



YELLOWSTONE CLUB



ANDESITE RIDGE | 146

36 Pumice Road



- ANDESITE RIDGE 146 -

36 PUMICE ROAD

A home in Yellowstone Club's classic Andesite Ridge neighborhood provides many unparalleled luxuries: an escape at which crisp, snowy evenings are the backdrop for warm family gatherings, a ski chalet with unbeatable ski in/ski out access to some of the world's finest powder skiing at the Yellowstone Club and Big Sky Resort, while maintaining the feel of being a secluded retreat tucked away from the world and nestled in Montana's lodgepole forests. Additionally, it embodies the Yellowstone Club lifestyle - fine dining, concierge services, and abundant recreation opportunities are all within easy reach. First Light Lodge, located on a spacious 2.66 acre lot at 36 Pumice Road, epitomizes these elements and is known for its unparalleled view of a breathtaking alpine sunrise.

Upon arriving at First Light Lodge, the Larry Pearson-designed rustic, warm interior of the home welcomes guests and family. Built entirely of reclaimed logs and wood, the foundation for this home is comprised of vintage planks, custom timber accents, and five Montana stone fireplaces. Ceilings with exposed beams and planks and large timbered posts give rooms grandeur and presence.

The home's main level provides comfortable gathering spaces as well as a private oasis in the guest master suite, separated from the rest of the level by the graceful entryway. The magnificent three-sided fireplace - open to the living room, the dining room, and the outdoor deck - anchors the home and allows for warm and memorable family gatherings. The cook of the family will delight in the space and convenience of the home's kitchen, where custom cabinetry, wood and stone countertops, and stainless appliances turn even a simple meal into a culinary delight.

The home's lower level includes abundant space for recharging and relaxing. A king guest suite and a bunk room offer ample options for visitors, and a traditional wood sauna, cinema room with a beautiful English pub, and recreation room with pool table complete with a rustic wooden stove create opportunities for a variety of après-ski activities. Undoubtedly, many ski days will end with a soak in the outdoor hot tub, complete with views of the Gallatin Range.

The second master suite comprises the home's upper level, which offers a beautiful master bedroom and bathroom with sitting area and fireplace; a loft office that, while open to below, maintains a sense of warmth and privacy; and an exercise area. The upper level also boasts magnificent views of the Gallatin Range and brings Montana's abundance of natural beauty into the home through expansive windows in the master bedroom.

In addition to the main house, First Light Lodge has a two-stall garage with additional parking available for multiple cars. Private guest quarters above the ski room will accommodate your guests in two large bedrooms with an additional bathroom, and provide stunning views of the Spanish Peaks and the adjacent ski slopes.



GALLATIN RANGE

- ANDESITE RIDGE 146 -

36 PUMICE ROAD

FEATURES

2.66 acres

7,432 total heated livable square footage

6 bedrooms

6 bathrooms + 1 Powder Room

Ski in/ski out to Yellowstone Club and Big Sky Resort

Constructed of reclaimed logs and planks

Custom rustic touches throughout, including regional art, stacked stone, and wide-plank wood floors

Cinema room, rec room, sauna, hot tub, exercise room, ski room, private office, two laundry rooms, and five stone fireplaces

