

- PINE RIDGE 309 -

PINE RIDGE RESIDENCE 309 IS LOCATED AT 93 LOWER CEDARVIEW DRIVE



YELLOWSTONE CLUB



– PINE RIDGE 309 –

93 LOWER CEDARVIEW DRIVE

Montana is a state that's big enough to hold all of your dreams: be it endless powder ski days, mountain vistas that fill up windows and souls, or summer months spent atop a horse – there's room. And Pine Ridge 309 embodies that space – with over 21 acres of land and a custom horse barn, this residence is perfect for the equestrian, skier, and nature-lover alike.

This property sits on the lower section of the Pine Ridge neighborhood in the Yellowstone Club. Pine Ridge features incredible privacy, a nearby native trout stream, huge views of Lone Peak, and easy access to Private Powder®. This home is adjacent to the South Fork of the West Fork of the Gallatin River, and the private pond on property serves as a home to the state fish of Montana, the native Westslope Cutthroat Trout. Lone Peak, Pioneer Mountain, and Cedar Mountain are visible above the mature lodgepole pines, and the Lake Lift is a short walk or ski away. This location is deep in nature's playground.

The residence itself is a charming throwback to simpler times. With approximately 1,700 heated livable square footage, this cabin comes equipped with fine touches, impeccable details, and LEED Platinum Certification. Massive timbers bring substance and history to this home, while weathered-wood cabinetry and custom stonework make the home feel instantly warm and familiar. The home's main level has an open design, with the kitchen space effortlessly transitioning to the grand outdoor living space. The homeowner will undoubtedly spend countless hours on the main deck, meditating on the idyllic waterfall, taking a dip, or observing wildlife. A separate master suite lies adjacent to the great room, and a one-of-a-kind staircase leads to a separate loft space. In all, the main cabin includes two bathrooms and two bedrooms.

This property also hosts a custom horse barn, complete with tack room, stalls, work area, bear-proof grain storage, and a bathroom. Adjacent corrals offer space for horses to roam. Owners of this property will enjoy the sense of seclusion and privacy, keeping in mind the convenience of a short drive to access the numerous amenities of the base area.





