GLACIER





Clubhouse Village

A LIMITED COLLECTION OF HOMES AT GLACIER

Ponderosa pines stretch toward brilliant blue skies. Morning sunlight glints off snow-capped peaks, and the scent of the forest mingles with wood smoke from nearby fireplaces. At Clubhouse Village, this is just the beginning of another extraordinary day in the San Juan Mountains.

A New Chapter in Mountain Living

Set among 14,000-foot peaks, historic mountain towns and nearly two million acres of National Forest, Glacier is a private mountain and golf community in one of Southwest Colorado's most recreation-rich settings. Within this extraordinary landscape, Clubhouse Village introduces a limited collection of eight standalone mountain homes, placing owners steps from the Mountain Clubhouse and within easy reach of the skiing, trails and high country that make life in the San Juans so compelling.

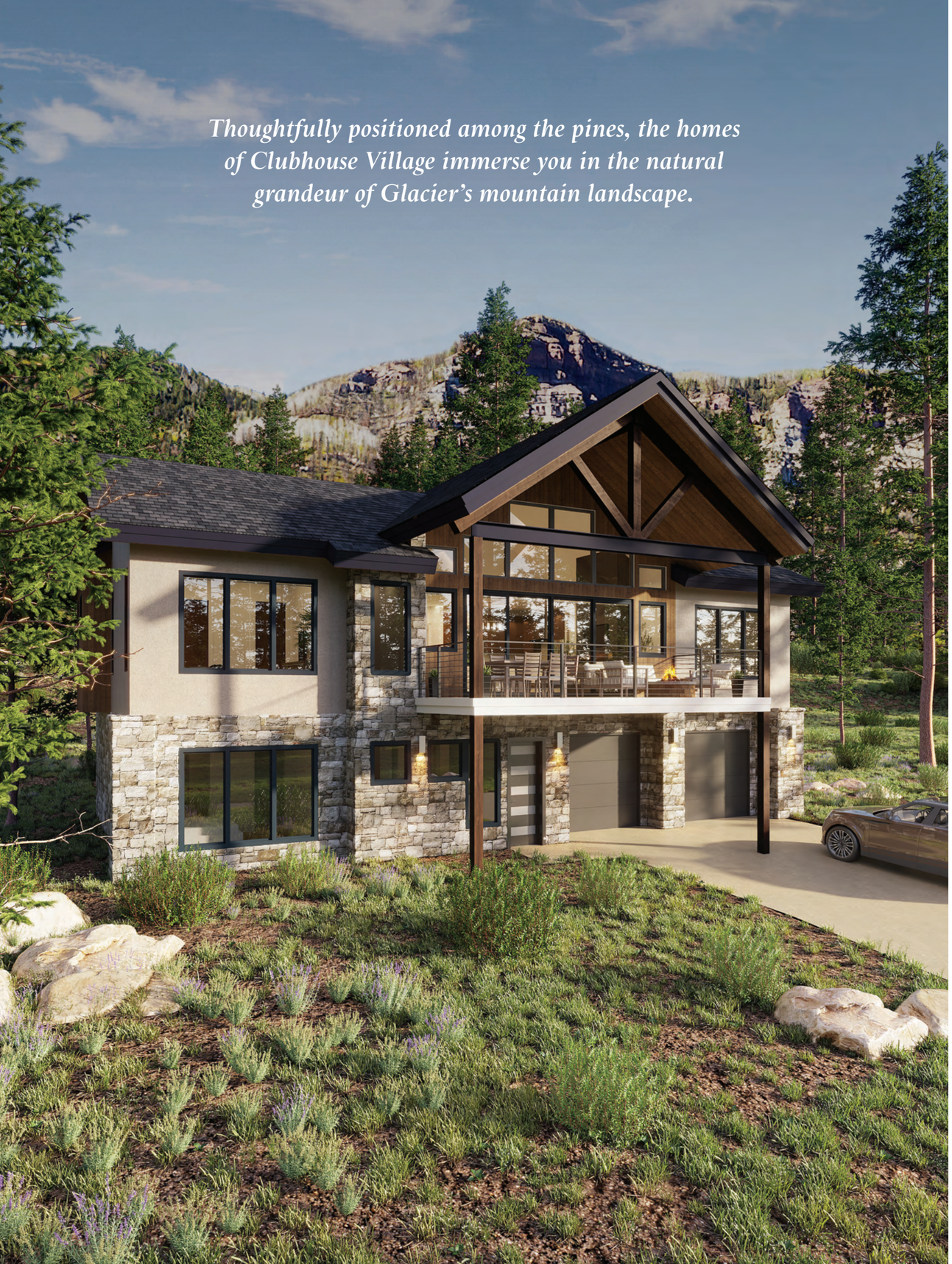






Here, families find what others search for a lifetime to discover. From coffee at sunrise on your covered terrace to a round of award-winning golf steps from your door, an afternoon skiing at Purgatory and evenings under a canopy of stars, each day offers another way to make the most of mountain life.

Thoughtfully positioned among the pines, the homes of Clubhouse Village immerse you in the natural grandeur of Glacier's mountain landscape.







From the rugged peaks of the San Juan Mountains to the peaceful expanse of ponderosa pine forests, each home offers unparalleled access to nature's finest vistas. Expansive windows and terraces invite the outdoors in, creating a seamless connection to the stunning surroundings. Whether it's the golden glow of sunrise or the tranquil calm of starlit skies, your home at Clubhouse Village brings the beauty of every season into perfect focus.



