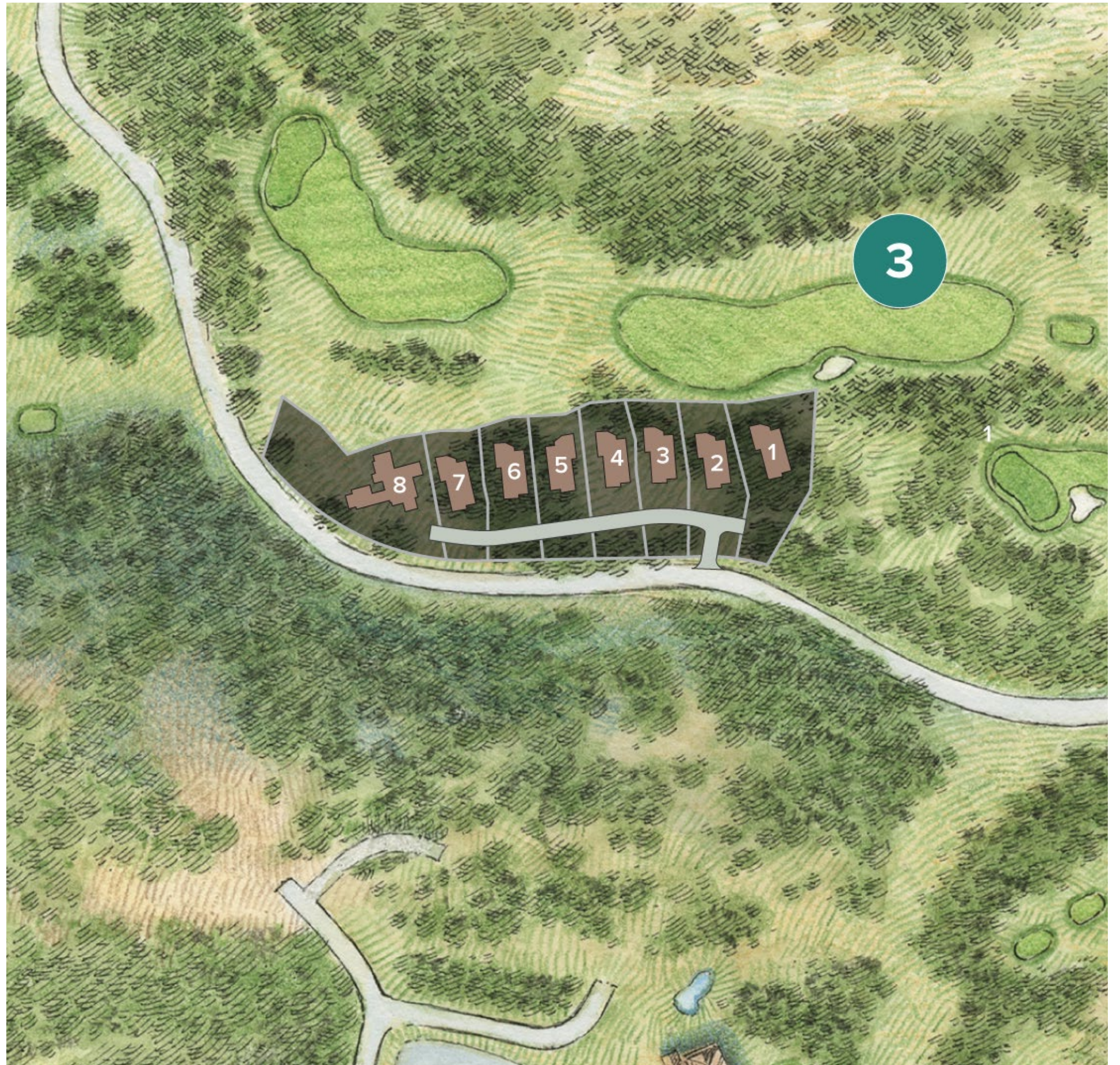




IRONHORSE NORTH CABINS

Ironhorse North Cabins

The first phase of our Ironhorse Cabin Collection is now entirely sold out. Fortunately, presales for the highly anticipated second phase of development is now underway with the introduction of Ironhorse North. This offering is limited to just eight homesites along the upper section of our championship Mountain Course. Three bedroom Ace and Ace + Bunk configurations are available on each site. A rare cabin home opportunity within the Glacier community, these high-end modern homes seamlessly incorporate western architecture and their beautiful natural surroundings.





