

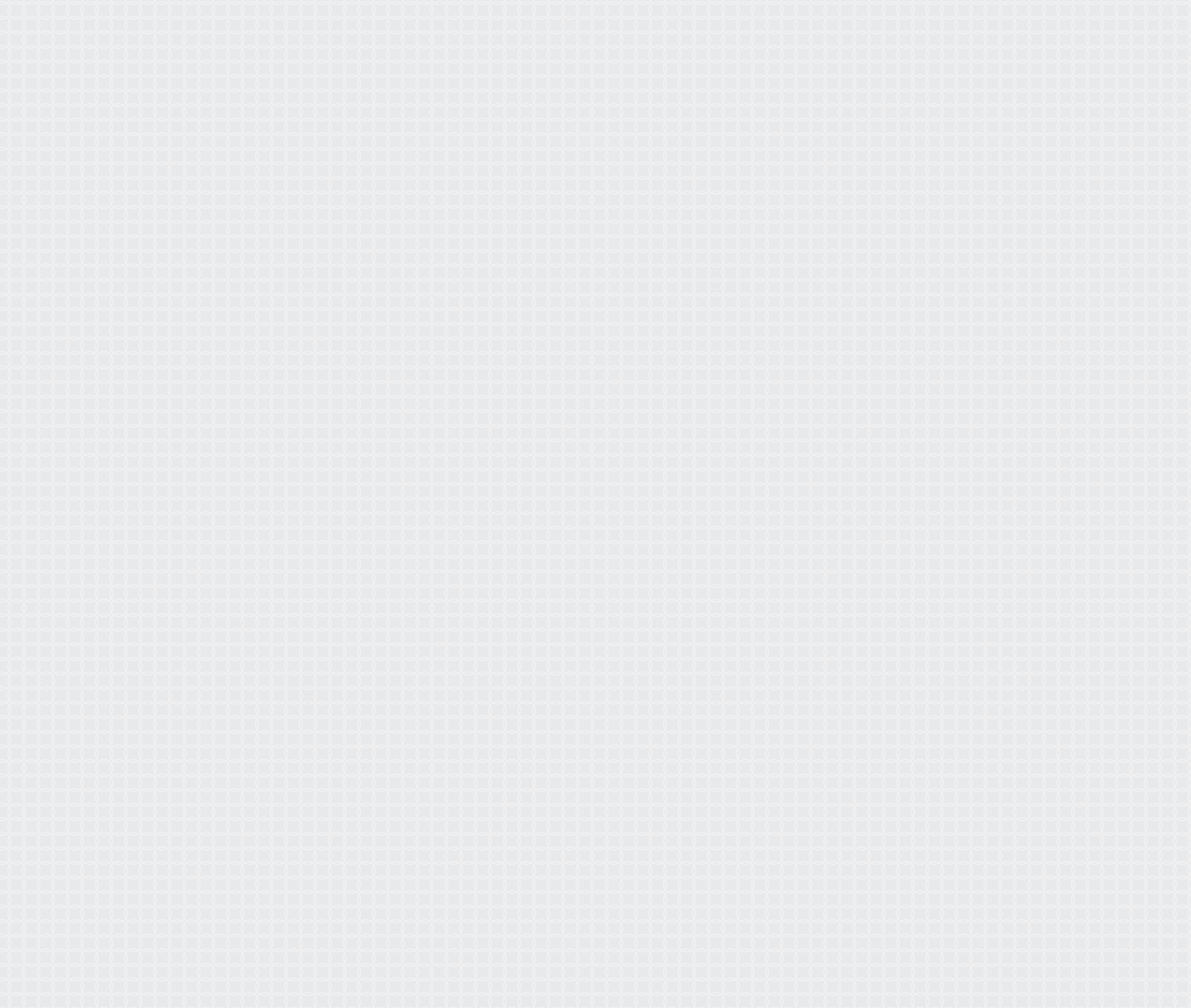


YELLOWSTONE CLUB

- PINE RIDGE 315 -



PINE RIDGE CUSTOM RESIDENCE 315 IS LOCATED AT 14 WHITE SPRUCE DRIVE





Great Room

- PINE RIDGE 315 -

14 WHITE SPRUCE DRIVE

Pine Ridge neighborhood homes capture the essence of Rocky Mountain living and Yellowstone Club refinement. Majestic mountain views, unparalleled craftsmanship, and spacious lot sizes combine to create a sense of tasteful retreat, exquisite sanctuary, and true connection to the outdoors through natural yet carefully curated architectural details. The custom residence at Pine Ridge 315, fondly referred to as High Encampment, exemplifies these qualities, and allows members to experience pristine mountain living in a Yellowstone Club home that raises the standard for finely crafted and well-built properties while immersing themselves in warm sunsets and sunrises framed by multiple mountain views, all while enjoying access to the fantastic recreation offered by this classic corner of the Club.

