

# Clubhouse Village

A LIMITED COLLECTION OF HOMES AT GLACIER





*Ponderosa pines stretch toward brilliant blue skies. Morning sunlight glints off snow-capped peaks. The scent of pine needles 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

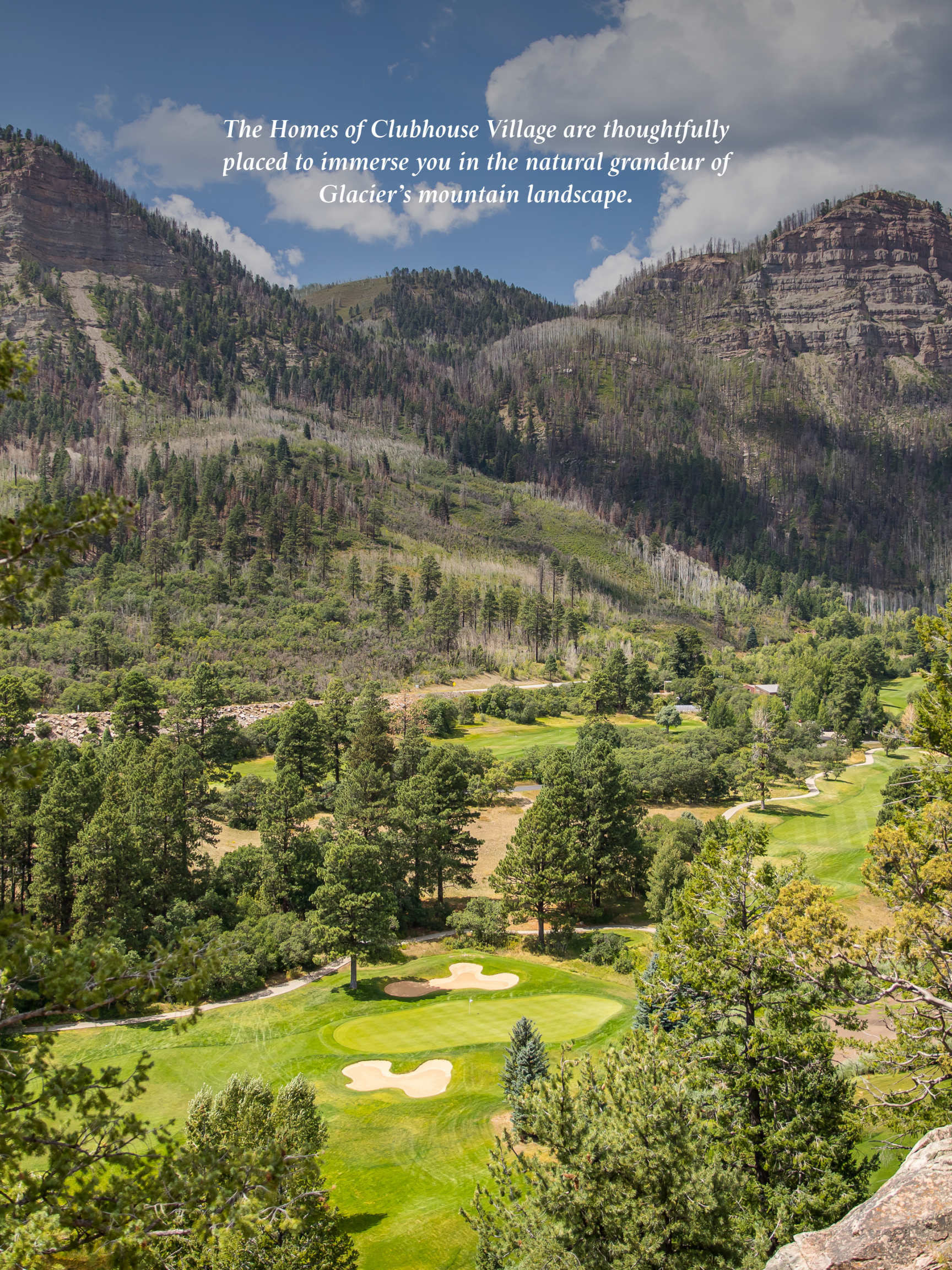
Sited among 14,000-foot peaks, historic mountain towns and three million acres of protected wilderness, Glacier stands as the gateway to Southwest Colorado's most diverse and enriching terrain. Within this extraordinary landscape, Clubhouse Village introduces a limited collection of eight mountain homes, where life is enriched by natural beauty and modern conveniences. Here, families find what others search for a lifetime to discover. Each morning brings new possibilities: coffee on your private terrace, a round of golf steps from your door, afternoon skiing at Purgatory and evenings under a canopy of stars.