Outdoor stone living area with Viking Grill and external fireplace

2 master bedroom suites

2 king bed guest suites

1 twin bed guest suite

Bunk room

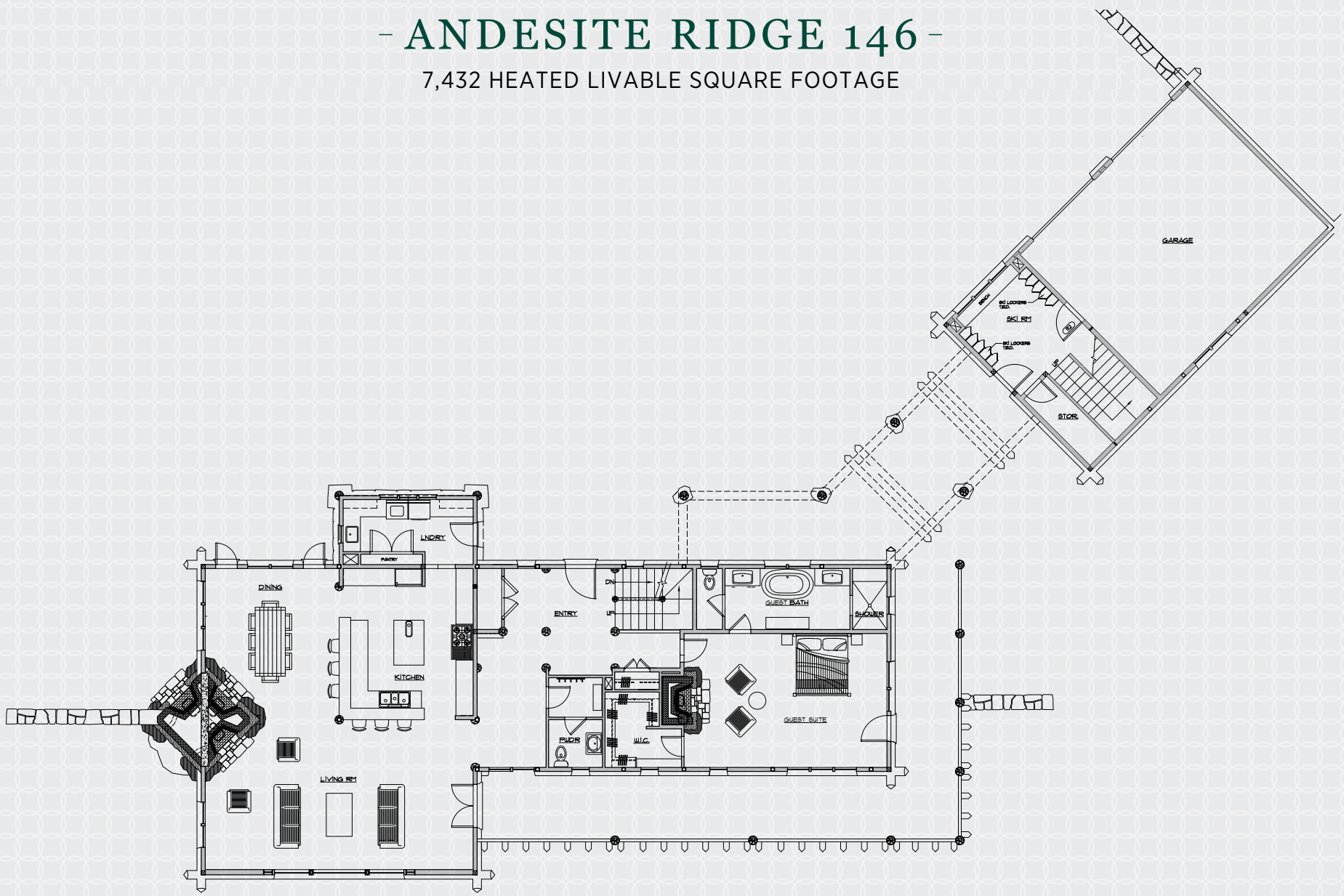
This residence is located within Yellowstone Club, a 15,200 acre private, gated community located in Big Sky, Montana. Yellowstone Club is the world's only private ski and golf community, encompassing thousands of acres of private skiing along with a championship golf course designed by Tom Weiskopf. 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.



