

- ANDESITE RIDGE 168 -

ANDESITE RIDGE RESIDENCE 168 IS LOCATED AT 29 TRAVERTINE ROAD



YELLOWSTONE CLUB



Great Room

- ANDESITE RIDGE 168 - 29 TRAVERTINE ROAD

Custom Residence 168, located in the Andesite Ridge neighborhood of the Yellowstone Club, feels immediately familiar and welcoming, thanks to its exceptional architecture and remarkable setting. This home mixes the perfect marriage of size and scale, craftsmanship, and design.

Guests are drawn to the front entry with a welcoming portico – this classic design element instantly lends a timeless charm to the home. Once inside, the multiple wood tones and white design scheme lend a modern countryside feel; the thoughtful simplicity feels warm and intimate. From the foyer, the open floor plan moves guests into the great room or dining room, where picture windows frame views of the Club property, including the ski runs on Pioneer Mountain. The gourmet kitchen sits adjacent to the dining room – though there are decidedly rustic touches, like the farmhouse sink and the timber beams – this is a modern cook’s dream room, with a six-burner Wolf range with double oven, stone countertops, and abundant storage. The opposite side of this main level is devoted to the master suite – a spacious retreat with views, crisp design elements, and room to relax.

Custom Residence 168 continues the theme of simple elegance on the home’s additional two levels. The upper level includes a junior master suite and a guest bedroom, both with full baths and ample closet space. A library space separates the two suites and is the perfect nook for quiet recreation. The lower level features additional guest suites (including a bunk room), and a casual family room and game room. Of course, no Montana home is complete without outdoor living spaces. This home includes a covered patio and hot tub area on the lower level, two decks on the main level, and private deck areas for some of the guest suites.

Custom Residence 168 is also well-sited within the Yellowstone Club. Its location in the Andesite Ridge neighborhood offers bright southern exposure: think broad views and warm sunshine, the perfect combination on a wintery day. The property is situated to capture views of the entire Club property, and the windows are thoughtfully placed to frame mountains, meadows, and ski runs. The lower reaches of the Andesite Ridge neighborhood are loved for the mix of privacy and amenities: the lots are large and private, but the base area is reachable with a quick drive. With all these features and amenities, Custom Residence 168 is an ideal spot to begin creating your Yellowstone Club memories.