You're Right Where You Need to Be.

Tucked amid a grove of pines along the third hole of Glacier's championship Mountain Course, the Ironhorse Cabins pair high-end modern style with traditional western architecture to seamlessly merge nature and nurture. Tee off on one of Glacier's two golf courses, traverse on horseback across high-country meadows, ski the slopes of Southwest Colorado's legendary ski resorts or lounge by one of Glacier's two outdoor swimming pools; whichever adventure you choose, the Ironhorse Cabins present the ultimate gateway to the year-round Glacier lifestyle.



Come Home, Naturally.

Embracing a casual contemporary aesthetic, the Ironhorse Cabins' three- and four- bedroom plans are thoughtfully designed for year-round adventure seekers who don't wish to sacrifice today's luxuries. Each standalone cabin features a vaulted cedar ceiling, custom finishes and an open-concept floor plan that flows effortlessly outdoors to an expansive patio, offering a relaxing setting to soak up mountain and golf course views. With garage space for two cars and a golf cart, families are free to explore their 1,000-acre backyard, and beyond, with ease.



Photo of Glacier's Ace Cabin

THE ACE

3BD | 3.5BA

INTERIOR HEATED SPACE

Total: 1,955 S.F.

INTERIOR UN-HEATED SPACE

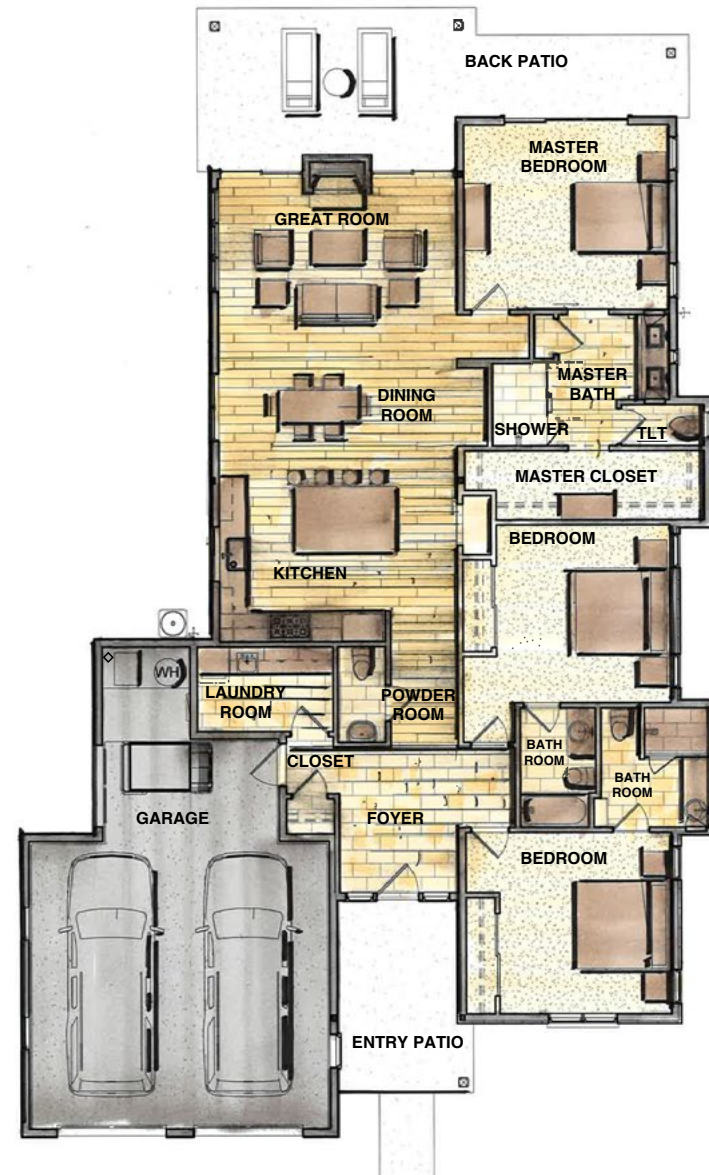
Garage: 645 S.F.