KITCHEN / LOFT

- ANDESITE RIDGE 146 -

7,432 HEATED LIVABLE SQUARE FOOTAGE

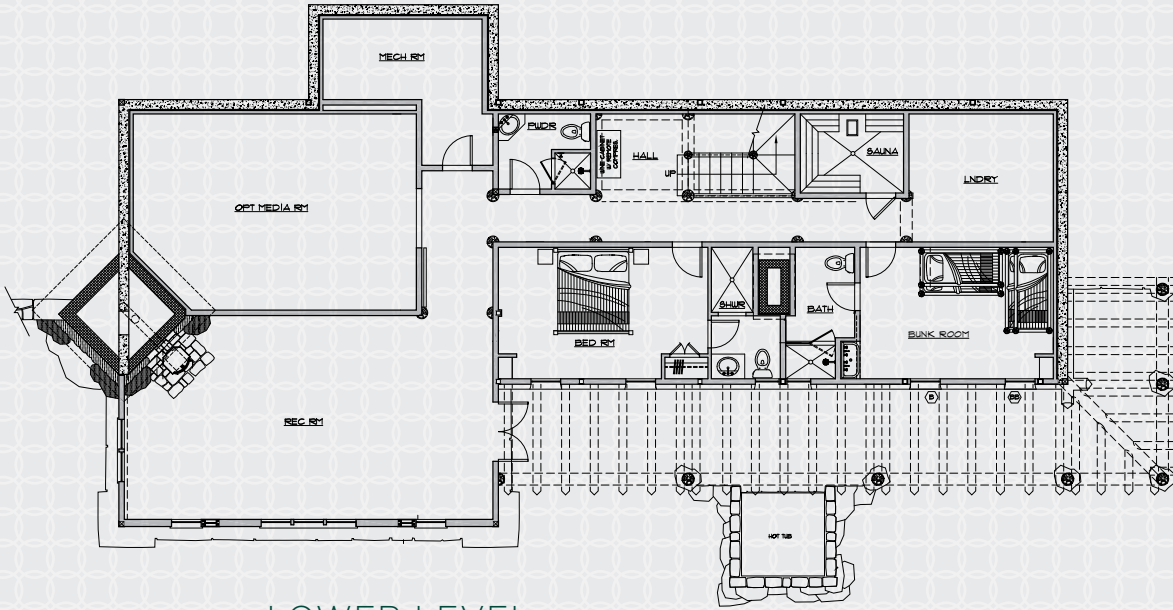


MAIN LEVEL

*Great Room, Kitchen, Dining Room, Powder Room, Laundry Room
Guest Suite, Guest Bathroom, Ski Room, Ski Access, 2 Car Garage*

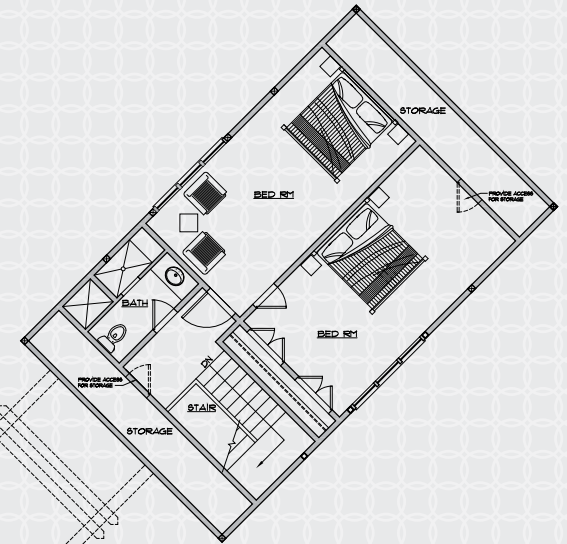
- ANDESITE RIDGE 146 -

7,432 HEATED LIVABLE SQUARE FOOTAGE



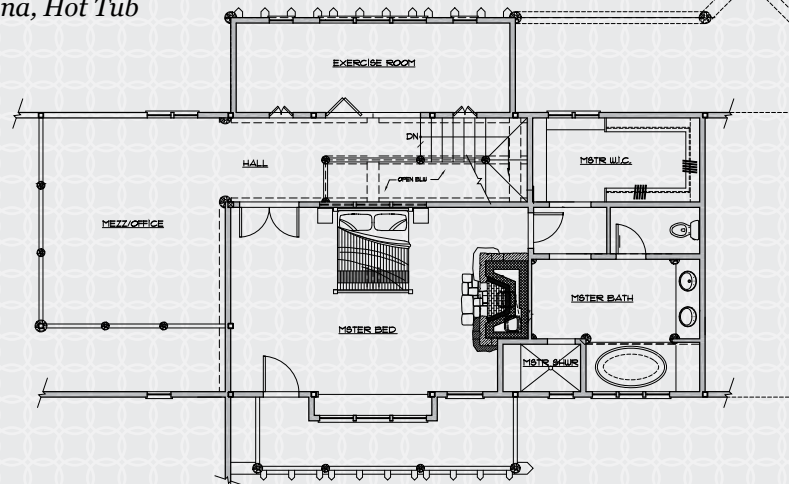
LOWER LEVEL

*Recreation Room, Cinema Room, Powder Room,
Guest Bedroom, Bunk Room, 2 Guest Bathrooms,
Mechanical Room, Laundry Room, Sauna, Hot Tub*



