



THE GLADES 
A RED MOUNTAIN HOME

THE GLADES

The Glades is an exciting new offering at RED —a true ski-home neighbourhood that's also the first collection of townhomes to be built at the mountain in more than 15 years. The Glades is terraced against the mountain, making it an intimate neighbourhood that's accessible on skis or boards at the end of the day off the Lower War Eagle run.

The Glades makes mountain ownership easy. You may choose to live at RED full or part-time. You can also engage the well-established RED Mountain Resort Lodging experts or choose from a range of nightly rental options that will keep your home gainfully occupied when you're not at RED.

- 3-bedroom, 4-bedroom and 5-bedroom townhomes with private attached garages
- Ski-home access by trails off RED Mountain
- 1,419 to 2,118 square feet of indoor living
- Open concept Great Room designed to connect living, dining, and kitchen and bring family and friends together
- Spacious outdoor decks can accommodate an optional private hot tub
- Zoned for nightly rental





GLADE TOGETHER. STAY TOGETHER.

The Glades townhomes are named in honour of the tree skiing at RED, and the glades that will lead you home. Our mountain has trees for every skier in the family: steep fall-line trees; tight trees for technical turns; ego trees, well-spaced and not too steep; and wonderful curtain trees, the ones that open up to a glade of perfect, pristine powder just for you. The family that glades together stays together!



A RED FOR ALL

Like all RED Mountain Homes, The Glades puts owners on walkable streets with easy access to lifts and trails. Like its neighbours, the contemporary alpine townhomes of The Glades grow from the essence of mountain culture.

RED Mountain Homes neighbourhoods are a seven-minute drive from historic Rossland, 30 minutes from Trail Regional Airport, and an easy two and a half hour drive from Spokane. That puts them just close enough to be really accessible, and exactly far enough away to be true sanctuaries.



“My oldest is turning 13 this year, so we’ve been looking for a long time and RED hit all the marks as far as just really unique terrain with The Glades and just the way the whole mountain is set up. We also love the international vibe that it offered up versus what we had in the States. We’ve had so many good memories there and every time we go up we have something new and fun that happens.”

- Chelsie B., Glades Homeowner

HELLO, NEIGHBOUR!

The Glades first release of homes has sold out and we've released 12 new homes available for purchase to meet the demand. The Glades site is master planned to give neighbours the space they need for privacy at home and the community that's possible with good planning. Kids meet up to go skiing, play outside afterwards, get together for street hockey or to build a mountain bike jump in the summer. Friends made here are friends for life.

The Glades is a short walk or shuttle ride to the base in the morning and accessible directly off the mountain on skis or snowboards at the end of the day.



*Concept Plan for future development

THE GLADES



- PLAN A**
3 Bedroom with bath option
- PLAN A1 SOLD OUT**
3 Bedroom
- PLAN B**
4 bedrooms with bed or family room + bath option
- PLAN B1 SOLD OUT**
4 bedrooms with bed or family room + bath option

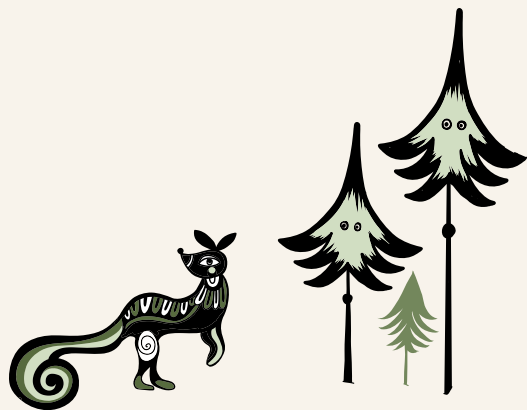


RED MOUNTAIN HOMES

THE COMFORT OF KOS

RED Mountain Homes designs mountain living that celebrates our soaring alpine landscape, our proud Kootenay culture and the sturdy charm of the Norsemen.

The Glades' Nordic interiors are inspired by *Kos*, Norwegian for simple pleasures—the cozy, understated comfort of calm moments between outdoor adventures. *Kos* is cupboards in rich woods filled with your favourite things, a fridge stocked with the kids' treats, and, best of all, waking up in your own bed at RED. Rooms combine textures and materials that look and feel right in every alpine season, and always, grand windows and outdoor decks keep nature close at hand.



CURATED FINISHES

Kos comes to life with interiors cozy as they are clever, as timeless as they are responsive to the needs of modern families. And because choice is one of the pleasures of mountain ownership, there are both light and dark colour palettes to choose from.