COVERED EXTERIOR SPACES

Entry: 135 S.F.

Back Patio: 333 S.F.

Total: 468 S.F.





THE ACE + BUNK

3BD + BUNK | 3.5BA

INTERIOR HEATED SPACE

Total: 2,864 S.F.

INTERIOR UN-HEATED SPACE

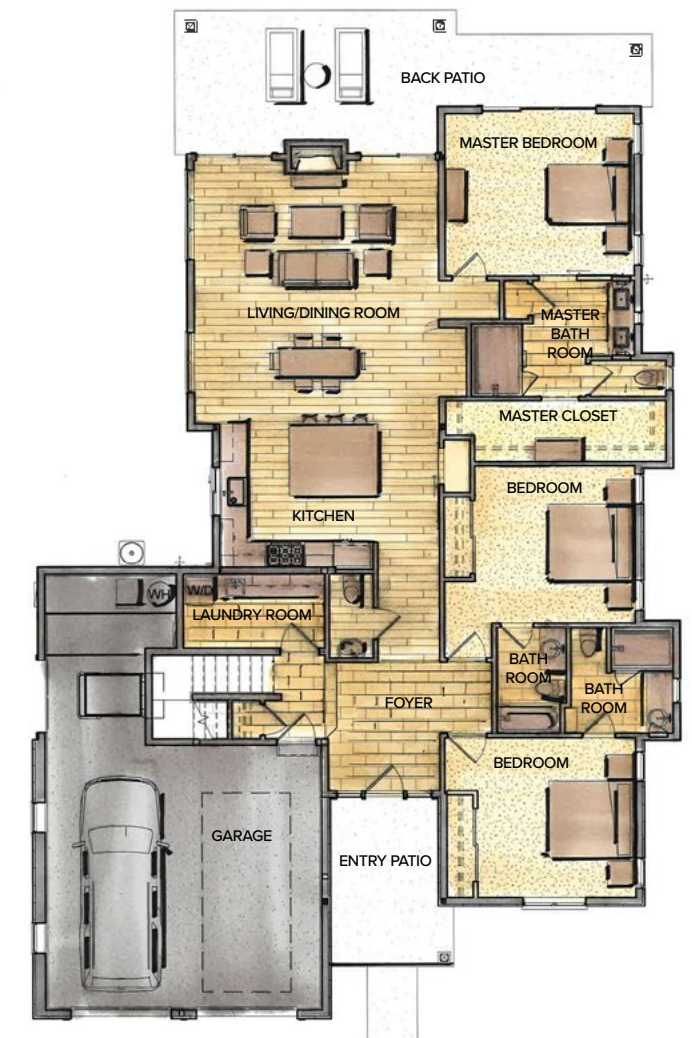
Garage: 704 S.F.

COVERED EXTERIOR SPACES

Entry: 132 S.F.

Back Patio: 357 S.F.

Total: 489 S.F.