UPPER LEVEL

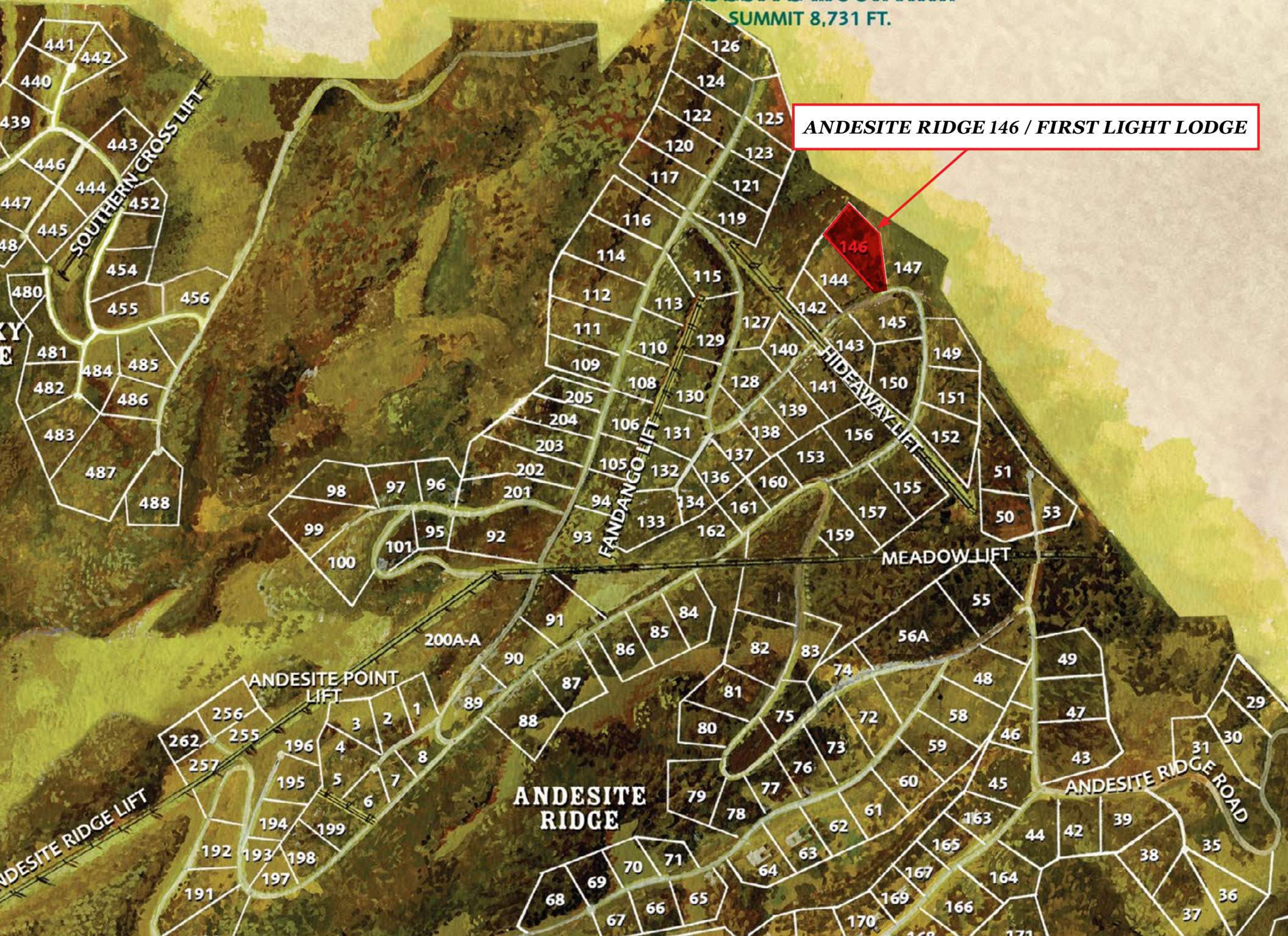
*Master Bedroom, Master Bathroom,
2 Guest Bedrooms, Bathroom, Storage Rooms,
Exercise Room, Office*



ANDESITE MOUNTAIN

SUMMIT 8,731 FT.

ANDESITE RIDGE 146 / FIRST LIGHT LODGE





GREAT ROOM



DINING



LOFT



REC ROOM



MASTER BEDROOM

MASTER BATHROOM



GUEST SUITE





GUEST BATHROOM



GUEST BEDROOM #1



GUEST BEDROOM #2



BUNK ROOM



THEATER



GUEST BEDROOM #3





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

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. 12/18