FEATURES INCLUDE

- Warm/natural palettes
- Refined millwork details
- Adventure storage: pegs for hanging jackets, cubbies to separate everyone's gear, spaces useful in winter and summer

All homeowners will have the choice of choice of two finishing palettes:

CHAMPAGNE

Light wood colour, refined millwork, textural tiles, and polished chrome.

CORDUROY

Rich wood colour, refined millwork, textural tiles, and polished chrome.



Champagne Kitchen & Bath



Corduroy Kitchen & Bath





Champagne Kitchen Pantry



Champagne Living Room

CHAMPAGNE
Champagne is light and effervescent, brightening interiors.



Corduroy Kitchen



Corduroy Living Room

CORDUROY
Corduroy is cosy and deep, the reflection of a mountain hideaway.

CURATED FEATURES

THE HOME

Smart Features

- Smart controls for entry doors

Bathrooms

- Under counter contemporary and functional LED lighting
- Quality fixtures and sleek faucets
- In-floor heating
- Double vanity in principal bedroom ensuite

Sustainability Features

The Glades has been designed and will be constructed with our environment in mind with some features including:

- High-efficiency forced air, gas heating system
- Low flow, efficient water fixtures
- Native landscaping to minimize resource use
- Private garage with smart controls
- All homes include an EV outlet (NEMA 14-50 or similar).

Your Home

- Zoned for nightly rentals
- Premium hardwood floors
- Broadloom carpeted upper floors
- Gas fireplace
- All homes feature private balconies that connect you to life in the mountains
- Venetian blinds throughout the home

Warranties mean ownership with confidence

- 2-Year Material Warranty
- 5-Year Building Envelope Warranty
- 10-Year Structural Defects Warranty

Kitchen

- Engineered stone countertops
- Soft-close hinges and modern hidden hardware
- Under counter task lighting
- Contemporary tiled backsplash
- Fulgor Milano appliance package
- European-inspired fixtures

Upgrade Selections

- Outdoor hot tub
- Custom millwork details and fireplace in living room
- Finished lower floor bedroom or family room with bathroom, available in some plans
- High-efficiency cooling system
- Built-in mudroom with custom cubbies, hooks and even a boot dryer

Appliances

- 36" Fulgor Milano fridge
- 36" Fulgor Milano gas range
- 36" Hood Fan
- Integrated Fulgor Milano dishwasher
- Microwave
- Under the counter wine and beverage fridge
- Pantry
- High-efficiency washer and dryer



A RED FOR ALL SEASONS

Settlers to the Kootenays came for the gold, silver and copper, but those who stayed a while, particularly Norsemen like Olaus Jeldness, mined the seasons—deep, deep winter snow, golden autumns, brilliant alpine springs and bluebird summers. Jeldness, charismatic, entrepreneurial and the father of competitive skiing, forever shaped the culture and spirit of RED. Today, the four seasons of mountain life are celebrated in ways he could have scarcely imagined, but that he would surely approve.

Those who followed in the footsteps of Jeldness have made RED, Rossland and the Kootenays a year-round playground for lovers of the outdoors—skiers and golfers, hikers who admire alpine viewpoints, trail runners who sweat to the summits and mountain bikers who fly to the base. And also for friends who celebrate on Rossland patios, cheering everyone on. Winter and summer, there's a RED for you.



THE GLADES



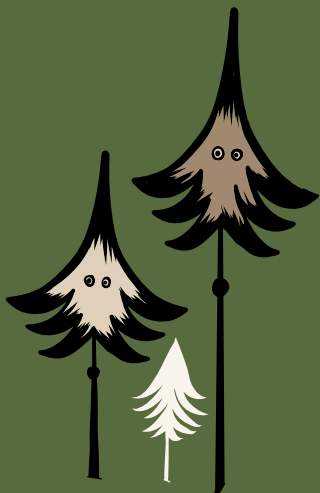
RED MOUNTAIN HOMES



LIVE AT RED MOUNTAIN HOMES

As RED Mountain grows, and new neighbourhoods join The Crescent, The Glades, The Daly and Caldera, RED Mountain Homes will welcome more of the adventurers who share our community's love of mountain living—every trail, every turn, every sunrise and snowfall.

You don't just own at RED, you live it proudly. You don't come to RED, you belong. When you call RED Mountain home, you belong to a mountain, a neighbourhood, a town, and a passionate community in love with mountain life.