Lower Level Family Room

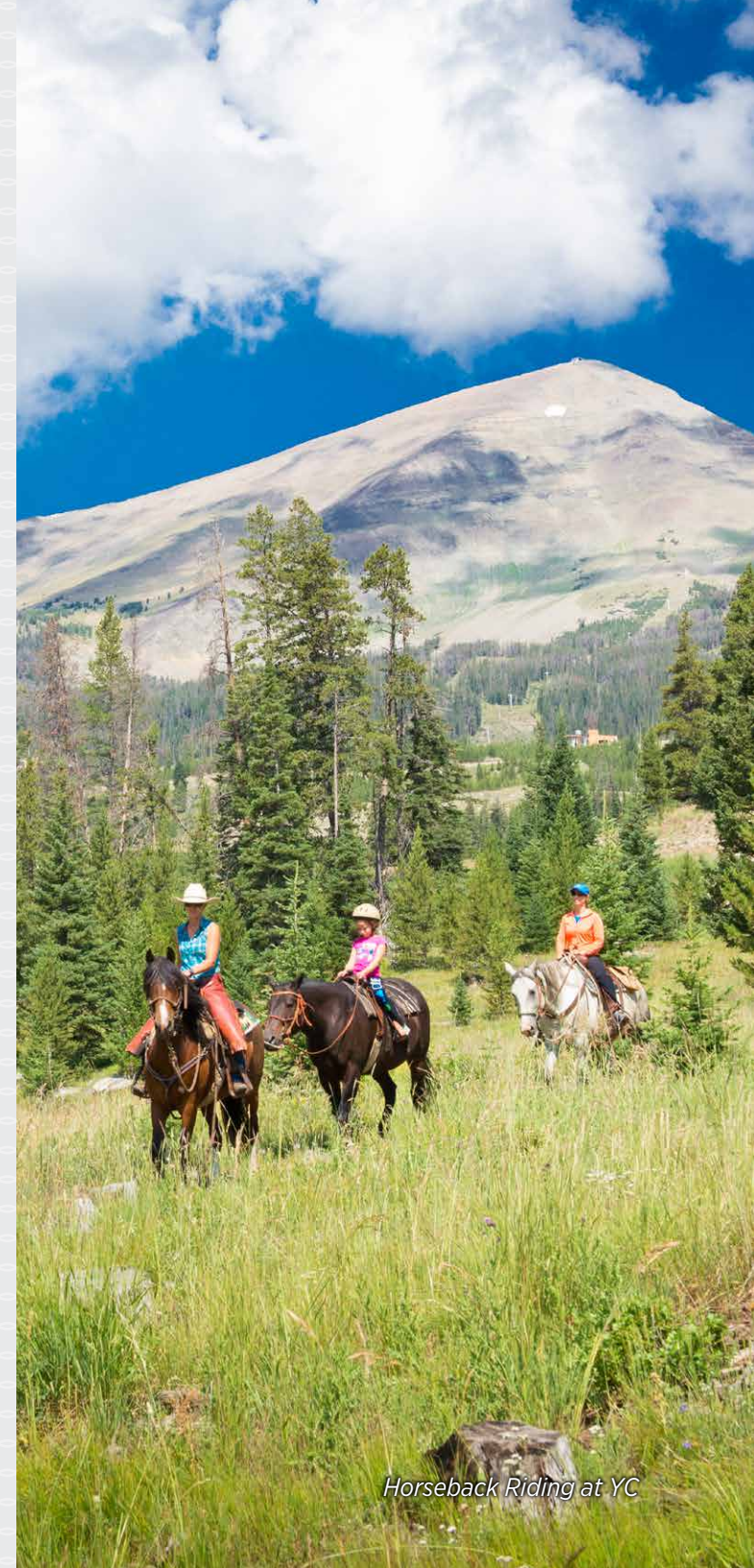
- ANDESITE RIDGE 168 -

29 TRAVERTINE ROAD

FEATURES

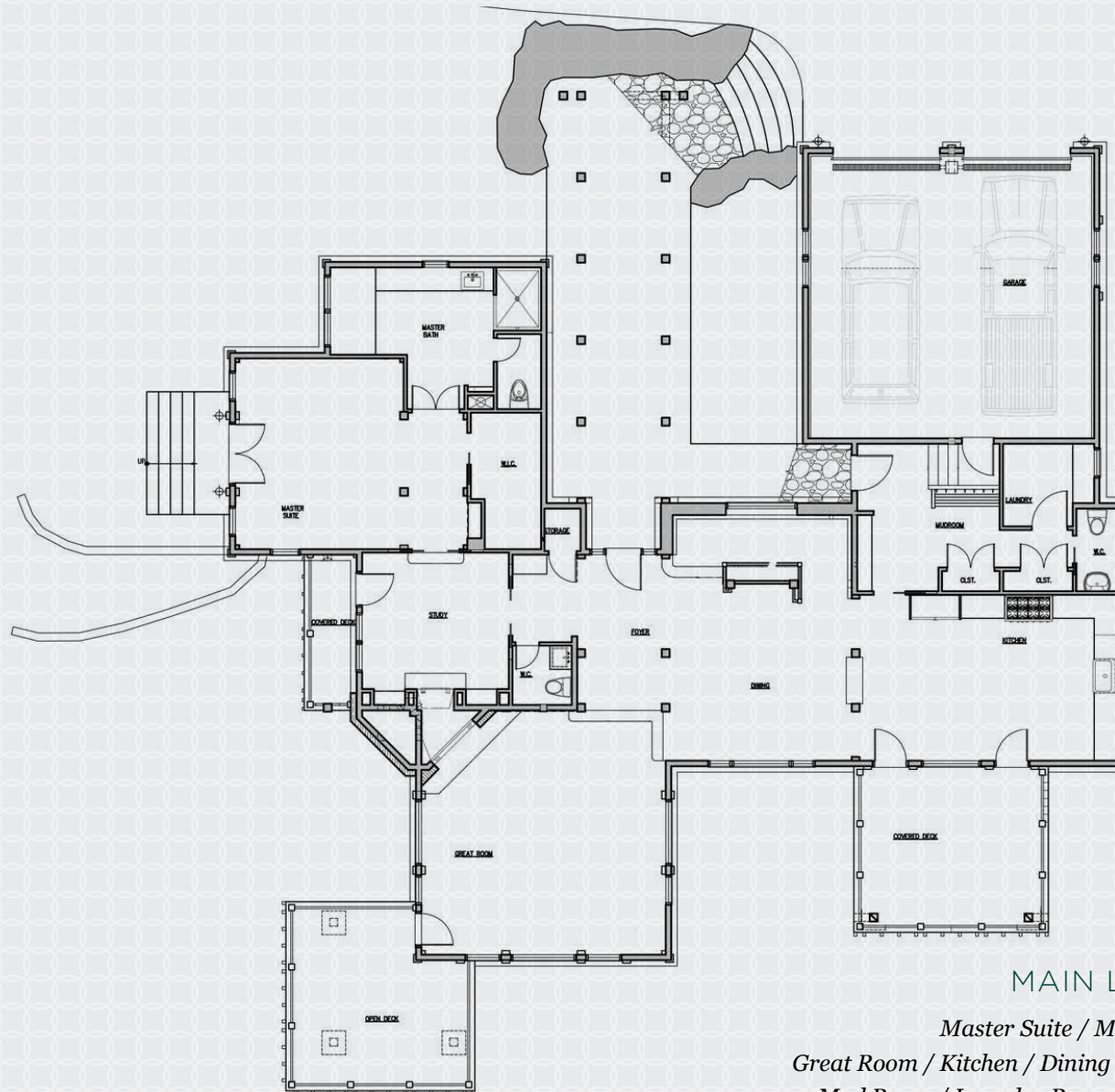
- 5,316 total heated livable square feet
- Expansive master suite with walk-in-closet, study, master bath, and private outdoor area
- Gourmet kitchen with Wolf stove, stone countertops, and exposed beams
- Country modern decor with warm white accents throughout
- Two car garage
- Views of Yellowstone Club, Pioneer, Eglise, and Cedar Mountains
- Southern orientation for long, sun-filled days
- Easy access to base area, Warren Miller Lodge

This residence is located within Yellowstone Club, a 13,600 acre private, gated community located in Big Sky, Montana. Yellowstone Club is the world's only private ski and golf community, encompassing thousands of acres of private skiing along with a championship golf course designed by Tom Weiskopf. Additionally, whether looking to savor spectacular mountain panoramas, explore the vast wilderness or enjoy high-quality amenities, Yellowstone Club offers everything from fly fishing, hiking and biking trails to fine dining and spa services. Professional SnowSports, golf and outdoor recreation programs, along with dedicated children's activities, round out the unique Montana experience that is Yellowstone Club.



