YELLOWSTONE CLUB

THE SETTLEMENT

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THE SETTLEMENT IS DESIGNED TO BE A PLACE FOR MODERN FAMILIES TO ENJOY THE TIMELESS BEAUTY OF THE MONTANA LANDSCAPE AND TO CREATE MEMORIES THAT CAN LAST LONG INTO THE FUTURE.

Humans have long recognized the area around the present-day Yellowstone Club as an ideal location for living. It's with a nod to the early peoples of the Madison and Gallatin Ranges that we announce the Settlement, a unique neighborhood in the Yellowstone Club that pays homage to the past while looking forward to the possibilities of the future. Recent studies in and around the Yellowstone Club reveal that the land was an important settlement site, where people sharpened tools, visited nearby springs, and sought refuge from the challenging landscape. Today's Yellowstone Club Members live vastly different lives, but are in agreement that the land still serves as the perfect place to live, play, and enjoy the mountain environment.

LIVING SPACE

All units feature over 4,000 square feet of living space, with warm, welcoming spaces on three levels. Designed by Bozeman's Brechbuhler Architects, each of the 36 units is carefully sited to maximize mountain views.

A & C UNITS FEATURE 4,370 HEATED LIVABLE SQUARE FOOTAGE

B UNITS FEATURE 4,597 HEATED LIVABLE SQUARE FOOTAGE

NORTH

EAST

LIVING SPACE

Each unit features four bedrooms plus a spacious master suite, deluxe kitchen with professional-grade appliances, a plethora of formal and informal gathering spaces, and abundant storage for recreational equipment.