Your Mountain Escape, Steps from the Mountain Clubhouse

Glacier's Mountain Clubhouse is a natural extension of life at Clubhouse Village, with dining, golf, fitness and poolside afternoons all within easy reach.

MOUNTAIN CLUBHOUSE AMENITIES

- Pool & Spa
- Mountain Clubhouse Restaurant
- Patio with Mountain Views
- Pro Shop
- Doc Holiday Game Room
- Kids' Playroom
- Private Member Gym





The Homes of Clubhouse Village

Clubhouse Village includes a thoughtfully planned mix of residences, each created to complement Glacier's mountain setting. The Pioneer, Maverick and Ace + Bunk offer a range of three- and four-bedroom layouts, while Residence 5 introduces a larger turnkey spec home with its own floor plan and views extending down the Animas Valley.

HOME FEATURES

- Expansive private terraces
- Contemporary gable rooflines
- Floor-to-ceiling aluminum-clad windows
- Premium designer lighting fixtures
- Natural quartz countertops
- Hardwood flooring in all common areas
- Carpet in bedrooms
- In-floor heating in both main-level primary baths
- Custom modular built-in closets
- High-efficiency American Standard HVAC
- Emtek® door hardware
- Custom steel powder-coated handrail
- Heated driveway
- Epoxy garage floors



The Pioneer

RESIDENCES 1-2
4 BEDROOMS | 4 FULL BATHS + POWDER ROOM
TWO LEVELS | 2,609 SQUARE FEET
TWO-CAR GARAGE

Designed for families who love to entertain, The Pioneer centers daily life around an open-concept main level, where the kitchen, dining and living areas flow together for gatherings large and small. Large sliding doors extend the living space onto a private terrace, creating an easy connection between indoors and out.

