



YELLOWSTONE CLUB

- ANDESITE RIDGE 36 & 37 -



ANDESITE RIDGE CUSTOM RESIDENCES 36 & 37 ARE LOCATED AT 15-18 COPPER COURT

*Grizzly Cabin*



*View of Pioneer Mountain and Cedar Mountain*



Garage



Grizzly Cabin Great Room

## - ANDESITE RIDGE 36 & 37 -

15-18 COPPER COURT

Two full lots, 36 and 37, comprise Copper Court Homestead – a stunning piece of relaxed luxury located in Yellowstone Club’s classic Andesite Ridge neighborhood. Several factors conspire to make this home unlike any other. At more than 12.5 acres, the property feels like a retreat within a retreat; privacy is paramount, but Members can easily access YC amenities. Additionally, the natural features that surround Copper Court will never cease to astound homeowners. Montana beauty abounds: views of nearby peaks, a private pond, a mix of mature and young vegetation, songbirds, and refreshing mountain air epitomize the best of Rocky Mountain living. Finally, current structures provide spacious accommodations, but an additional building envelope allows room for future growth.

Two spacious cabins stand ready to welcome Members home. Approximately 3,500 square feet comprise the primary abode known as the Grizzly Cabin – a Durfeld Log home in the simply elegant Swedish cope log style with a copper shingle roof. Inside, furniture with a warm, western lodge theme outfit two bedrooms, one bunk room, and four bathrooms. Notable elements include a towering floor-to-ceiling moss-rock fireplace, built-in window seats and bunk beds, in-floor radiant heat, and gourmet AGA Companion appliances. A cozy office/sitting room, a roomy master suite with private balcony, and a mix of tile, stone, and heavy timbers complement the beauty of the natural setting.

The second residence, the whimsical, 1,500 foot Trapper Cabin, belies its small size: the custom built-ins, well-appointed galley kitchen, and loft space make this cabin incredibly comfortable. The Trapper Cabin features one bedroom, a separate sleeping loft, and a high-end home theater room. Built in the historic Parkitecture style, the cabin mimics the iconic lodges of Yellowstone National Park. A substantial garage barn with room for three vehicles rounds out this property’s current buildings.

However, nearly half of Copper Court Homestead remains undeveloped. This land enhances the homestead and creates ample space to construct a future main residence or additional cabins. More than 43,000 square feet comprise the building envelope, which means multiple building options exist that would allow the home to capture the best views and optimize the gentle slope of the landscape. Views and seclusion, striking amenities, and proximity to world-class services – Copper Court Homestead epitomizes an extraordinary blend of nature and luxury.