INTERIOR FEATURES

- Kitchen with JennAir appliances
- Designated kitchen area and bar with stone backsplash
- Premium plumbing selections from Kohler and Delta
- Custom cabinetry in bathrooms and kitchen
- Natural quartz countertops
- Variety of decorative tiles for showers and kitchen backsplash
- Solid wood interior doors with hardware
- High-efficiency American Standard HVAC
- Hardwood flooring throughout
- Premium designer lighting fixtures
- Large selection of interior paint colors and decorative paint finishes
- Custom closets with built-in wood shelving
- Pre-wiring for multimedia audio, video and security systems
- Wood garage doors

EXTERIOR FEATURES

- Cedar siding and corbels, natural stone and stucco
- Upgraded asphalt roofing with standing seam metal accents
- Handcrafted front doors with designer hardware
- Outdoor living area with chandelier
- Professional landscape design incorporating a wide variety of native species
- Automatic sprinkler system
- Heated driveway and decks with snowmelt feature

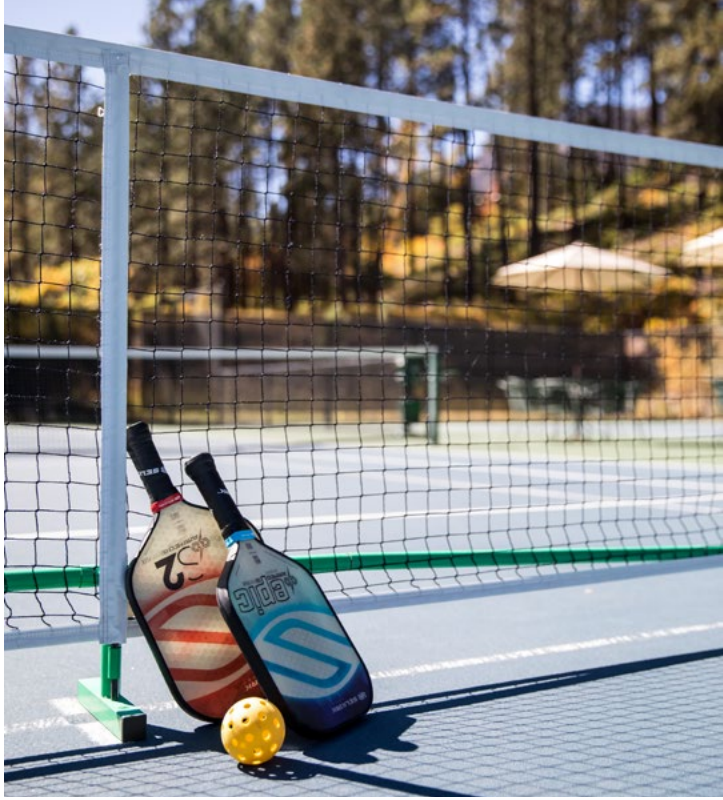


Mountain Living Shaped by Nature.

Surrounded by 14,000-foot peaks, storied mountain towns, national parklands and three million acres of protected wilderness, the Ironhorse Cabins offer an idyllic mountain retreat just moments from all that Southwest Colorado has to offer. And, with Glacier’s two golf courses, two fully appointed clubhouses, three swimming pools, tennis and pickleball courts, casual and fine dining venues and more just beyond their doorstep, Ironhorse Cabin owners reap the rewards of a naturally inspired lifestyle.



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



Here, It's Okay to be All Over the Place.

Envision a place where you can simultaneously delight in modern comforts and journey back to the legendary Old West. This is Durango—Colorado's iconic Southwest destination and voted as one of “America's Favorite Towns” by *Travel + Leisure*. With an abundance of eateries, historical experiences and surrounded by some of the most spectacular wilderness areas in the country, Durango bustles year-round with culinary seekers, adventurers and overall *life lovers*. Ski the slopes of Purgatory Resort come morning, fish for trophy trout along the Animas River in the afternoon, explore the eye Mesa Verde National Park at sunset. Here, “all over the place” is our preferred way of life.

