Collection

Clubhouse & Amenities



Project Overview

- **Restaurant Space:**
 - Tenant to be determined
 - 2-story interior volume
 - Kitchen space prepared with utility connections
 - Grease interceptor to be installed with initial construction
 - Outdoor seating along Mercantile

Project Overview

- **Interior Finishes:**
 - Stone counter tops
 - Stainless steel appliances
 - Tile backsplashes
 - Framed bathroom mirrors
 - Walk-in closets

Interiors



Interiors



Thank You

- Castle Rock Development Company
- Garrett Design Team
- Town of Castle Rock Staff



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THE GARRETT COMPANIES

- Founded by Eric Garrett
- National Multifamily Development, Construction & Asset Management
- National HQ – Greenwood, IN
- Currently active in 6 States
- Class A, Boutique Style, Luxury Multifamily



Exteriors – Mercantile Street



Exteriors – Future Street



Exteriors – Parking Lot



Exteriors – Bilberry Street