Trapper Cabin Kitchen



## - ANDESITE RIDGE 36 & 37 -

15-18 COPPER COURT

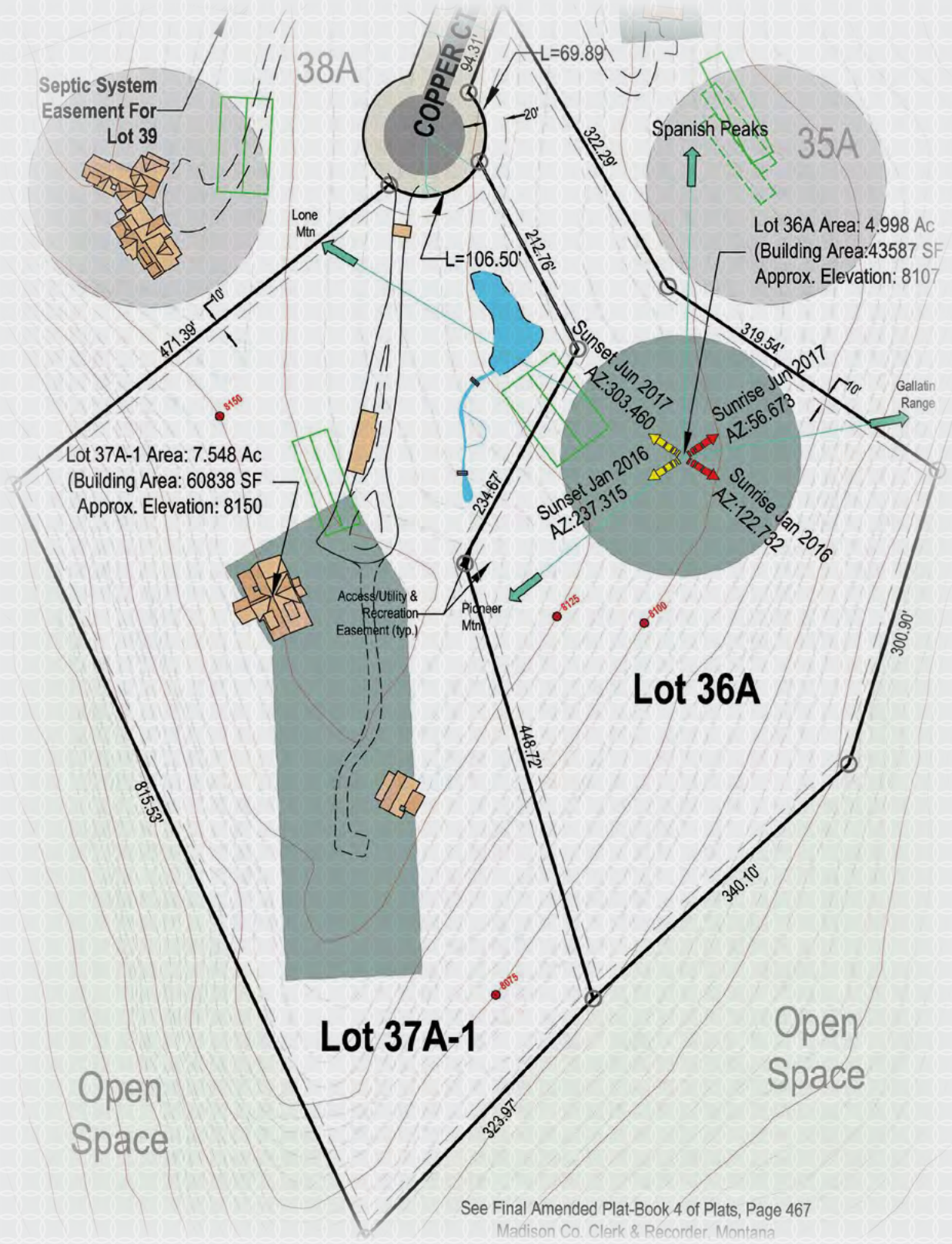
### FEATURES

- Includes two combined lots, 36 and 37, that total 12.54 acres
- Located at the end of Copper Court, a small cul-de-sac in Andesite Ridge
- Features 360° views of all Yellowstone Club's iconic vistas: Pioneer Mountain, Lone Peak, Spanish Peaks, the Gallatin Range, Eglise
- Has a main log home, guest cabin, garage, private pond, and five undeveloped acres
- Main home, the Grizzly Cabin, has 3 bedrooms and 4 bathrooms
- Guest cabin, the Trapper Cabin, has 1 bedroom, 1 bathroom, and 1 sleeping loft
- Both cabins are fully furnished in an elegant western style
- Undeveloped property features room for other cabins or spacious main residence

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.