Horseback Riding at YC

- ANDESITE RIDGE 168 -
5,316 TOTAL HEATED LIVABLE SQUARE FOOTAGE

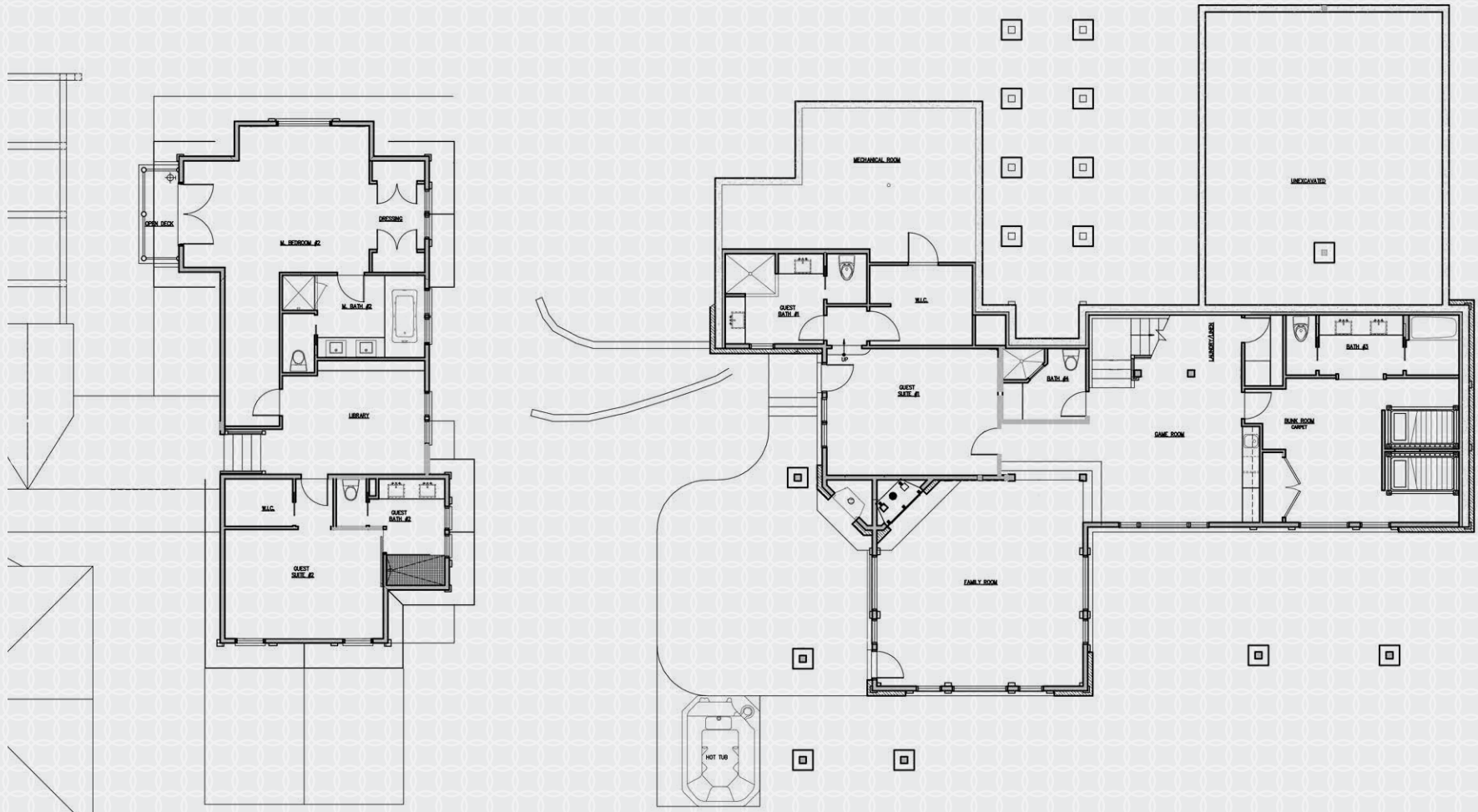


MAIN LEVEL

*Master Suite / Master Bathroom
Great Room / Kitchen / Dining Room / Study / Powder Room
Mud Room / Laundry Room / 2-Car Garage / Ski Access*