Private Lake

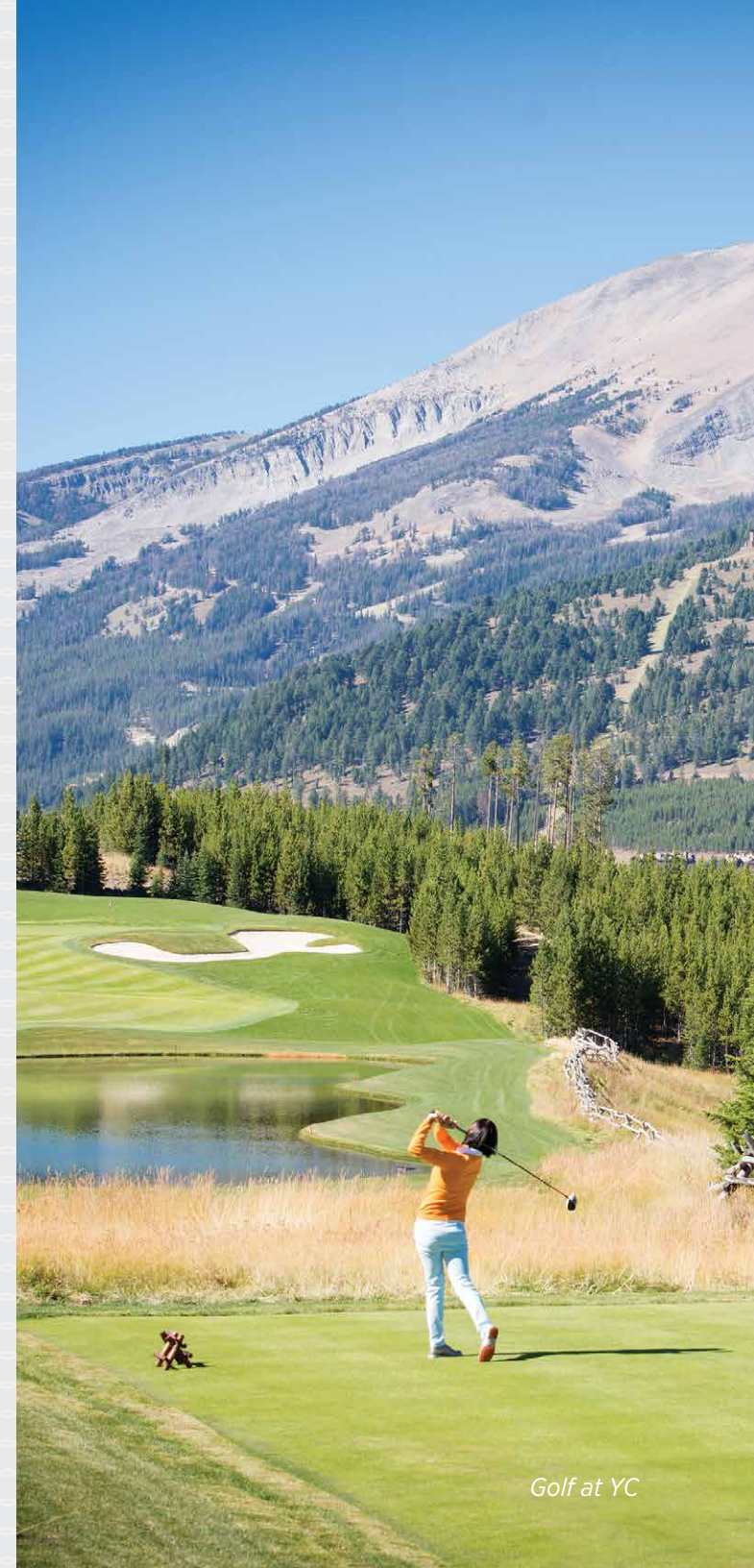
– PINE RIDGE 309 –

93 LOWER CEDARVIEW DRIVE

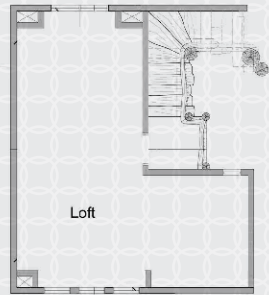
FEATURES

- Lot size – 21.65 acres
- Cabin has 2 bedrooms, 2 bathrooms
- Covered parking area at cabin
- 1,746 heated livable square footage in cabin
- LEED Platinum Certification
- Horse barn has two stalls, tack room, and work area
- Adjacent to Lake Lift
- Property borders South Fork of the West Fork of the Gallatin River
- Views of Lone Peak, Cedar Mountain, and Pioneer Mountain