# - ANDESITE RIDGE 36 & 37 -

TWO COMBINED LOTS THAT TOTAL 12.54 ACRES



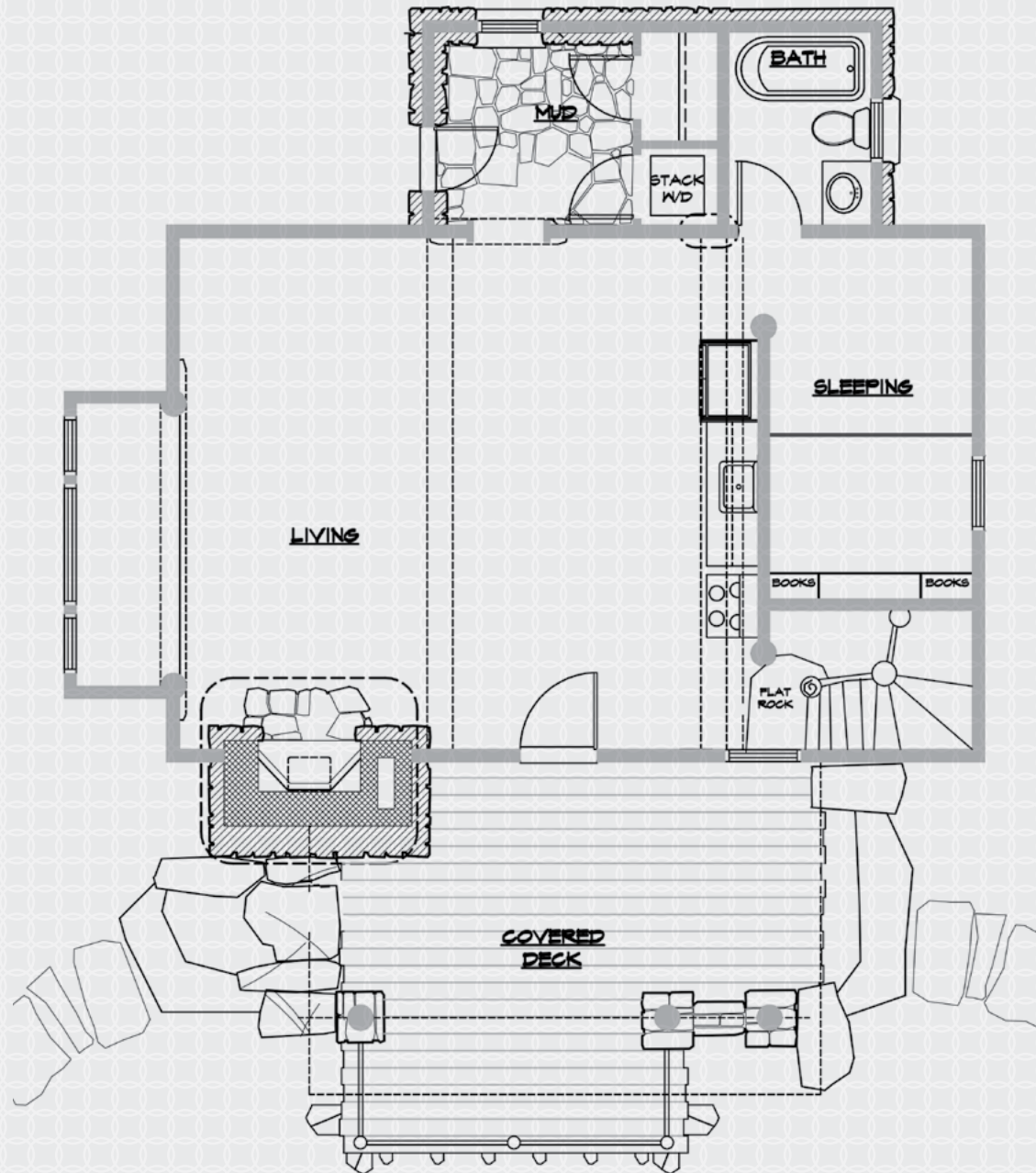
See Final Amended Plat-Book 4 of Plats, Page 467  
Madison Co. Clerk & Recorder, Montana