BEDROOMS: 5 BATHROOMS: 5 + 2 POWDER ROOMS 2-CAR GARAGE

SOUTH

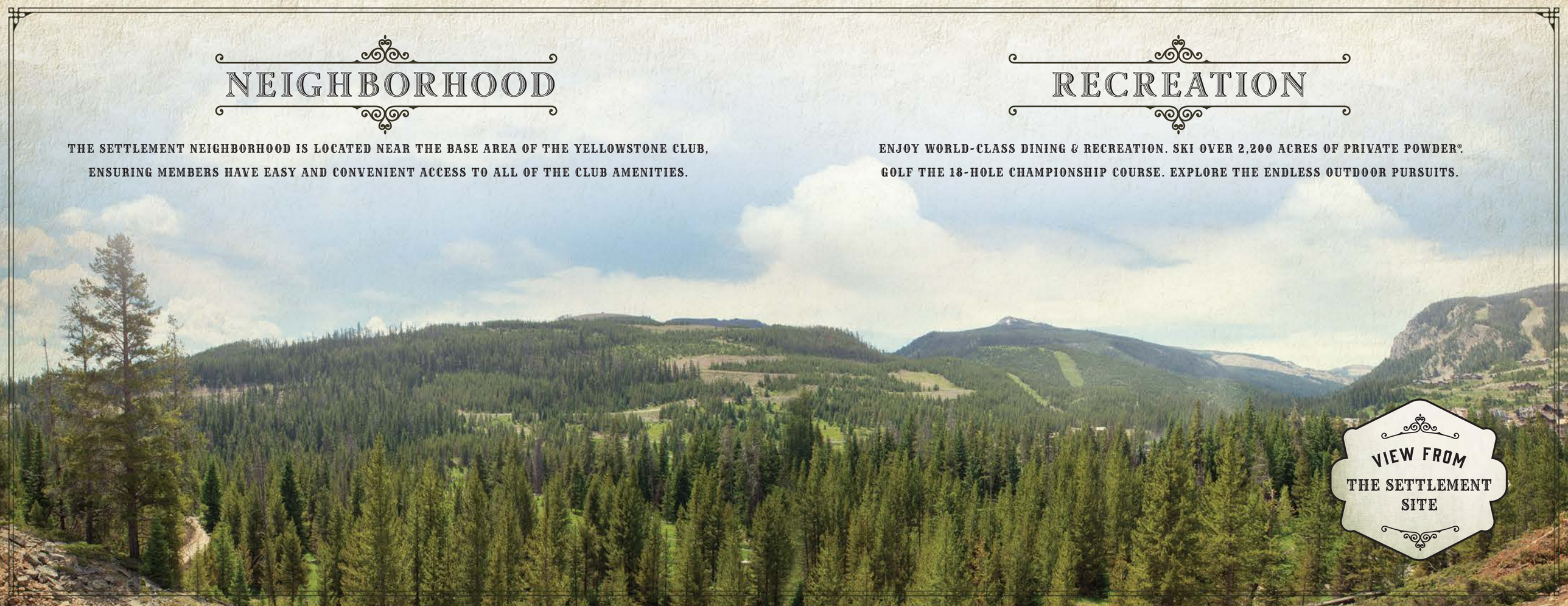
WEST

NEIGHBORHOOD

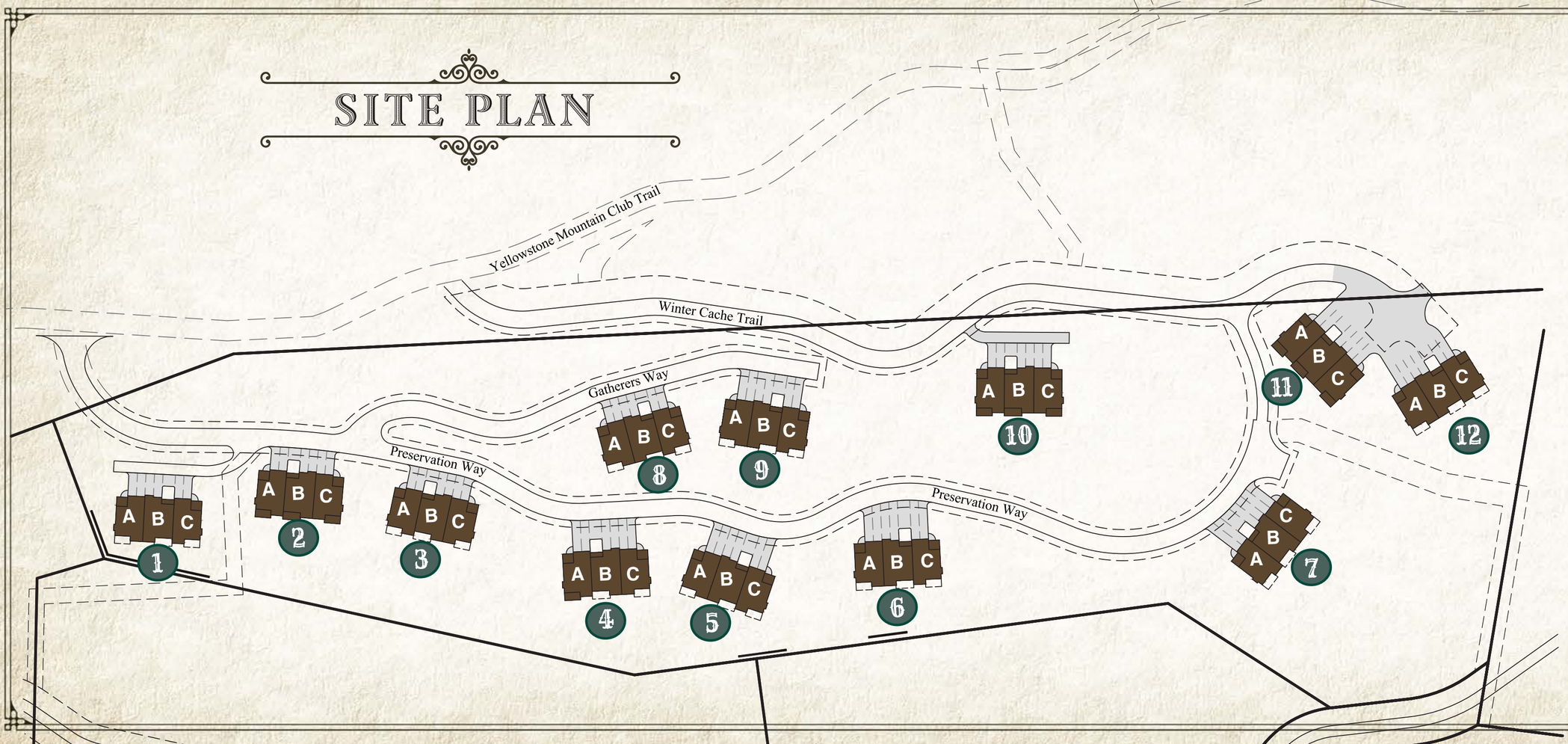
THE SETTLEMENT NEIGHBORHOOD IS LOCATED NEAR THE BASE AREA OF THE YELLOWSTONE CLUB, ENSURING MEMBERS HAVE EASY AND CONVENIENT ACCESS TO ALL OF THE CLUB AMENITIES.

RECREATION

ENJOY WORLD-CLASS DINING & RECREATION. SKI OVER 2,200 ACRES OF PRIVATE POWDER®. GOLF THE 18-HOLE CHAMPIONSHIP COURSE. EXPLORE THE ENDLESS OUTDOOR PURSUITS.