High Encampment rests on one of the more expansive and ideally positioned properties at the Club; with a year-round stream running through it, the flat and spacious lot commands a size of more than 5.5 acres. The landscape that envelops Pine Ridge 315 is paramount to the experience of living there; members and visitors alike will spend hours soaking in sublime panoramas of Pioneer and Cedar Mountains, Lone Peak, Eglise Mountain, and the Gallatin Range. The custom-built residence features a main home replete with unrivaled hand hewn timbers, multiple extraordinary stone fireplaces that anchor the abode, and exceptional built-in elements that render it a mountain home unlike any other. Additional guest quarters over the garage create ample, comfortable, and charming space for visitors. The trout-stocked pond, on which the separate fishing cabin sits, connects visitors to surrounding nature.

Upon arrival, a covered breezeway welcomes guests to the main home and encourages them to breathe easy – elegant comfort awaits. Once inside, a warm fireplace and sitting area draws in guests. The home's layout flows naturally up a custom wooden staircase into the great room, where the residence's primary stone fireplace echoes the rugged beauty of the surrounding environment. The kitchen, complete with nook and deck access, sits adjacent to the great room and encourages easy entertaining and gathering. The home's main level also includes a master suite, den, dining room, and luxurious guest suite. The lower level of the main home includes plenty of additional yet cozy space for guests, with two light-filled guest suites and a specially designed 6-bed bunk room with accompanying full bath. On the same level, entertainment abounds in the expansive rec room, an exercise room, a refined wine cellar, and a ski room with plentiful storage and a groomed ski access trail immediately outside the door. The unmatched ski departure drops skiers off the property's yard, and once they round the corner of the home, stunning views of Pioneer and Cedar will strike skiers as they glide through the lower part of the lot on their way to a memorable day on the slopes.

The additional accommodations for friends and family at High Encampment transform holidays or vacations into unmatched mountain retreats for all. The guest apartment over the garage, complete with two bedrooms, delightful kitchen, living room, and balcony, provides a private retreat for visitors; yet the breezeway between the main home and guest apartment effortlessly connects guests to the main house. The main level of the garage has space for three vehicles and many extras including a mud room, a bike room, and ski storage. A short walk leads the way to additional private guest lodging at the fishing cabin. This quaint cabin, which overlooks the home's private pond, features a master bedroom, bunk room, full bath with soaking tub, full kitchen, living room, and an enchanting wraparound porch.

The sum of its impressive parts hardly equals all that High Encampment has to offer. Taken together, the superlative craftsmanship, astounding mountain views, abundance of space for guests, mature vegetation, and skiing access create a tangible sense of beautiful and welcome seclusion. The best memories involve friends and family coming together to delight in shared experiences in lovely spaces, and this incomparable residence makes those opportunities possible in spades. Additionally, thousands of acres of recreation greet dwellers right outside each door thanks to adjacent ski trails, and the base area's numerous and unsurpassed amenities are only a short drive or ski away.