MORE THAN REAL ESTATE

The Glades is our very first offering of townhomes at RED. Easier to manage than a single-family home and bigger than a condominium, they're the best of both worlds—and you'll have ski-home trail access off the mountain after a day in the alpine.

The Glades puts you, your friends and family within effortless reach of everything you love about mountain life.

A Glades home can be yours full- or part-time, or it can be a mountain basecamp that you choose to rent out for short or longer periods. The choice is yours.

It's a great opportunity, and we look forward to having you join us. To find out more, visit us at www.redmountainhomes.ca.

**REAL LIFE. REAL ADVENTURE.
REAL COMMUNITY.
RED MOUNTAIN HOMES.**



E. & O. E. This is not an offering for sale. Any such offering may only be made with a Disclosure Statement. The developer reserves the right to modify or change plans, specifications, features, materials and prices without notice and at the developer's sole discretion. While we strive for accuracy, all measurements are approximate and are based on the architectural plans. Renderings are conceptual and are intended as a general reference only. Price ranges are estimated with best accuracy at time of publication, exclude taxes, are subject to availability at time of purchase, and are subject to change.



RED MOUNTAIN HOMES

THE GLADES FLOORPLANS

The Glades offers breathing space for all.

- A 3 bedrooms with bath option
- A1 3 bedrooms **SOLD OUT**
- B 4 bedrooms with bed or family room + bath option
- B1 4 bedrooms with bed or family room + bath option **SOLD OUT**



