

PRAIRIE TRAIL - ANKENY, IOWA

THE COLLIER



CALIBER
REALTY

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ELEVATED LIVING

NEXT LEVEL QUALITY

PRIDE OF OWNERSHIP

FROM THE DEVELOPER

Greetings and welcome to The Collier at Prairie Trail. This building is part of a story that is deeply rooted in its surrounding landscape. As you spend time in Prairie Trail, you quickly realize a special place has been created through the mix of commercial amenities and residential living options. Caliber began building homes in Prairie Trail in 2012 and was introduced to the Architectural Review Board and the input towards details that challenge a higher standard. This came as a learning experience in meeting this challenge, in doing so it has shaped our brand and we have learned there is a solid market for quality and detail. Over the last 10 years, Caliber has had the privilege to develop over 600 residences throughout the Prairie Trail development. These residences include a variety of single-family homes, cottage homes, brownstones, townhomes, and loft-style apartments.

As we developed the District Brownstone and District Loft products, we had many inquiries asking if they could be for sale or that we would build something similar for sale. We began to think through this idea and found many mid-size condominium projects to tour in towns like Nashville TN and Naples FL. Confidence in the idea took firm shape when working with DRA Properties and City Staff in proposing the perfect lot for the project. This lot I believe is one of the best in all of Des Moines with excellent walkability as it looks over Vintage Lake, The District, the landscape of Prairie Trail, all while in the distance you catch the skyline of downtown Des Moines. We were able to control the development corner and situate a 3-building mix providing a compliment and buffer to the condominium building.

In designing the building, we worked with JCorp - the architect of every residence we have developed. As we toured other projects, we created a wish list that included 10'-12' ceiling heights, 16' wide sliding doors with expansive windows, climate-controlled parking, soaker tubs, gourmet kitchens, built-in dry bars, generous patio space, a pool and pool house, and amenity space within the building. This list was incorporated into the design and is being built out into what has become a legacy project for our company. I would like to thank everyone who has contributed to the project becoming a reality and look forward to welcoming the new residents who will enjoy the value and experience of the highest level of condominium living in Ankeny.

Thank You,

Nick Jensen



BUILDING FEATURES

Brick facade with natural wood elements
Open and airy floor plans and color palettes