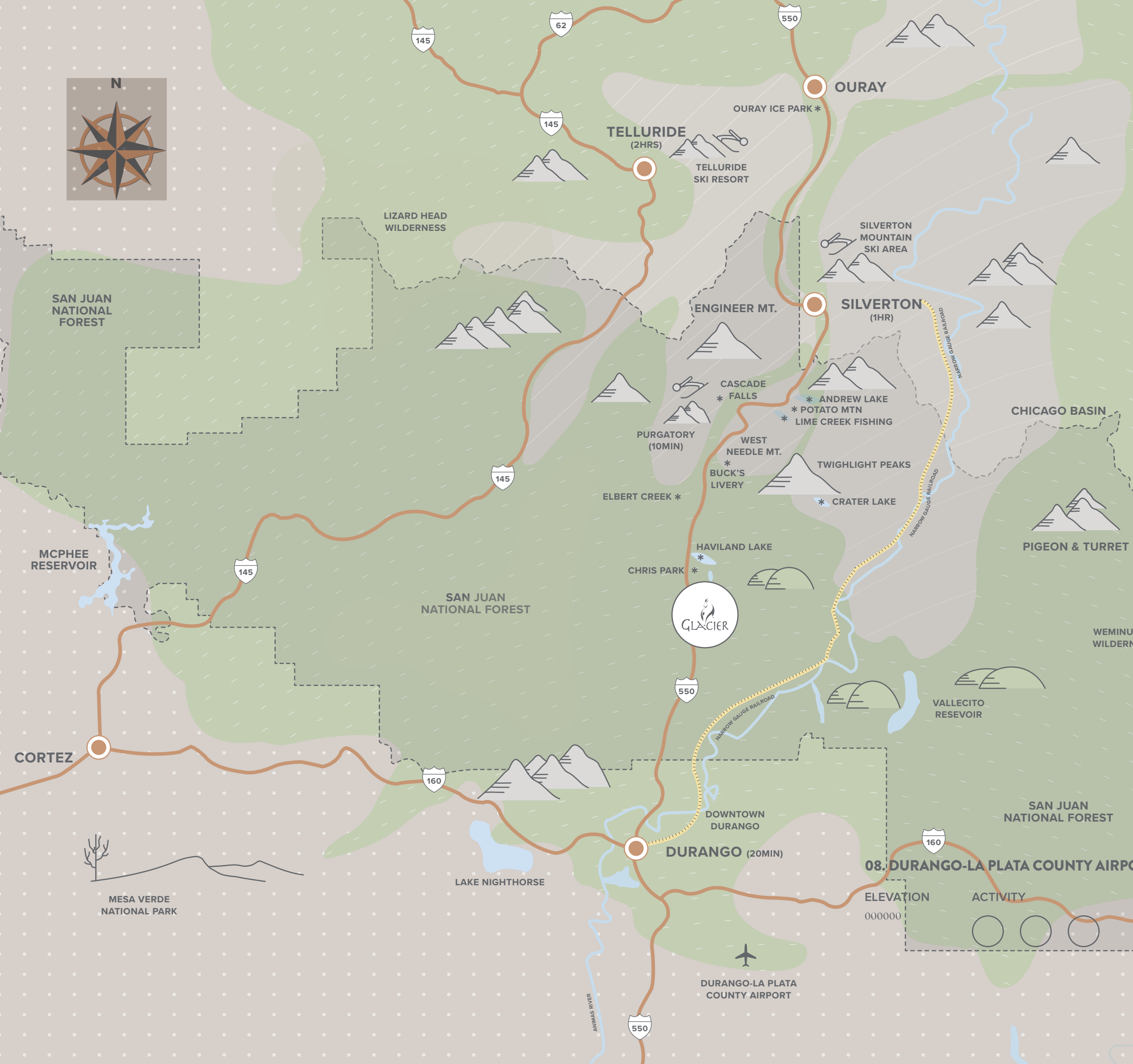




“A Postcard-Perfect Colorado Town”

- Travel + Leisure





Close to Everything, Far From Ordinary.

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



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