Kitchen

- PINE RIDGE 315 -

14 WHITE SPRUCE DRIVE

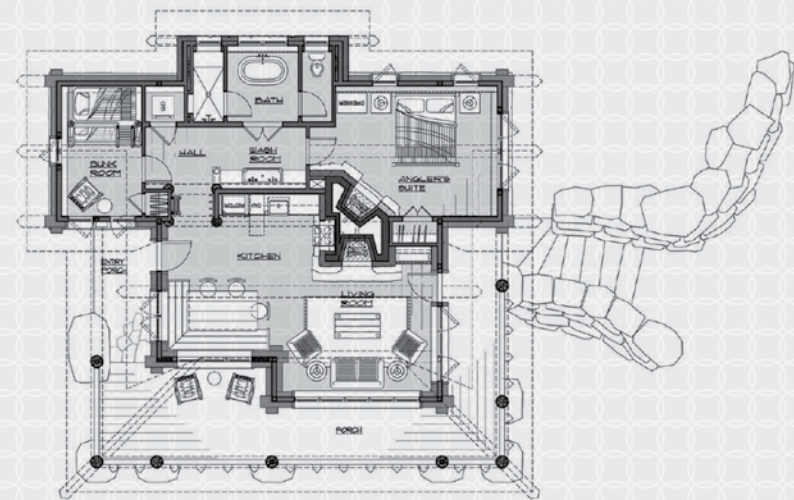
FEATURES

- Lot size: 5.62 acres
- Total heated, livable square footage: 9,734 square feet
- Includes main home, guest quarters, and fishing cabin
- Bedrooms: 5 in main house, 9 total
- Bathrooms: 5 + 2 powder rooms in main house, 8 total
- 3 car garage also includes ski room, guest storage, and bike room
- Main house includes exercise room, ski room, wine room, and rec room
- Sold fully furnished in Western rustic style
- Ski access

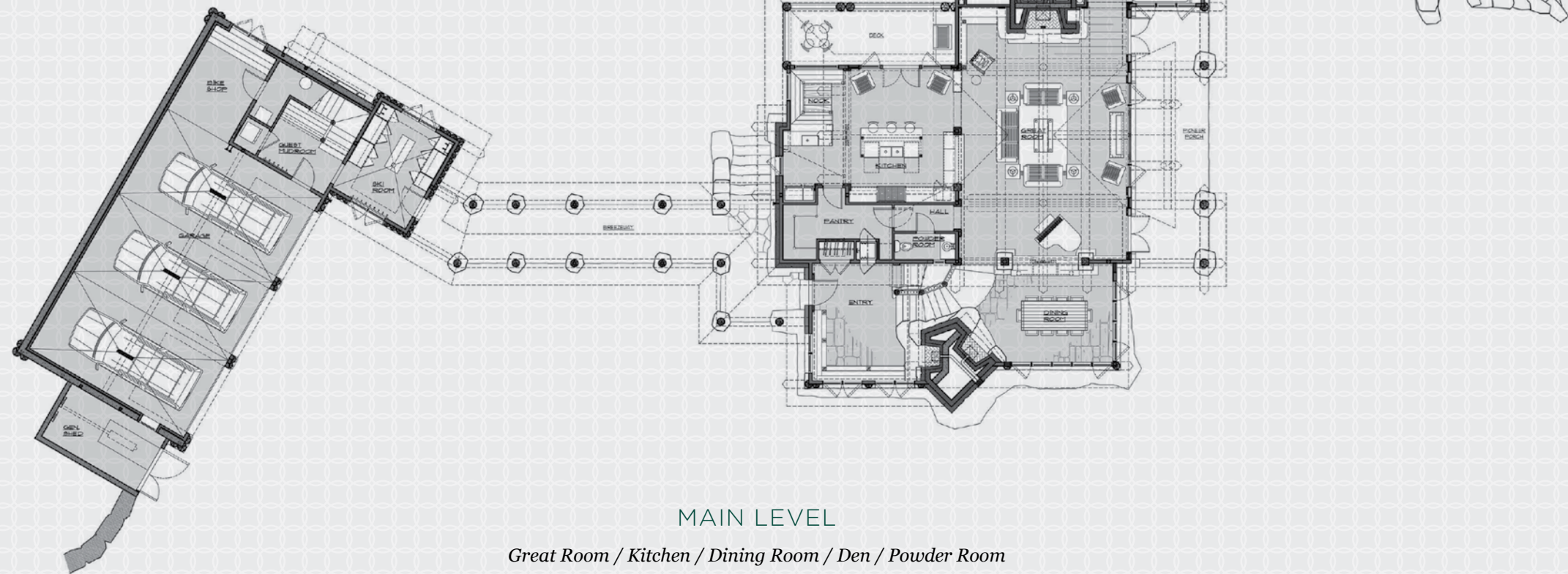
This residence is located within Yellowstone Club, a 13,600 acre private, gated community located in Big Sky, Montana. Yellowstone Club is the world's only private ski and golf community, encompassing thousands of acres of private skiing along with a championship golf course designed by Tom Weiskopf. 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 315 -