- ANDESITE RIDGE 168 -

5,316 TOTAL HEATED LIVABLE SQUARE FOOTAGE

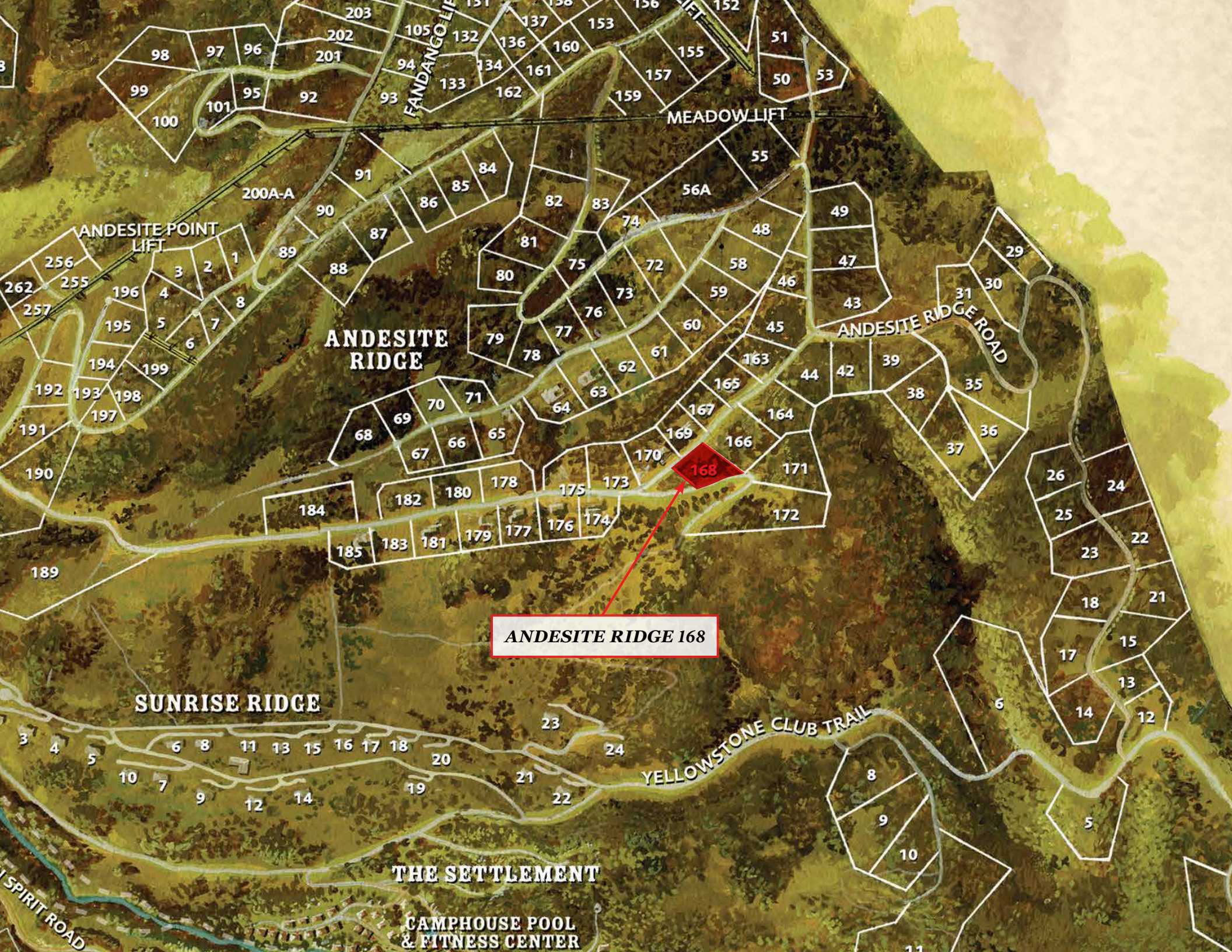


UPPER LEVEL

*2 Guest Suites / 2 Guest Bathrooms
Library*

LOWER LEVEL

*Guest Suite / Guest Bathroom / Bunkroom / Bunk Bathroom
Family Room / Game Room / Bathroom
Mechanical Room / Hot Tub*