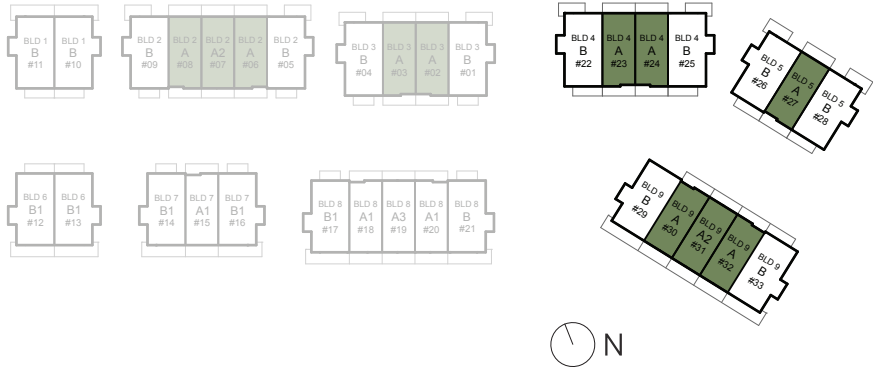
A

3 Bedroom

Interior 1419-1433 sqft

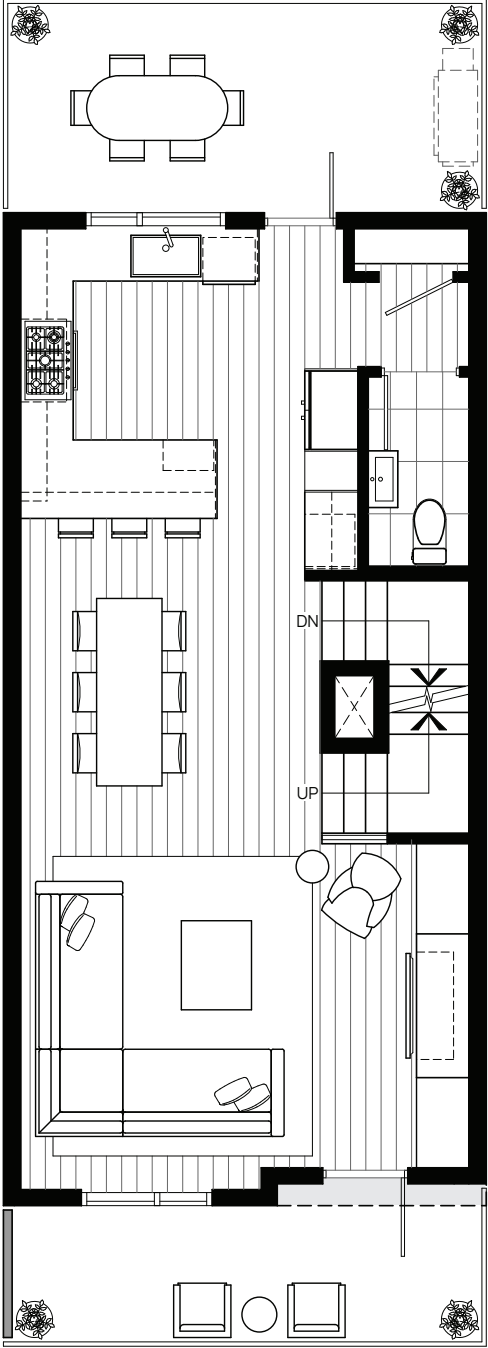
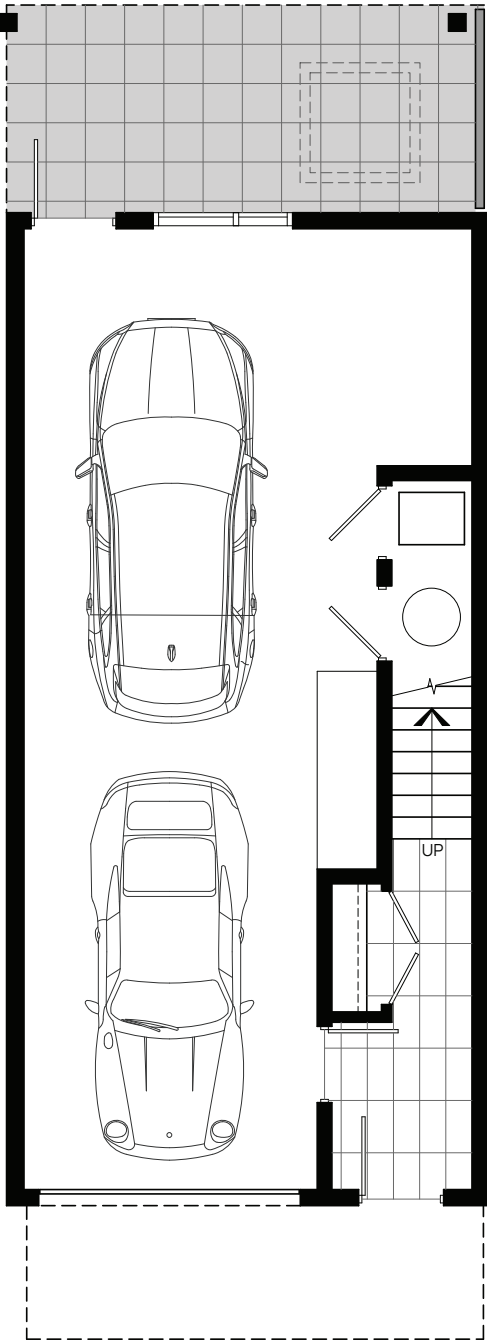
Exterior 378 sqft

Total 1797-1811 sqft

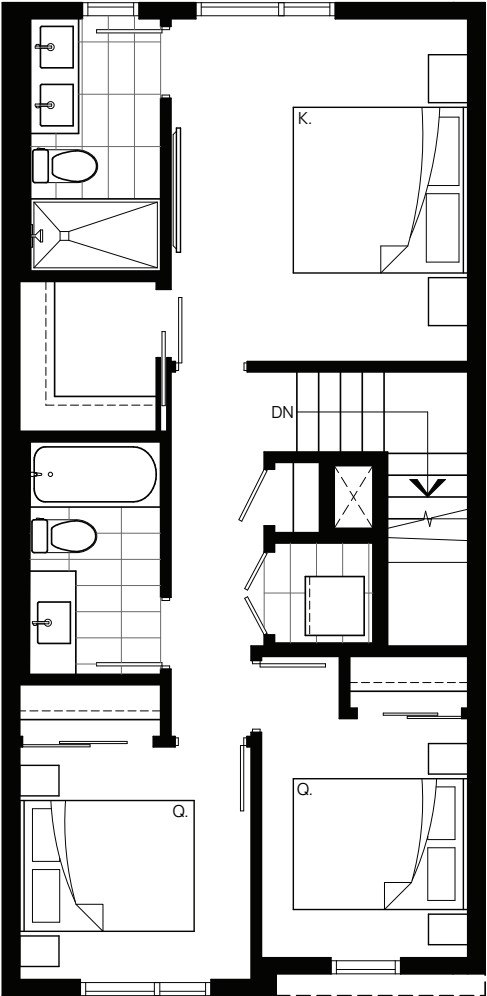


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← A2 plan
additional
14 sqft