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*The Homes of Clubhouse Village are thoughtfully placed to 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 outdoor 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

At Clubhouse Village, life extends beyond your home with Glacier's Mountain Clubhouse, striking a perfect balance between privacy and connection.

*Dining, golf, fitness and relaxation—just outside your front door.*

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





# Two Distinct Home Designs

Clubhouse Village offers two distinct home designs, each thoughtfully crafted to complement the beauty of the surrounding mountains. These standalone residences balance open, inviting interiors with a seamless connection to the outdoors, creating spaces that are as functional as they are inspiring. Large windows frame mountain vistas. Spacious kitchens invite family gatherings. Private outdoor spaces connect you to nature's rhythm.

## HOME FEATURES

- Expansive private terraces
- 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

## TWO ROOFLINE OPTIONS

Both floor plans are available with a choice of Gable or Shed rooflines, offering a contemporary take on classic mountain architecture.



**THE PIONEER**



**THE MAVERICK**



# The Pioneer

MAIN LEVEL

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

Designed for families who love to entertain, The Pioneer homes celebrate connection through thoughtfully flowing spaces. The heart of the home is its open-concept main level, where kitchen, dining and living areas merge into one continuous space for gatherings large and small.



*Shed Roofline, Front*



*Gable Roofline, Front*



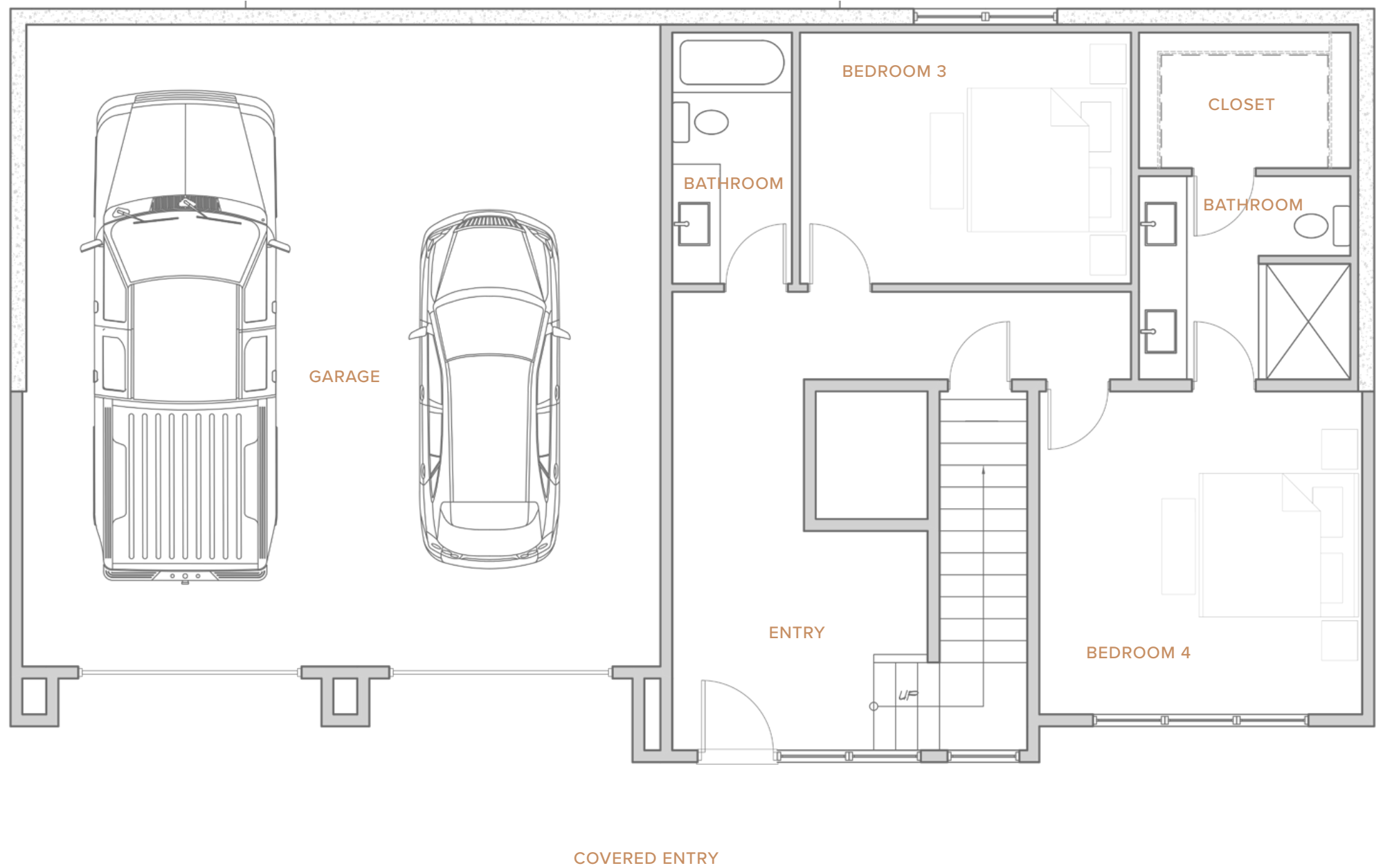


# The Pioneer

## LOWER LEVEL

Large sliding doors extend living to the outdoors, inviting you to savor quiet mornings with coffee on the terrace or evenings under the stars. On the main floor, a thoughtful arrangement of bedrooms and flex spaces adapt to your needs—from a media room to a home gym or quiet reading corner.

Natural materials like stone and timber blend with contemporary details, creating a home that feels both grounded in its mountain setting and forward-thinking in its design.