# - ANDESITE RIDGE 36 & 37 -

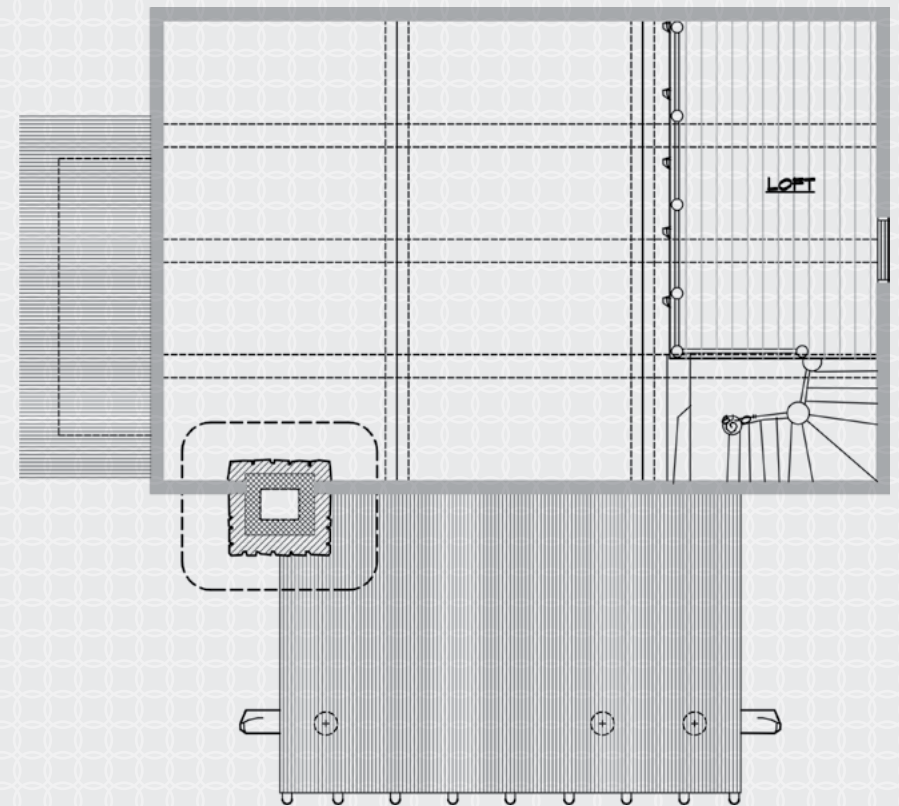
GRIZZLY CABIN - 3,500 HEATED LIVABLE SQUARE FOOTAGE

TRAPPER CABIN (SHOWN BELOW) - 1,500 HEATED LIVABLE SQUARE FOOTAGE



MAIN LEVEL

*1 Bedroom / 1 Bathroom  
Living Room / Laundry / Mud Room*



LOFT

*1 Bedroom*



COW FLATS LIFT

BIG SKY RIDGE

PINE RIDGE LIFT

PINE RIDGE

CEDAR VIEW RANCH

CEDAR LOOP TRAIL

MOOSE LAKE TRAIL

MOOSE LAKE

COMFORT STATION

RIVER CROSSING LIFT

AMERICAN SPIRIT

414  
413 416  
412 417  
411 418  
410A 419 431 430  
408 409 420 433 429 472  
407 422 421 434 428  
406 426A 471  
405 470 473  
404 425  
401 402 424 474  
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338 340 331 329 336 324  
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333 332 313 302  
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323 321 318 317  
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328 325 319 322 314 315 316  
308 309  
307 312 311

**ANDESITE MOUNTAIN**  
SUMMIT 8,731 FT.



**ANDESITE RIDGE 36 & 37**



**SUNRISE RIDGE**

**ANDESITE RIDGE ROAD**

**MOOSE LAKE TRAIL**

**BOWSTONE CLUB TRAIL**





Grizzly Cabin Dining Room





Grizzly Cabin Master Bathroom











Trapper Cabin Bedroom



Trapper Cabin Living Room



Trapper Cabin Loft



Grizzly Cabin Bunk Room



*View of the Galatin Range*



**YELLOWSTONE CLUB**

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

Photography by Karl Neumann

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.

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