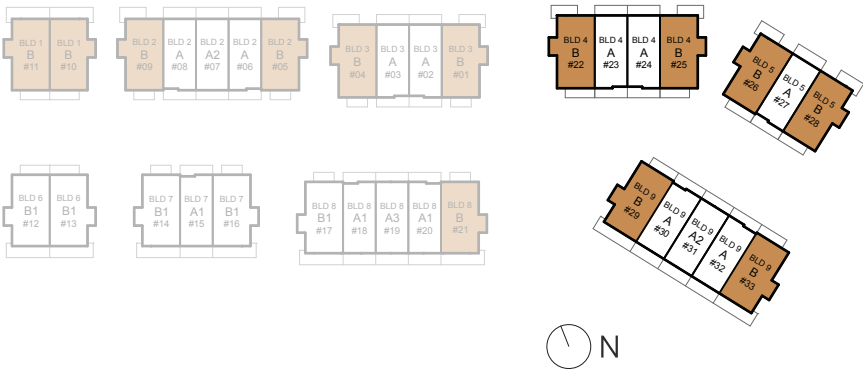
B

4 Bedroom

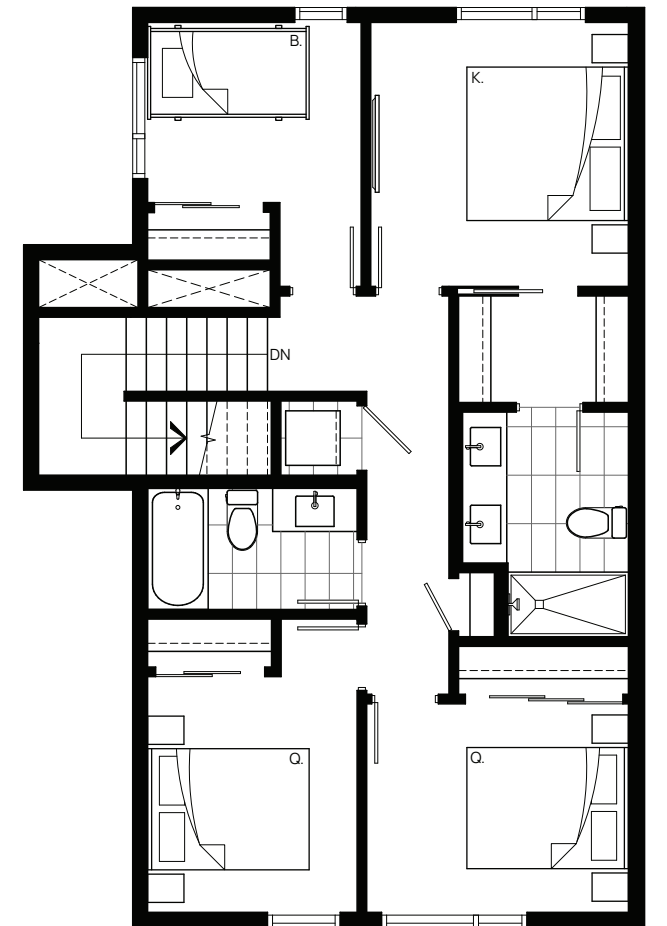
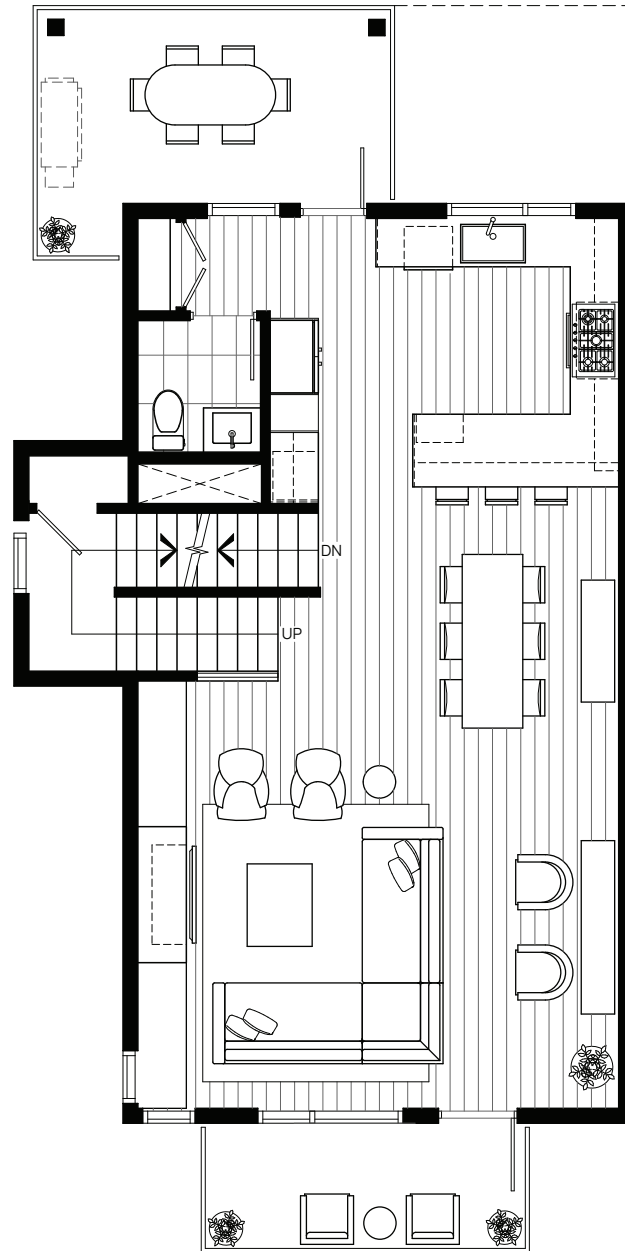
