



The Overlook

AT GLACIER



Morning sunlight spills through towering ponderosas. The Animas Valley stretches below, untouched for hundreds of feet. The crisp mountain air carries the essence of distant peaks. At The Overlook, this is the beginning of another day shaped by the rhythms of the mountains.

A New Era of Lodge Living

Perched on a secluded ridge high above the Animas Valley, The Overlook is a true mountain lodge, purposefully positioned to offer unparalleled privacy and uninterrupted views of the San Juan Mountains. This timber-and-stone retreat, home to just six residences—two per floor, seamlessly blends the grand presence of classic lodge architecture with the intimacy of a private mountain escape.

Designed for those who seek unparalleled privacy, the arrival sets the tone—a private driveway leads to The Overlook, where a dedicated elevator provides seamless access to your residence.



Here, the San Juan Mountains stretch endlessly before you, uninterrupted by neighboring structures for 200 feet in every direction.



Just a short walk from Glacier's Mountain Clubhouse, owners enjoy access to dining, golf, spa, fitness and miles of private trails, all while retreating to a home that feels completely private, yet effortlessly connected.



Perfectly Positioned in Glacier

THE SUNDANCE

THE CASSIDY

MOUNTAIN COURSE

Valley Views ➤

Mountain
Course Views

Mountain Course Views

➤ Hermosa Cliff Views

Glacier Club Drive

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A Story of Design and Nature

Building upon the success of Etta Ridge's design, The Overlook features two floor plans—The Cheyenne and The Oakley. Light-filled interiors, floor-to-ceiling windows and expansive terraces connect each residence to the stunning natural surroundings. With no structures within 200 feet, The Overlook offers unobstructed panoramas of the Animas Valley. While other mountain homes might offer glimpses of nature, your home here brings the beauty of the outdoors into every moment.

At The Overlook, the drama of the San Juan Mountains shapes every moment.



A Home Designed Around You

Your home is a reflection of your personal style. Choose between warm or cool color palettes, each inspired by the natural hues of Glacier. Select from premium appliance packages, or add thoughtful upgrades that transform each room into your ideal mountain sanctuary. Every detail has been considered to ensure your home is as beautiful as the views it frames.



THE CHEYENNE

- BEDROOMS**
3 (Two Main Suites, One Guest Suite)
- BATHROOMS**
3.5
- INTERIOR SPACE**
2,649 S.F.
- EXTERIOR SPACE**
641 S.F.



THE OAKLEY

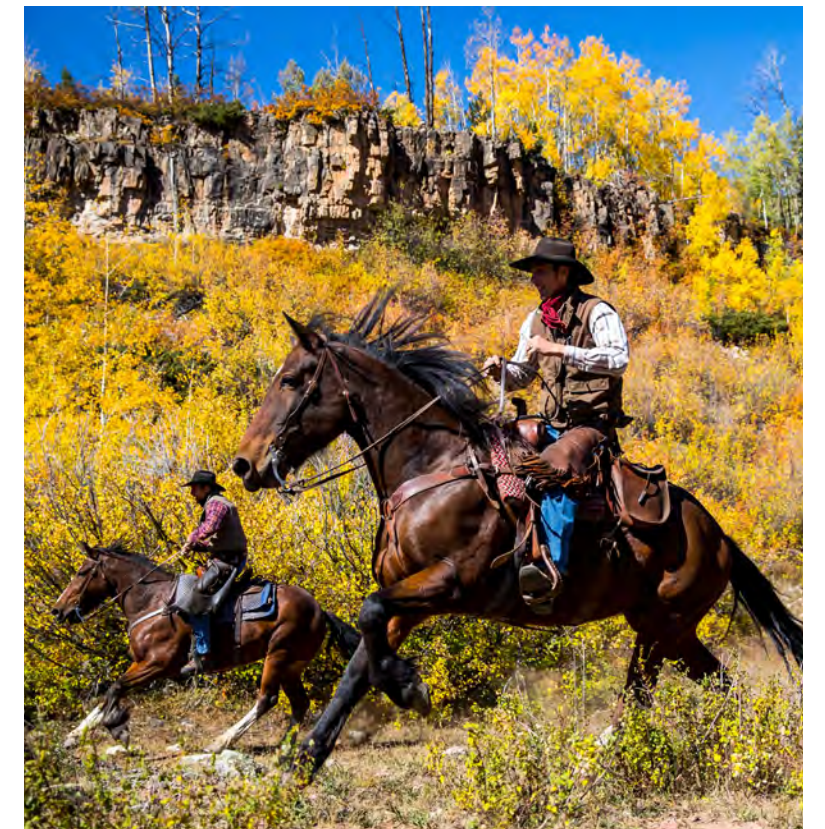
- BEDROOMS**
3-4 (One Main Suite, Two Guest Suites, One Convertible Office)
- BATHROOMS**
3.5
- INTERIOR SPACE**
2,649 S.F.
- EXTERIOR SPACE**
641 S.F.



Your Gateway to Adventure

Life at The Overlook flows with the natural rhythms of the mountains. Start your morning watching the valley come alive from your private terrace, then step into Glacier's 1,000 acres of natural wonder. Whether challenging yourself on the celebrated Mountain Course or discovering new trails through pristine wilderness, each day brings fresh possibilities. As evening approaches, gather at the Mountain Clubhouse for a memorable meal. Return home to stargaze from your terrace, while Purgatory's slopes and downtown Durango's charm await just minutes away.

- 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
- Walk to Glacier's Mountain Clubhouse and enjoy the dining, spa, fitness center and pools



Close to Everything, Far from Ordinary

Beyond The Overlook's private sanctuary, a spectacular landscape unfolds. Alpine peaks, crystal lakes and pristine forests stretch from your doorstep, while three national forests, seven wilderness areas and the legendary slopes of Purgatory, Telluride, Silverton and Wolf Creek invite exploration just beyond Glacier's gates.



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



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