SITE PLAN



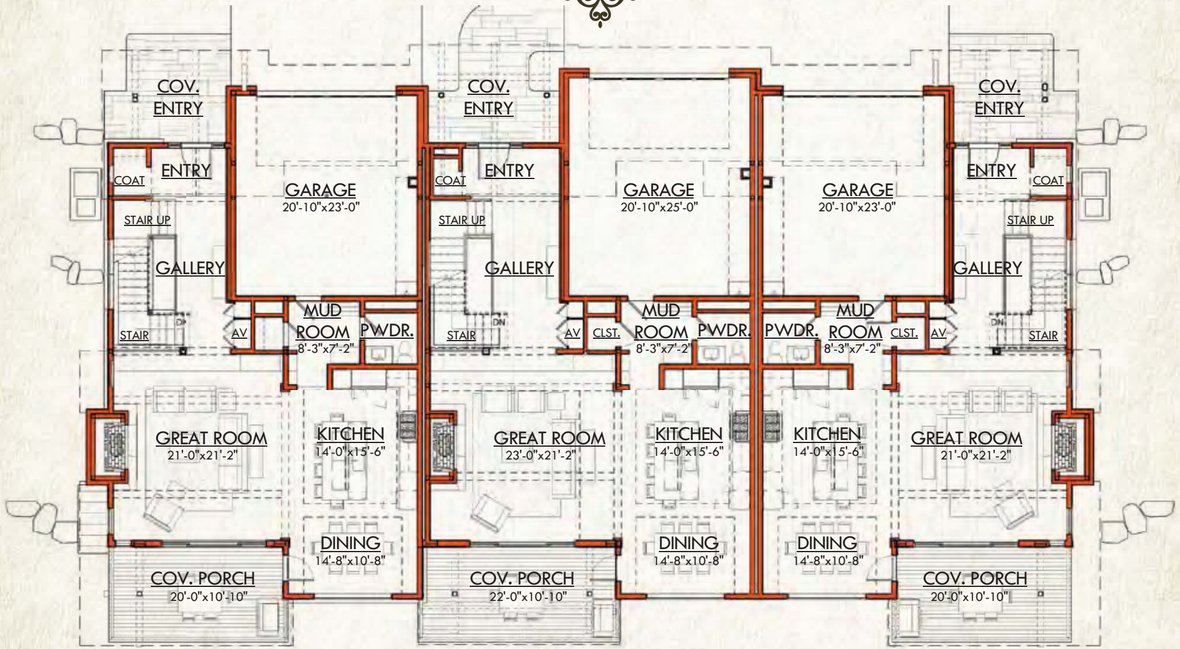
THE SETTLEMENT IS A THOUGHTFUL GROUPING OF 12 TRIPLEXES, FOR A TOTAL OF 36 UNITS.

1. 6 PRESERVATION WAY
2. 8 PRESERVATION WAY
3. 12 PRESERVATION WAY
4. 14 PRESERVATION WAY
5. 18 PRESERVATION WAY
6. 22 PRESERVATION WAY
7. 32 PRESERVATION WAY
8. 8 GATHERERS WAY
9. 12 GATHERERS WAY
10. 14 WINTER CACHE TRAIL
11. 24 WINTER CACHE TRAIL
12. 26 WINTER CACHE TRAIL

THE SETTING

THE SETTLEMENT IS LOCATED A SHORT DRIVE FROM ALL OF THE BASE AREA AMENITIES INCLUDING THE VIBRANT WARREN MILLER LODGE, CAMP-HOUSE POOL & FITNESS CENTER AND THE EXPANDING VILLAGE.