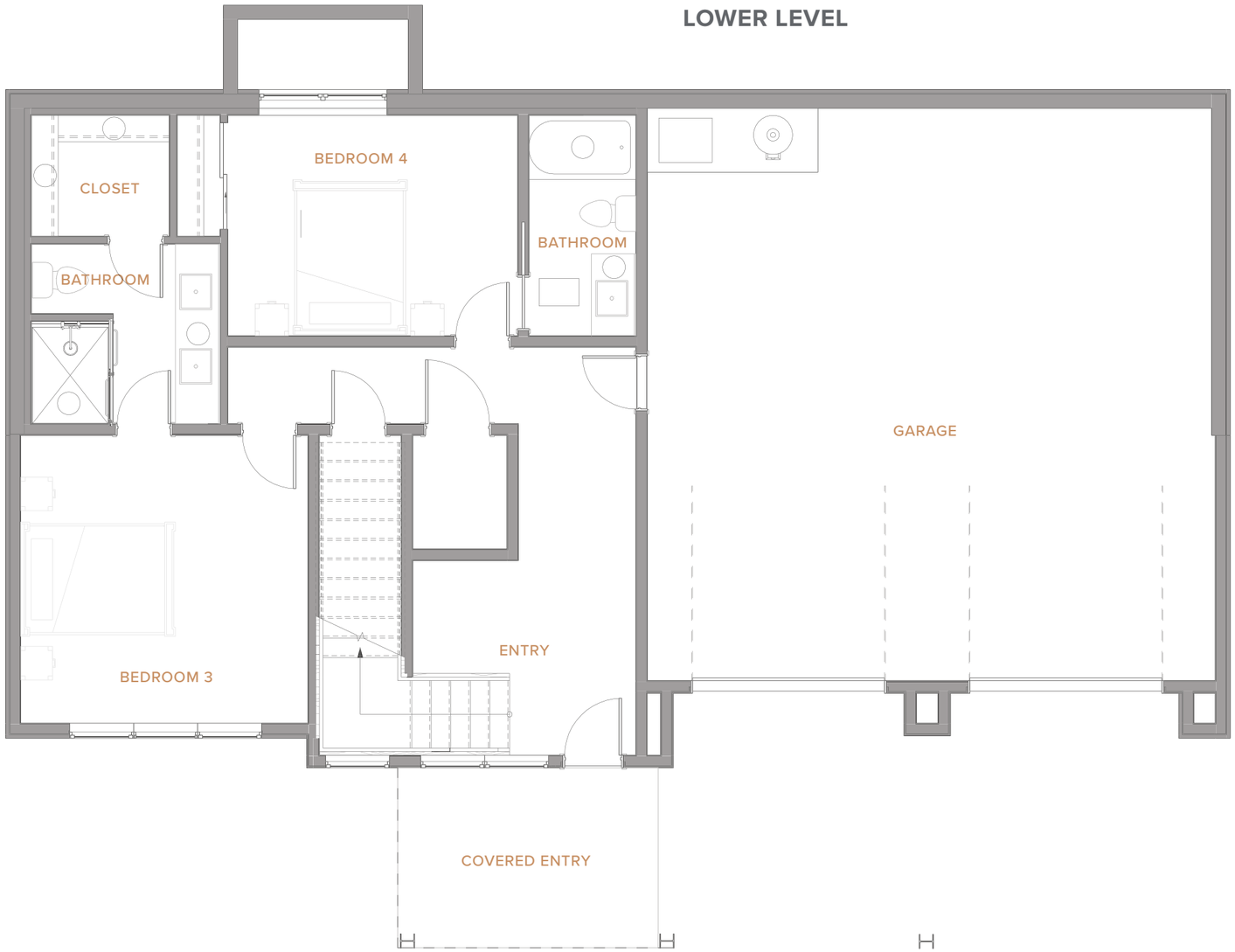




Front

The Pioneer

On the main floor, bedrooms and flexible spaces allow the home to adapt to different needs, from a media room to a dedicated home office. Natural stone and timber add warmth throughout, while contemporary detailing offers a fresh interpretation of classic mountain architecture.





Back

The Ace + Bunk

RESIDENCES 3-4
3 BEDROOMS + BONUS ROOM | 4 FULL BATHS + POWDER ROOM
TWO LEVELS | 2,956 SQUARE FEET
TWO-CAR + GOLF CART GARAGE

Inspired by Glacier's Ironhorse cabins, The Ace + Bunk introduces a three-bedroom floor plan designed around generous main-level living. The primary suite and two guest suites share the main floor with an open kitchen, dining area and great room that connect to a spacious covered patio.