9,734 HEATED LIVABLE SQUARE FOOTAGE



FISHING CABIN

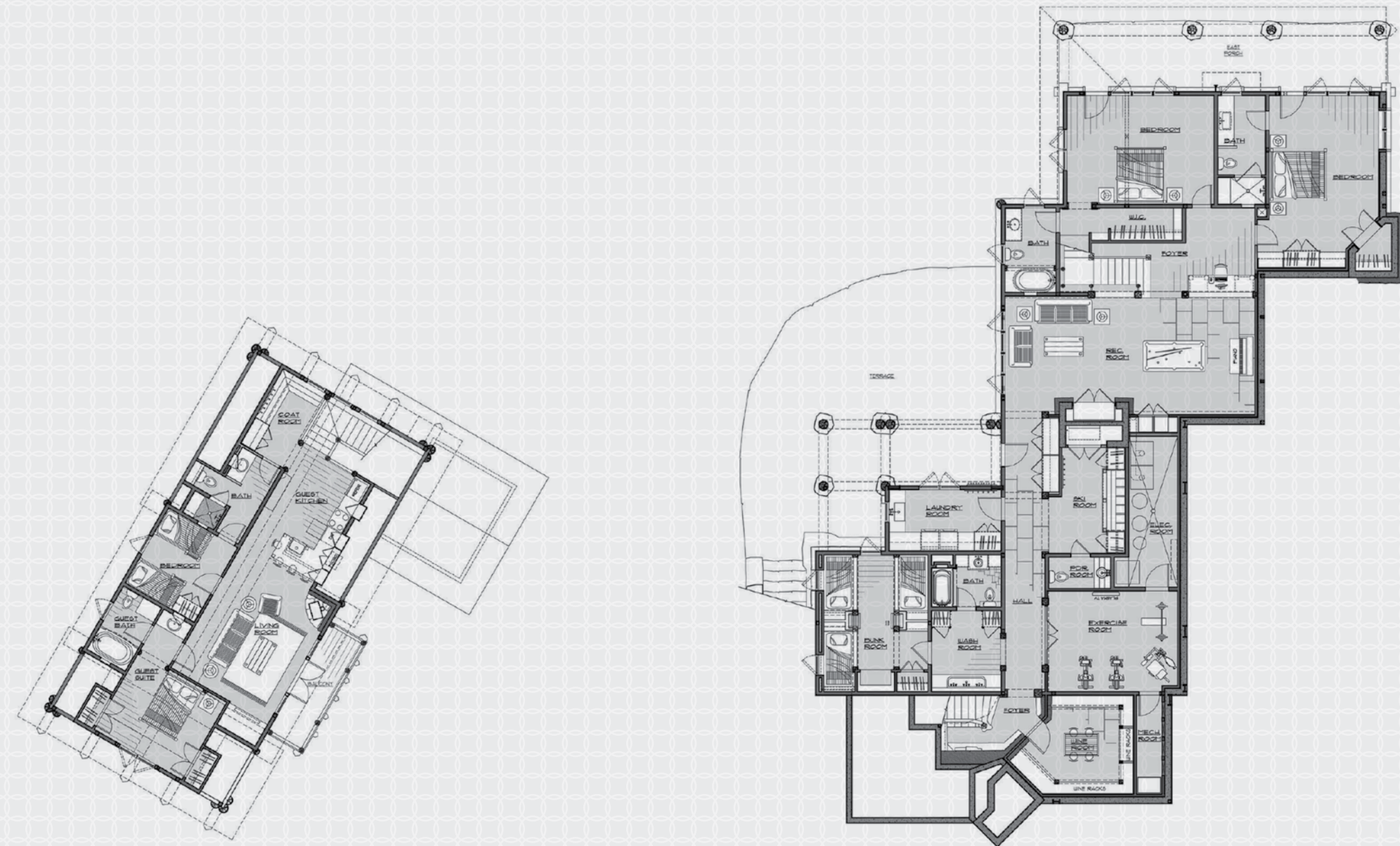


MAIN LEVEL

*Great Room / Kitchen / Dining Room / Den / Powder Room
Office / Office Bathroom / Master Bedroom / Master Bathroom
Ski Room / Mud Room / 3 Car Garage*