MEADOW LIFT

FANDANGO LIFT

ANDESITE POINT LIFT

ANDESITE RIDGE

ANDESITE RIDGE ROAD

SUNRISE RIDGE

YELLOWSTONE CLUB TRAIL

THE SETTLEMENT

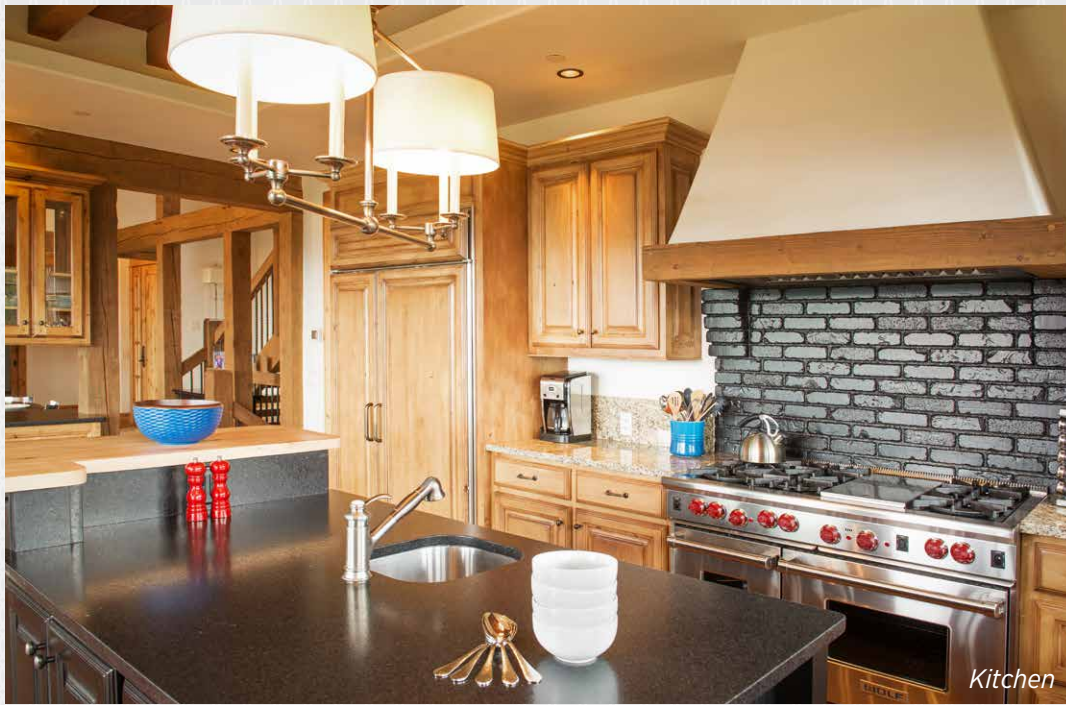
CAMPHOUSE POOL & FITNESS CENTER

ANDESITE RIDGE 168

168



Dining Room



Kitchen



Master Suite



Study



Master Suite & Bathroom



Guest Suite 1



Guest Suite 1



Guest Suite 2



YELLOWSTONE CLUB

For more information about this property and its pricing please contact YC Realty.
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www.yellowstoneclub.com

Photography by Whitney Kamman

All information deemed reliable, but not guaranteed. All acreages and square footages are estimates. 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. Please ask a sales associate for details. Photographs are representational of the approximate view corridors from the home. Livable square footages listed in this marketing piece are based upon the calculation of only the heated and livable areas within the exterior walls of the property and said square footages are deemed reliable, but not guaranteed. All acreages and square footages are estimates and are provided by the Seller or his designated representative; these measurements should not be a substitute for one's own evaluation and investigation. Ski accessibility is a relative term and can have different implications and meanings depending on the individual. One should investigate fully the property as it relates to its potential ski access and determine for themselves the degree of ski access the property might have or be developed. Buyer acknowledges and agrees that neither the Seller, the Broker, the Sales Associate nor any other real estate representative of the Yellowstone Club or its related affiliates have made any warranties or representations upon which Buyer has relied concerning the ski-in ski-out accessibility of the property. The determination of the level of ski access that a property might have will be the Buyers sole determination. 08/15