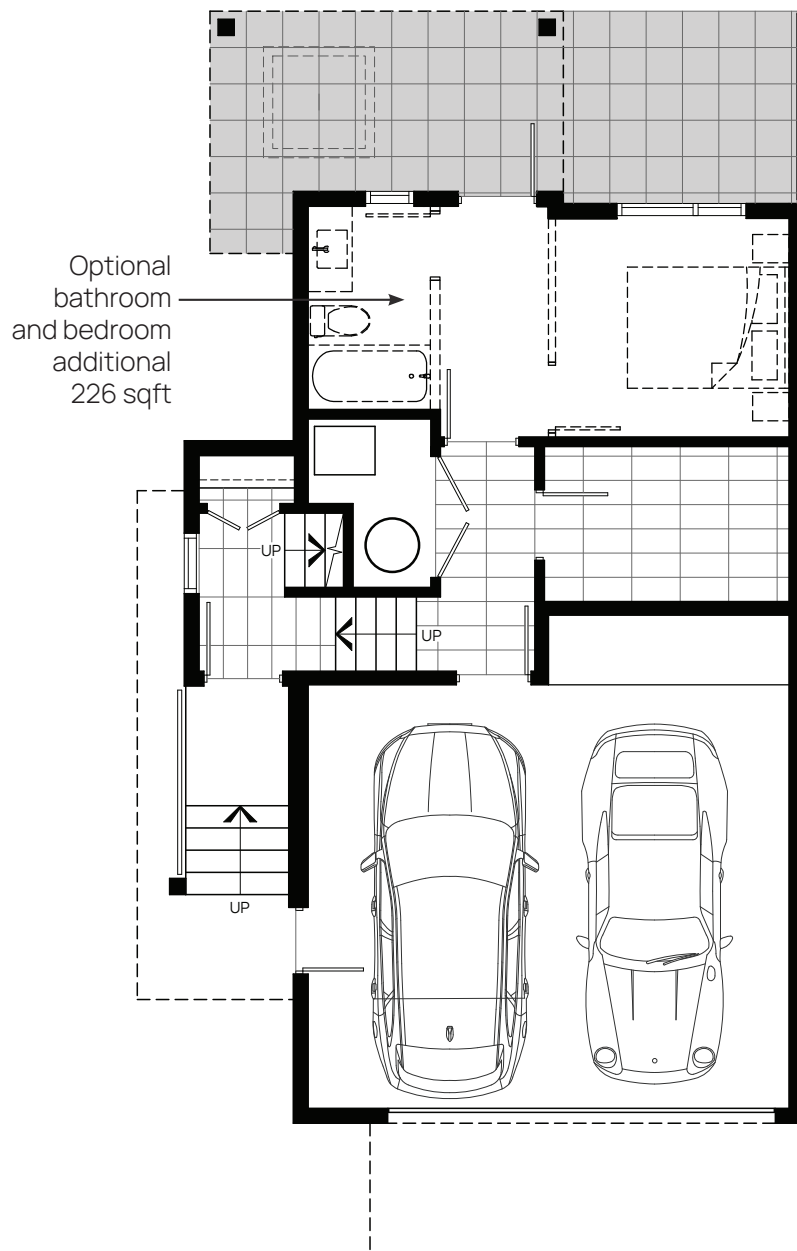
Interior 1892 sqft

Exterior 380-485 sqft

Total 2272-2377 sqft



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