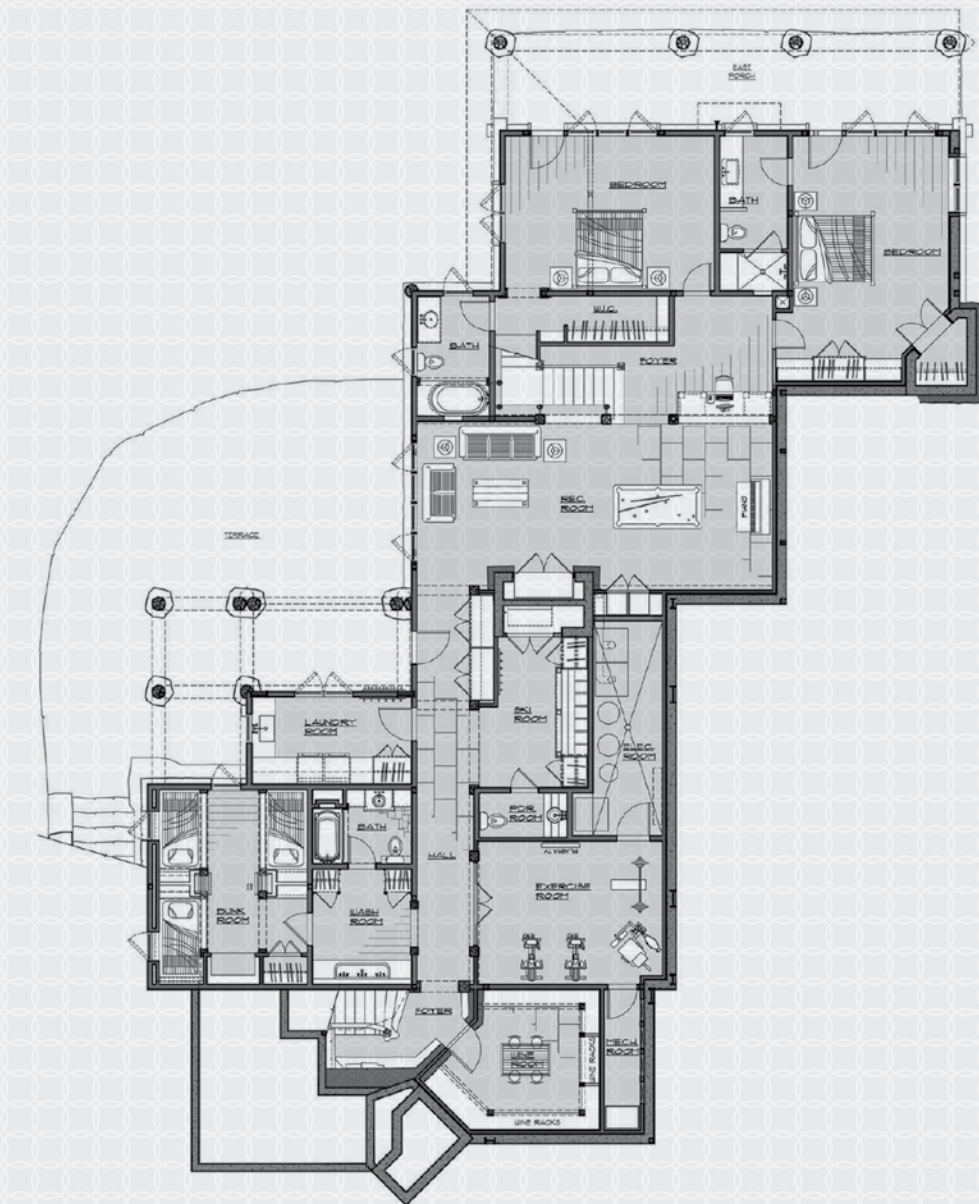
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9,734 HEATED LIVABLE SQUARE FOOTAGE



GUEST CABIN (ABOVE GARAGE)

*2 Guest Suites / 2 Guest Bathrooms
Kitchen / Living Room*



MAIN LOWER LEVEL

*2 Guest Suites / 2 Guest Bathrooms
Bunk Room / Bathroom & Wash Room / Recreation Room / Ski Room
Exercise Room / Wine Room / Laundry / Electric & Mechanical Rooms*

ANDESITE MOUNTAIN
SUMMIT 8,731 FT.



PINE RIDGE 315

PINE RIDGE

ANDESITE RIDGE

SUNRISE RIDGE

CEDAR VIEW RANCH

MOOSE LAKE

COMFORT STATION

RIVER CROSSING LIFT

AMERICAN SPIRIT TRAIL

MOOSE LAKE TRAIL

ANDESITE RIDGE ROAD

COWSTONE CLUB TRAIL





Dining Room





Master Bathroom



Guest Suite



Bunk Bathroom & Bunk Room



Recreation Room



YELLOWSTONE CLUB

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

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Photography by Gibeon Photography

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. 4/16