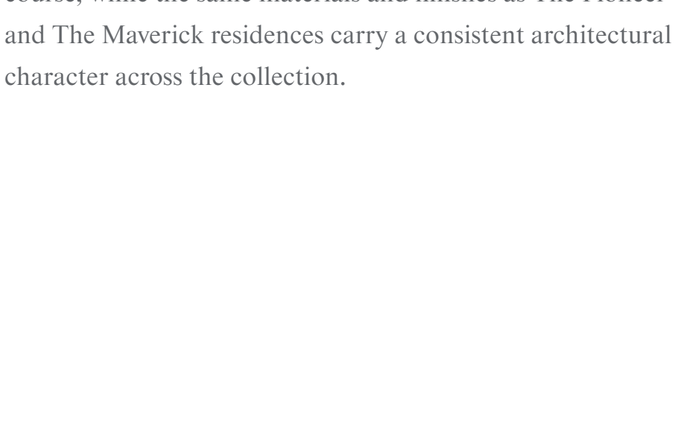
Front



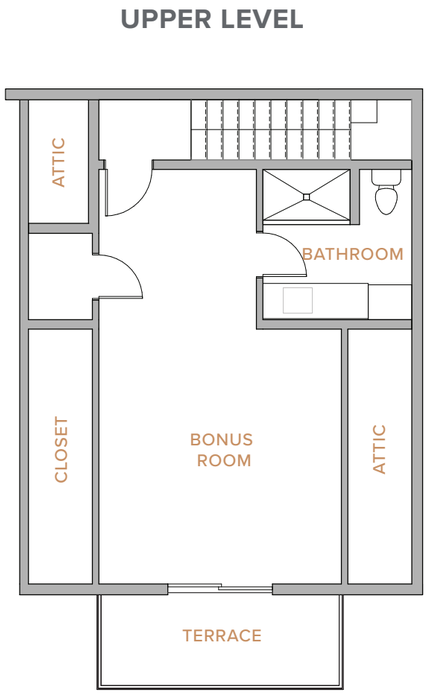
MAIN LEVEL

The Ace + Bunk

Upstairs, a bonus room with a full bath can serve as a fourth bedroom or flexible living space. A two-car garage with a dedicated golf cart bay adds convenience for days on the course, while the same materials and finishes as The Pioneer and The Maverick residences carry a consistent architectural character across the collection.



Back



Residence 5

TURNKEY SPEC HOME
4 BEDROOMS | 4 FULL BATHS + POWDER ROOM
TWO LEVELS | 4,317 SQUARE FEET
TWO-CAR GARAGE

At 4,317 square feet, Residence 5 is the most expansive home in the first phase of Clubhouse Village, with spectacular views extending down the Animas Valley. Open kitchen, dining and living areas connect to covered decks on the main level, alongside the primary suite, guest suite and dedicated office.



Residence 5

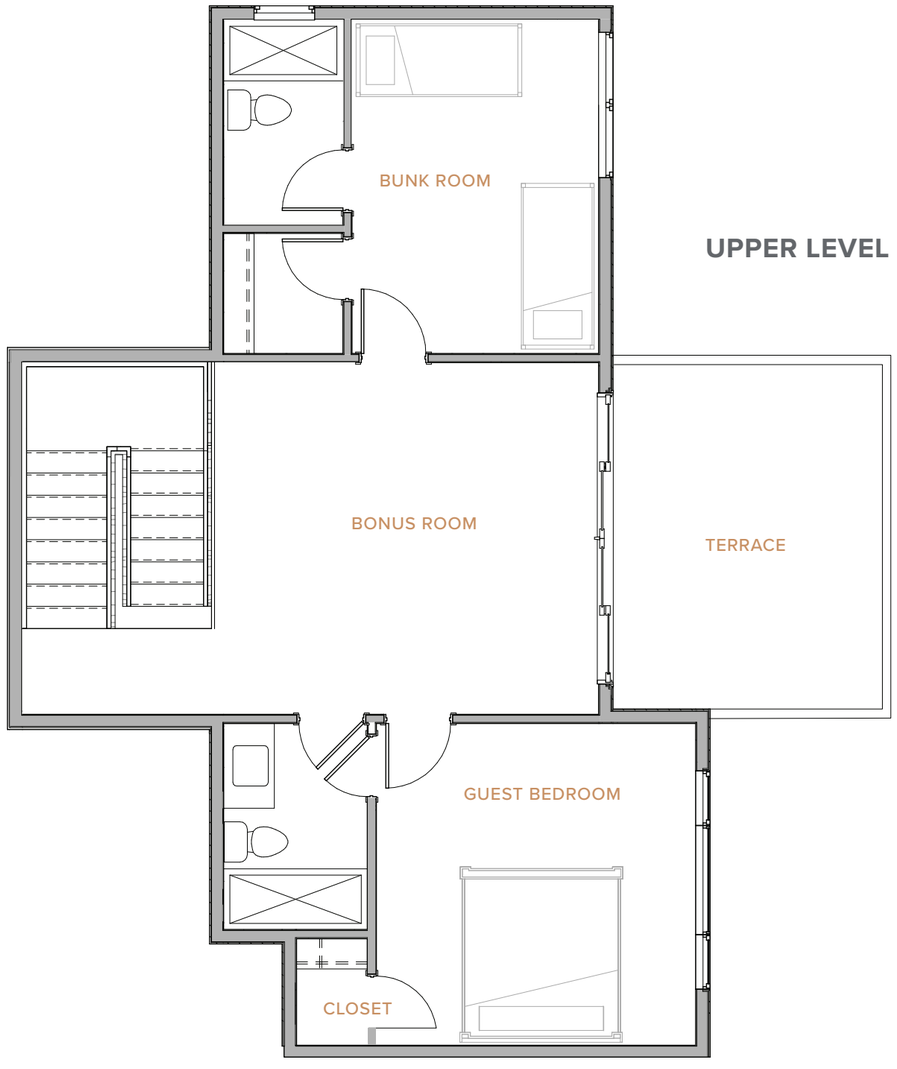
Upstairs, a bonus room, bunk room and additional guest bedroom provide added space for family and visitors. This turnkey spec home sits just steps from Glacier's Mountain Clubhouse.



