

- ALPINE GREENS 719 -

286 EAST GOLF COURSE DRIVE



Views of Lone Peak

Alpine Greens holds great potential to design and construct a wonderful mountain home with grand outdoor living spaces to capture the warmth of the sun. The Alpine Greens location is also an inviting place to escape in the winter months, with just a short drive to the base area amenities, Warren Miller Lodge and Private Powder® skiing.

Alpine Greens 719 has a building envelope situated at approximately 7,600 feet in elevation and just over three quarters of an acre in size. The property also offers superb mountain views of Lone Peak, the Spanish Peaks, the Gallatin Range and the 2nd Hole of the Tom Weiskopf-designed Golf Course.

FEATURES

.76 acres

Majestic views of Lone Peak,
Spanish Peaks the
Gallatin Range, and YC Golf
Course Hole Two

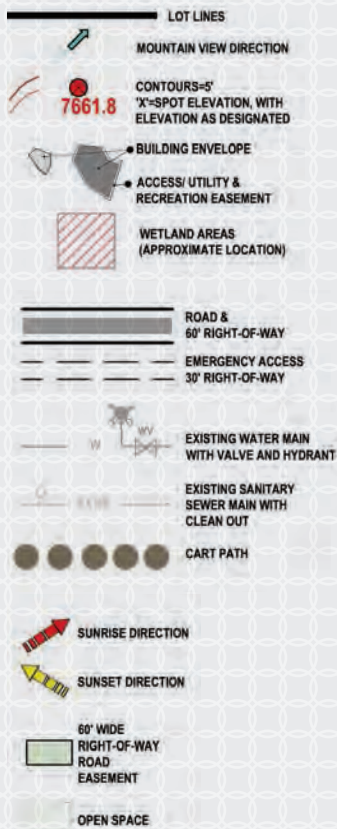
Gentle grade, ideal
for building

Quick and convenient access
to all the YC amenities



YELLOWSTONE CLUB

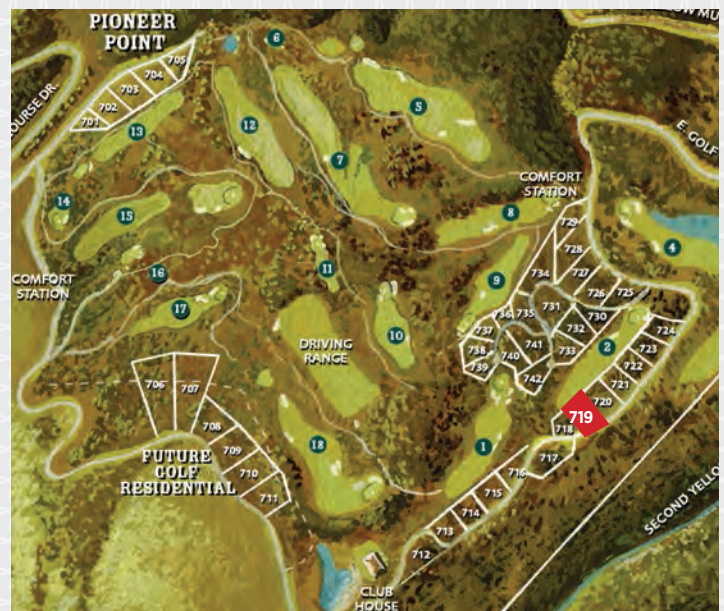
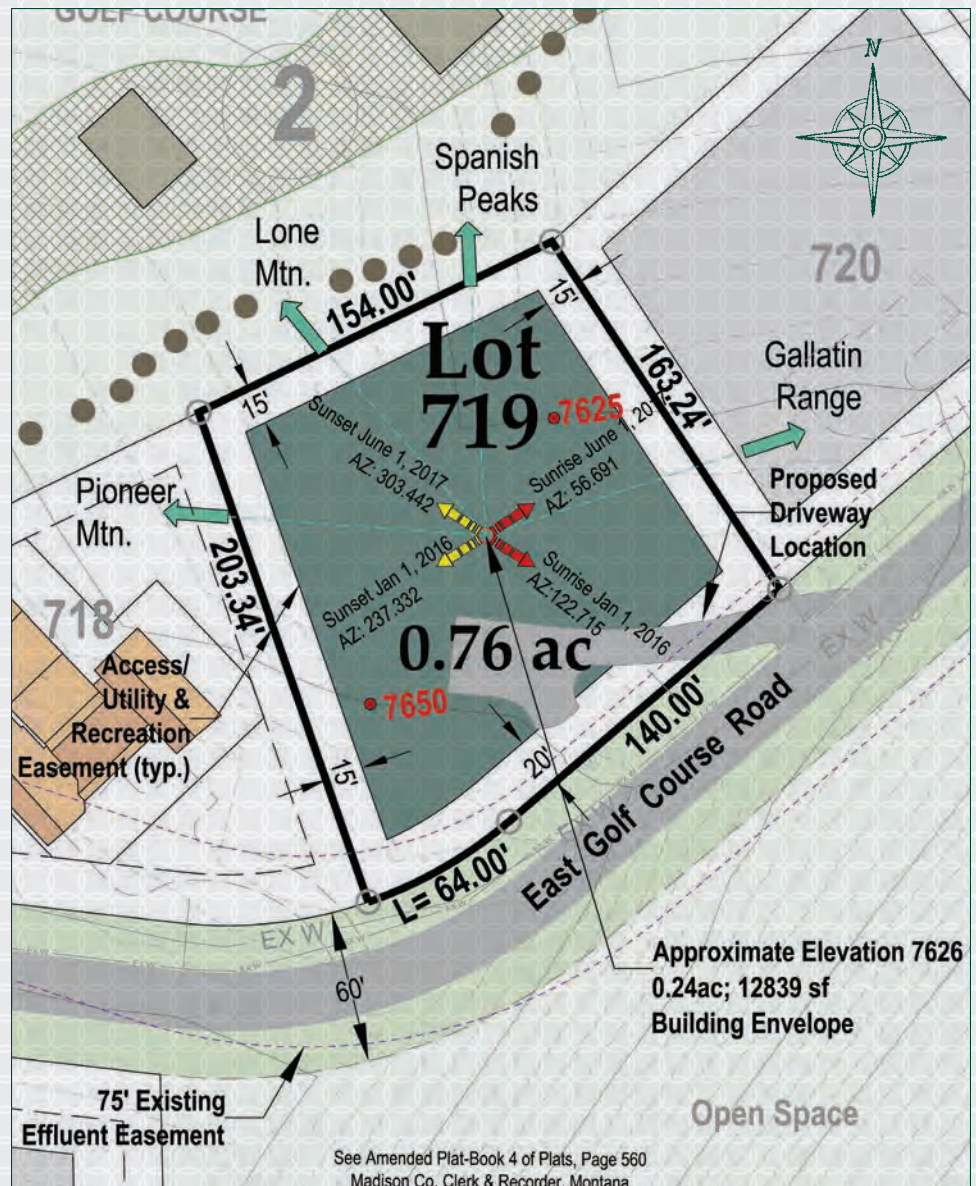
LEGEND



EASEMENTS

In addition to the easements shown, all lots are subject to the following access, utility, and recreations easements:

- 20' along lot lines fronting access easements unless noted
- 15' along side and rear lot lines unless noted



Directional view arrows and notations are approximate and are only to provide a general indication of the direction toward a view. Developer reserves the right to make changes without notice. This document is for schematic purposes only and is subject to change without notice. These materials and the features and amenities described herein are based upon current development plans, which are subject to change without notice. Obtain the property report required by applicable government authorities before signing anything. No governmental agency has judged the merits or value, if any, of this property. This material shall not constitute and offer to sell in any state where prior registration is required. The purchase of a home or homesite does not include membership in Yellowstone Club, or any right to use the private club facilities. Ownership of a home/homesite includes an obligation to pay assessments to a property owner's association. Photographs are representative of the approximate views from the community.

The Alpine Greens lots are adjacent to the Yellowstone Club golf course and are subject to the unintentional entry of golf balls on to these properties. One should investigate fully the property and its relationship to the golf course as it relates to potential golf ball intrusion and determine for themselves to the degree that errant golf balls might have on the property. Buyer acknowledges and agrees that neither the seller, the affiliates of the seller, YC Realty, LLC and its agents, nor any other representative of the Yellowstone Club or its related affiliates have made any warranties or representations upon which Buyer has relied concerning the issue of errant golf balls entering the property, this will be Buyer's sole determination. Buyers of Pioneer Point lots acknowledge and understand that living adjacent to a golf course brings with it certain particular activities and non-natural noise and smells to include, but not be limited to lawn mowers, gas powered carts, sprinkler systems, golfer's voices, use of fertilizer, use of treated water, grounds keeper activity at all times of the day, tournament play, music, etc.