*Shed Roofline, Back*



*Gable Roofline, Back*



# The Maverick

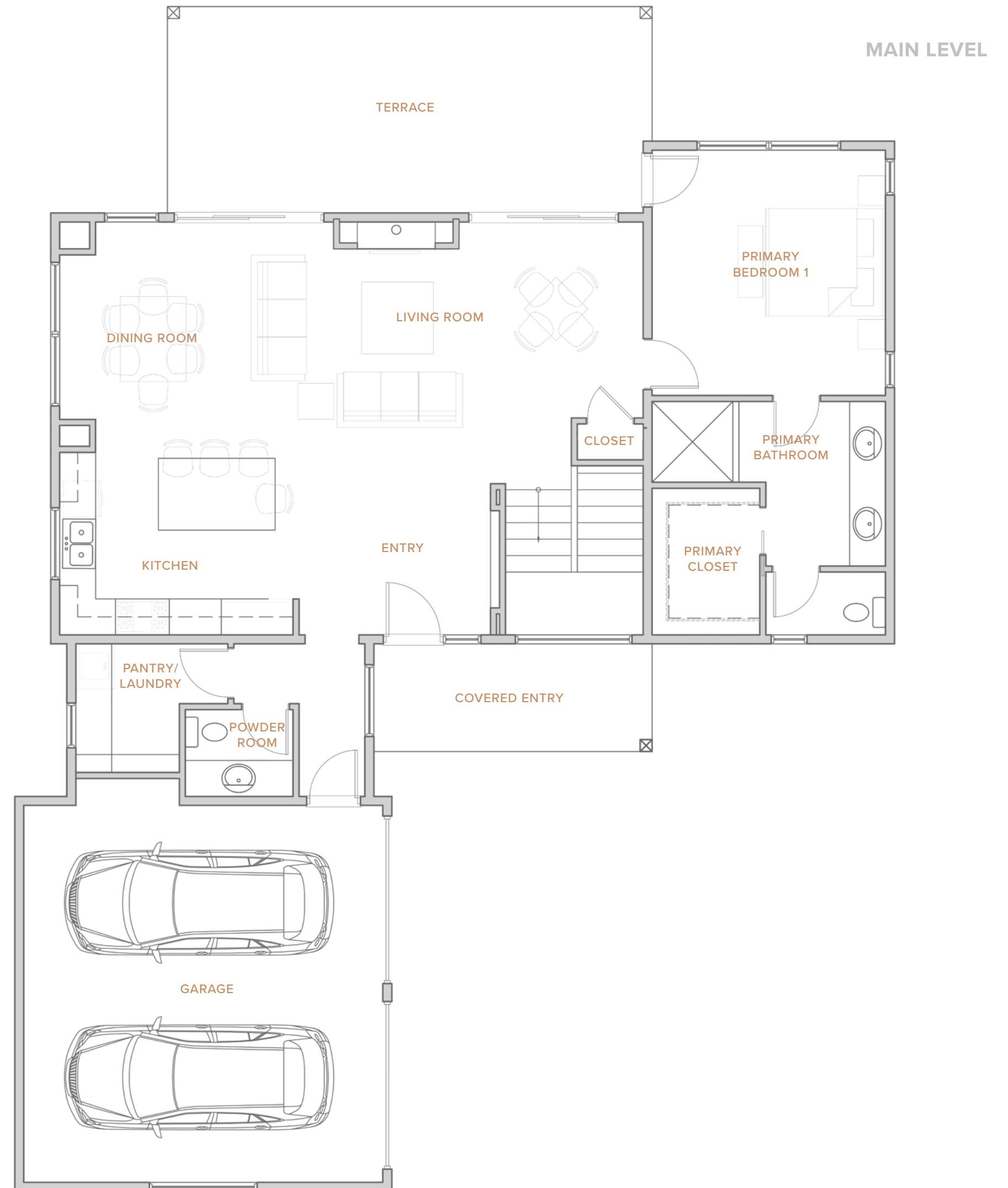
**4 BEDROOMS | 4 FULL BATHS + 1 POWDER ROOM**  
**TWO LEVELS | 2,618 SQUARE FEET**  
**TWO-CAR GARAGE**

The morning sun streams through towering windows, illuminating open living spaces designed for gathering. The Maverick homes invite the outside in, with expansive terraces for watching alpenglow on distant peaks. The thoughtful floor plan places a primary suite on the main level, while three additional bedrooms on the lower level create private retreats for family and guests.

These homes balance social spaces with private retreats. The gourmet kitchen flows into the great room for effortless entertaining, while flexible rooms can double as dedicated quiet workspaces with mountain views. A generous two-car garage keeps vehicles and outdoor gear at the ready.