Secured Access

10' & 12' ceilings

Full height cabinets

Gourmet appliances

Quartz countertops

Delta plumbing fixtures

Tile bathrooms and showers

Statement light fixtures

Wide plank flooring

Dry bars

Built in pantries

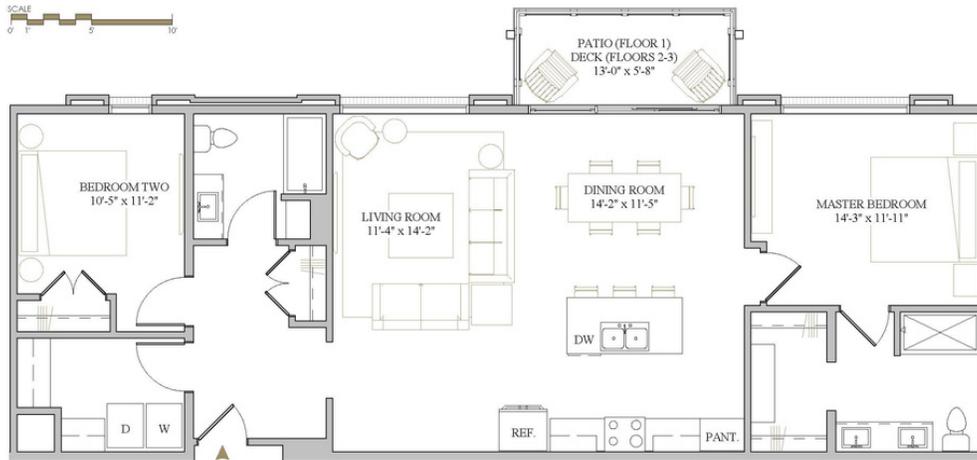
Expansive Pella Impervia windows

16' bi-parting patio doors

FLOOR PLANS

Suite

1324 SQFT | 2 bedroom | 2 bath



Grand

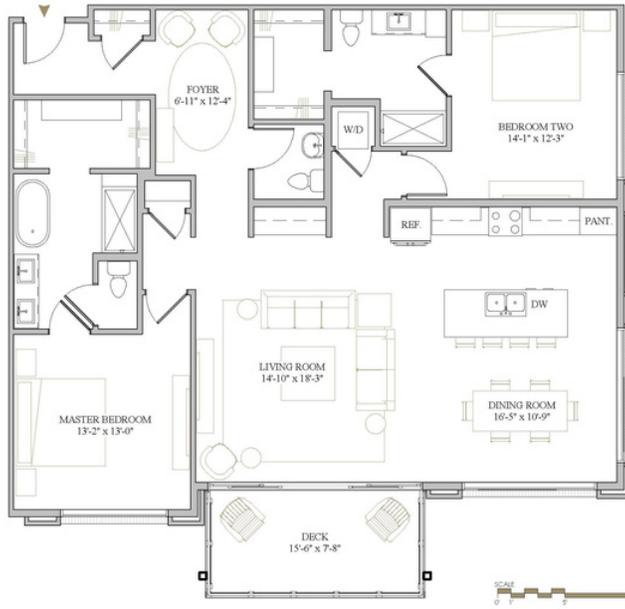
1465 SQFT | 2 bedroom | 2 bath



FLOOR PLANS

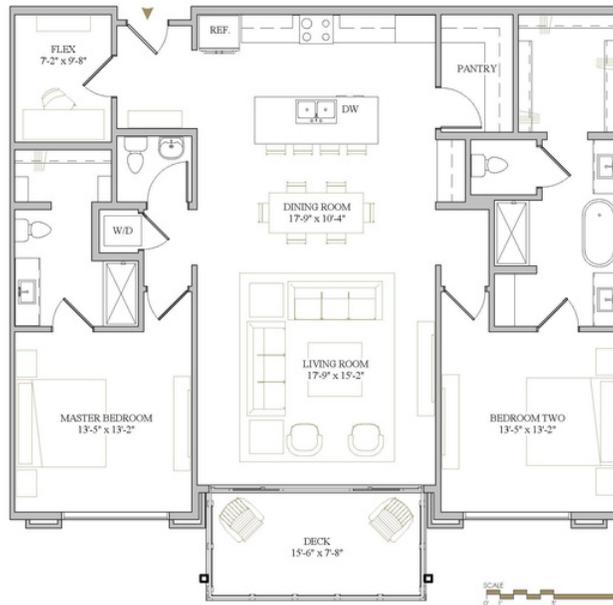
Estate

1666 SQFT | 2 bedroom | 2 bath | Powder



Signature

1688 SQFT | 2 bedroom | 2 bath | Powder



FINISHES

KITCHEN AND DINING



Cabinets

360 Signature Series
White Oak Coastal



Backsplash

4x4 Ceramic Tile



Cabinet Hardware

Matte Black



Kitchen Island Pendant



Countertops

Calcatta Valentin



Sink

Single Bowl
Stainless Steel



Faucet

LIVING



Flooring

LVP Flooring



Ceiling Fan

3-Blade White Fan



Door Hardware

Matte Black
Lever-style Handle

FINISHES

MASTER BATH



Shower Tile
3x6 Subway Tile



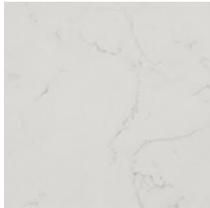
Faucet
2 Handle Widespread
Stainless Finish



Lighting
3-light Matte Black
Sconce



Mirror
Matte Black Frame



Countertops
Carrara Breve



Bath Hardware
Matte Black Finish



Cabinet Hardware
Polished Nickel Finish

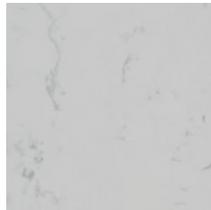


Soaker Tub
*in select units

GUEST BATH



Cabinets
CFK Oyster



Countertop
2 Handle Widespread
Carrara Moro



Lighting
Progress Lighting-
Glance



Mirror
Satin Brass Frame



Faucet
Delta Bowery
Widespread Chrome



Bath Hardware
Satin Nickel Finish



Cabinet Hardware
Satin Brass Finish

LOCATION

PRAIRIE TRAIL - ANKENY, IOWA





The Collier is located adjacent to The District, the entertainment center of Prairie Trail. The District provides residents with ample dining, shopping, and entertainment options.

DINING



ENTERTAINMENT



SHOPPING



and much more!

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