Front



Back



The Maverick

RESIDENCE 6
3 BEDROOMS | 4 FULL BATHS + POWDER ROOM
TWO LEVELS | 2,618 SQUARE FEET
TWO-CAR GARAGE

RESIDENCES 7-8
4 BEDROOMS | 4 FULL BATHS + POWDER ROOM
TWO LEVELS | 2,618 SQUARE FEET
TWO-CAR GARAGE

Morning light fills The Maverick's open living spaces, with expansive windows and terraces framing views of the surrounding mountains. The floor plan places the primary suite on the main level, while three additional bedrooms on the lower level create privacy for family and guests.



The Maverick

The kitchen flows into the great room and dining area for easy entertaining, while flexible spaces provide room for work or relaxation. A generous two-car garage keeps vehicles and outdoor gear close at hand. Throughout the interiors, modern stone and wood details add warmth, balanced by clean lines and contemporary finishes.



Front



Back

LOWER LEVEL



Residence 6 follows the Maverick plan with a modified lower level configured with two bedrooms.

Ideally Situated Within Glacier

Residences 1 and 2 feature The Pioneer with its expansive four-bedroom layout, while Residences 3 and 4 introduce The Ace + Bunk, a three-bedroom plan with an upper-level bonus room that can also serve as a fourth bedroom. Residence 6 through 8 features The Maverick, offering light-filled interiors and generous outdoor living spaces.

Residence 5 stands apart as the most expansive home in the first phase of Clubhouse Village. At 4,317 feet, this turnkey spec home pairs a larger floor plan with spectacular views extending down the Animas Valley, all within steps of Glacier's Mountain Clubhouse.





The Pioneer
The Ace + Bunk
Spec Home
The Maverick



Live Where Every Day Feels Like a Getaway

Located between downtown Durango and Purgatory Ski Resort, Clubhouse Village makes it easy to move between days at Glacier and the recreation, dining and mountain towns of Southwest Colorado.

- Ski at Purgatory Resort in 10 minutes
- Explore downtown Durango in 20 minutes
- Fish in crystal-clear mountain streams
- Hike endless mountain trails
- Gather with friends for dinner under the stars





Spring rounds and summer days in the high country give way to fall color and winter in the San Juans. At Glacier, every season brings its own adventure.

Close to Everything, Far from Ordinary

A wonderland of alpine mountains, glacial lakes, winding rivers, woodland valleys and high desert mesas are at your doorstep while three national forests, seven wilderness areas and the famed slopes of Purgatory, Telluride, Silverton and Wolf Creek beckon just beyond our gates.







Where the sky is bluer,
the mountains are grander
and life is lived adventurously.



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