MAIN LEVEL



UNIT A

Main Level : 1,354 Sq Ft

4,370 Total Heated Livable Sq Ft

UNIT B

Main Level: 1,451 Sq Ft

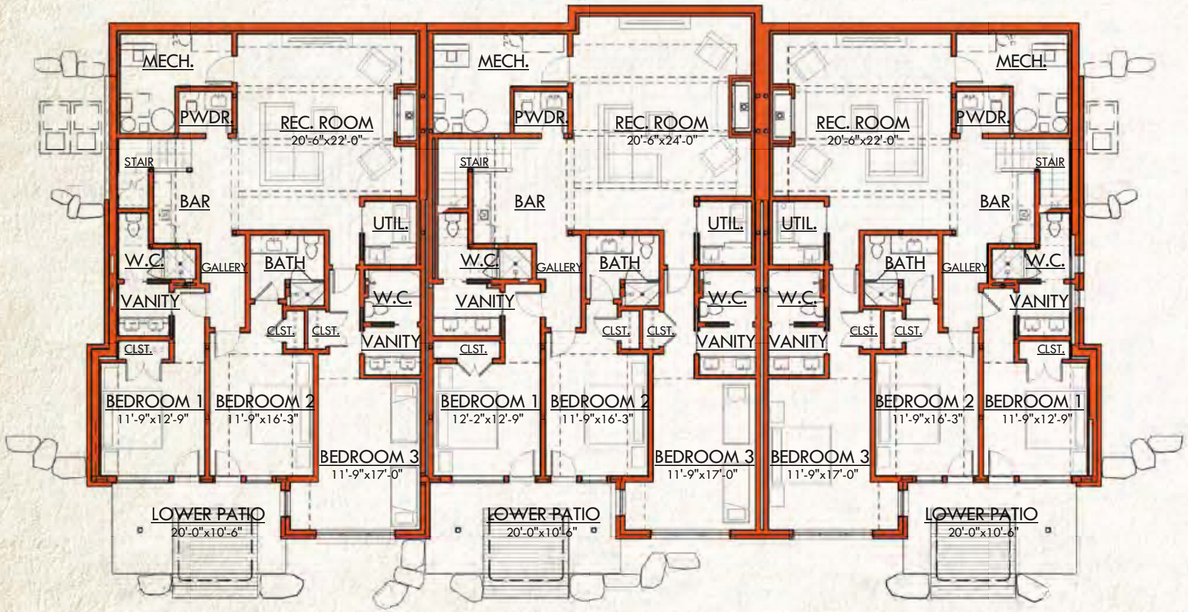
4,597 Total Heated Livable Sq Ft

UNIT C

Main Level : 1,354 Sq Ft

4,370 Total Heated Livable Sq Ft

LOWER LEVEL



UNIT A

Lower Level : 1,855 Sq Ft

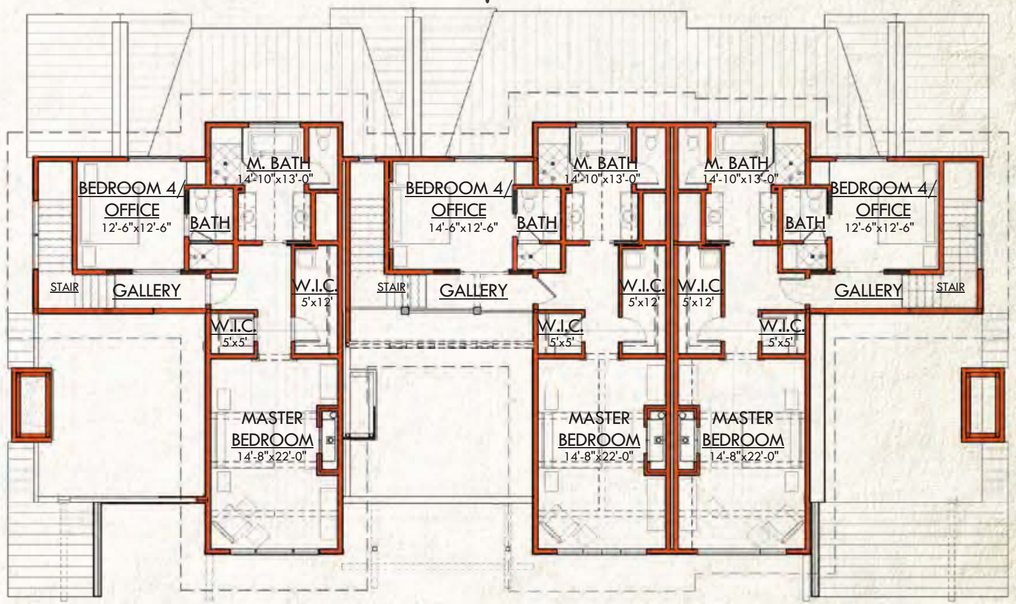
UNIT B

Lower Level: 1,950 Sq Ft

UNIT C

Lower Level : 1,855 Sq Ft

UPPER LEVEL



UNIT A

Upper Level : 1,160 Sq Ft

UNIT B

Upper Level : 1,196 Sq Ft

UNIT C

Upper Level : 1,160 Sq Ft

YC LIFESTYLE

YELLOWSTONE CLUB

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The site plan, floor plans, elevations, and the features and amenities described herein are based upon current development plans for The Settlement, which are subject to change without notice. No governmental agency has judged the merits or value, if any, of this property. This material shall not constitute an offer to sell in any state where prior registration is required. All information deemed reliable, but not guaranteed. All acreages, measurements and square footages are estimates; these measurements should not be a substitute for one's own evaluation and personal investigation. The purchase of a Settlement Unit does not include membership in Yellowstone Club, or any right to use the private club facilities. Ownership of a Settlement Unit includes an obligation to pay assessments to the Yellowstone Club Property Owners Association and to the Settlement Condominium Owners Association. Please ask a sales associate for details. Photographs are representational of the approximate view corridors from the Settlement site, but are not a substitute for an on-site visit and visual inspection of the Unit's specific location and view. 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. 7/14