Front

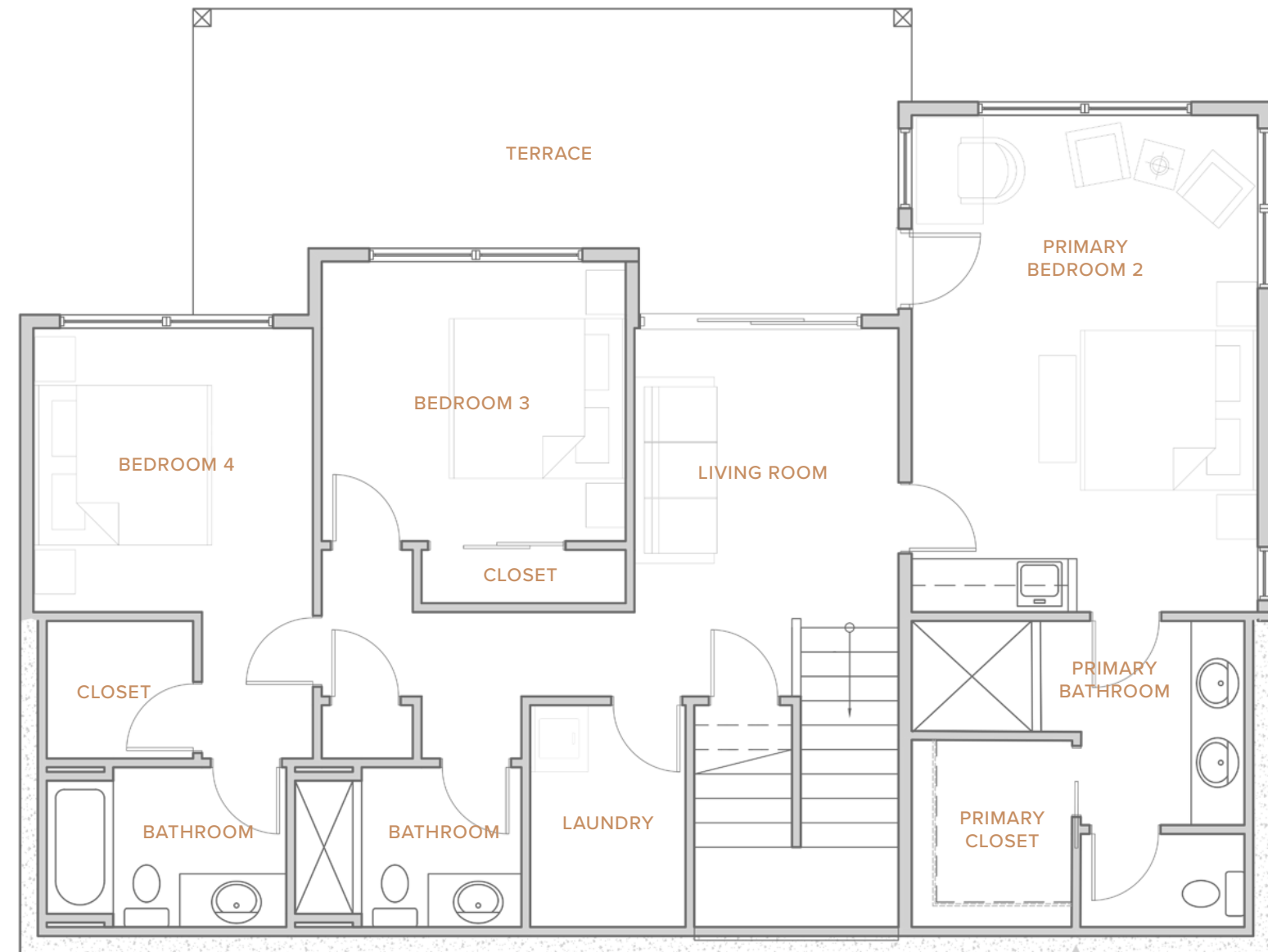




# The Maverick

LOWER LEVEL

Modern stone and wood details honor mountain architecture while clean lines and contemporary finishes bring fresh sophistication to mountain living.



Back



# Ideally Situated in the Heart of Glacier

Homesites 1 through 4 feature The Pioneer, with its expansive and open design, while homesites 6 through 8 showcase The Maverick, offering light-filled spaces that invite connection and relaxation.

At the heart of the community, plans for homesite 5 will showcase a beautifully designed turnkey mountain retreat, featuring thoughtfully curated finishes and an elegant floor plan crafted by our expert builders.



- The Pioneer
- The Maverick
- Spec Home





# Live Where Every Day Feels Like a Getaway

Positioned between downtown Durango and Purgatory Ski Resort, Glacier places families in the heart of Southwest Colorado's finest experiences - offering the perfect balance of everyday comfort and endless adventure.

- 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





# 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.



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





600 Glacier Club Drive

Durango, CO 81301

970.382.6766

[realestate@theglacierclub.com](mailto:realestate@theglacierclub.com) • [theglacierclub.com](http://theglacierclub.com)