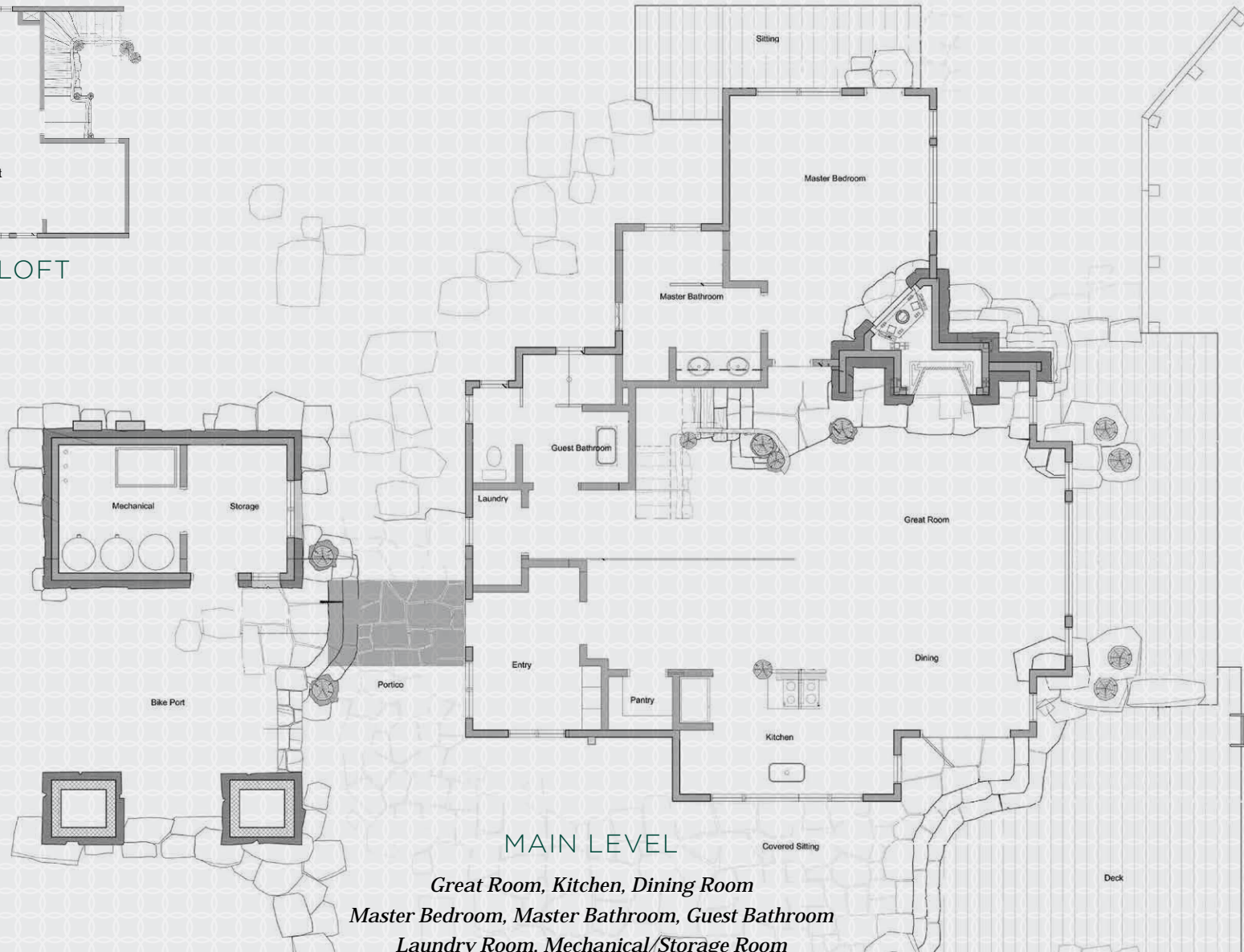
This residence is located within Yellowstone Club, a 13,600 acre private, gated community located in Big Sky, Montana. Yellowstone Club is the world's only private ski and golf community, encompassing thousands of acres of private skiing along with a championship golf course designed by Tom Weiskopf. 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.



- PINE RIDGE 309 -
1,746 HEATED LIVABLE SQUARE FOOTAGE



LOFT



Great Room, Kitchen, Dining Room
Master Bedroom, Master Bathroom, Guest Bathroom
Laundry Room, Mechanical/Storage Room

PINE RIDGE 309

CEDAR VIEW RANCH

PINE RIDGE

MOOSE LAKE TRAIL

MOOSE LAKE

COMFORT
STATION

RIVER
CROSSING
LIFT

AMERICAN SPIRIT TRAIL

MOOSE LAKE TRAIL

SPIRIT LIFT

RAINBOW
LODGE

PINE RIDGE LIFT

ANDESITE RIDGE LIFT





Dining Room / Kitchen



Kitchen



Master Bedroom



Master Bathroom



Great Room



Front Porch



Back Deck and Pond



YELLOWSTONE CLUB

For more information about this property and its pricing please contact YC Realty.
(888) 700-7748 | (406) 995-4900 | yccsales@yellowstoneclub.com | P.O. Box 161097 | Big Sky, Montana 59716
www.yellowstoneclub.com

Photography by Audrey Hall, Tony Denim, and 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

