

- ANDESITE RIDGE 147 -

ANDESITE RIDGE CUSTOM RESIDENCE 147 IS LOCATED AT 34 PUMICE ROAD



YELLOWSTONE CLUB



View of Gallatin Range and Big Sky Resort's Deep South Ski Run



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34 PUMICE ROAD

For some, a residence is a place to live; for others, it's a way of life. Crafted with the avid skier in mind, Andesite Ridge 147 lends itself to the alpine lifestyle both inside and out.

Andesite Ridge 147, nestled among strands of mature lodge pole trees, creates a secluded yet accessible retreat. Gorgeous views towards Yellowstone National Park and the Gallatin Range are evident from all aspects of the residence. Exterior Montana Moss Rock and natural stone elements complement a custom rough sawn entry and access trusses with Knotty Alder doors, trim and beams. The combination creates an inviting escape.

The home enjoys unmatched proximity to both Yellowstone Club and Big Sky Resort. From its back door, skiing to the right on a private ski trail allows quick access to miles of Yellowstone Club's Private Powder™, while skiing to the left provides an immediate entrance to Big Sky's Deep South ski run and thousands of acres of additional terrain.

Aside from its distinctive ski access and exterior enhancements, perhaps the most definitive element reflective of the home's character is the stunning Sequoia slab, custom built into the entry floor and framed by Montana Native flagstone. Those who step foot into the entry will be in awe of the hundreds of delicate age lines, which set the stage for a one-of-a-kind combination of Hickory wood plank flooring and tongue and groove cedar plank ceilings throughout.

Once inside, the sitting area, dining room, living room and kitchen open to create a generous entertaining space. A recessed wet bar and wine area puts a new twist on serving your favorite beverages. Enhanced with a Montana Moss rock fireplace, the open space will make visitors feel right at home. The gourmet kitchen features granite slab counter tops and custom walnut cabinetry throughout, along with Sub Zero and Wolf appliances. A large, private deck off of the kitchen and living room provides additional entertaining space and is equipped with a custom outdoor Wolf barbecue.

Upstairs, the master suite offers a secluded retreat. Large windows and a raised pedestal for the master bed provide unobstructed views toward snow-capped peaks, and the built-in fireplace provides warmth from even the coldest winter nights. The spacious adjoining bathroom features natural stone tile floors and walls with a bidet, his and her toilets, sinks and custom closets. A generous rain shower and steam shower and a jetted tub create a relaxing getaway. The master suite's private deck ensures privacy while allowing you to soak in extraordinary views.

Andesite Ridge 147 features two guest suites, each with its own bathroom; one bunkroom with separate his and her toilets, showers, sinks and dressing areas; and one palatial guest master, boasting a custom walk-in closet, private bathroom with bidet, jetted tub and intimate porch. For the ultimate theater experience, the downstairs media room offers a state-of-the-art audio visual package. A heated lower patio is accessible from the media area, where a large hot tub offers even the weariest skier refuge.

After a day on the slopes, ski in to the home's outdoor ski passage which includes locker space for everyone's gear. An indoor ski room also awaits; after skiers shed layers, deciding whether to partake in a beverage from the conveniently located wet bar or relish in the outdoor hot tub, indoor steam shower, or indoor sauna, will comprise the most difficult decision of the day.



Kitchen

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FEATURES

- Custom rough sawn entry and accent trusses with Montana Moss Rock and natural stone elements; distinctive Sequoia slab in entryway surrounded by Montana Native flagstone
- Hickory wood plank flooring
- Spacious sitting room with recessed bar, wine area, and Montana Moss Rock fire place and stack
- Gourmet kitchen featuring granite slab counter tops and Sub Zero and Wolf appliances
- Large windows in living room frame spectacular views of Yellowstone National Park, the Spanish Peaks, and the Gallatin Range
- Main redwood deck off of kitchen and living room features custom Wolf barbecue
- Master suite with raised pedestal, Montana Moss Rock fireplace, private deck and sitting area
- Two guest rooms with private bathrooms, one guest master suite with massive bathroom featuring a shower, tub, toilet and bidet, one bunk room
- Radiant floor heating, custom light fixtures and chandeliers throughout home
- Outdoor ski passage with ski-in area lockers and convenient gear storage; indoor ski room
- Stamped concrete patio with radiant floor heating and outdoor hot tub
- Two-car garage with radiant floor heat

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.

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6,525 HEATED LIVABLE SQUARE FOOTAGE ON 2.05 ACRES



MAIN LEVEL

*Living Room / Kitchen / Dining Room / Sitting Area
Bar & Wine Area / Powder Room / 2 Guest Bedrooms / 2 Guest Bathrooms
Laundry Room / Mud Room / 2 Car Garage*

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UPPER LEVEL

*Master Suite / Master Bathroom / Sitting Area
Guest Suite / Guest Bathroom*

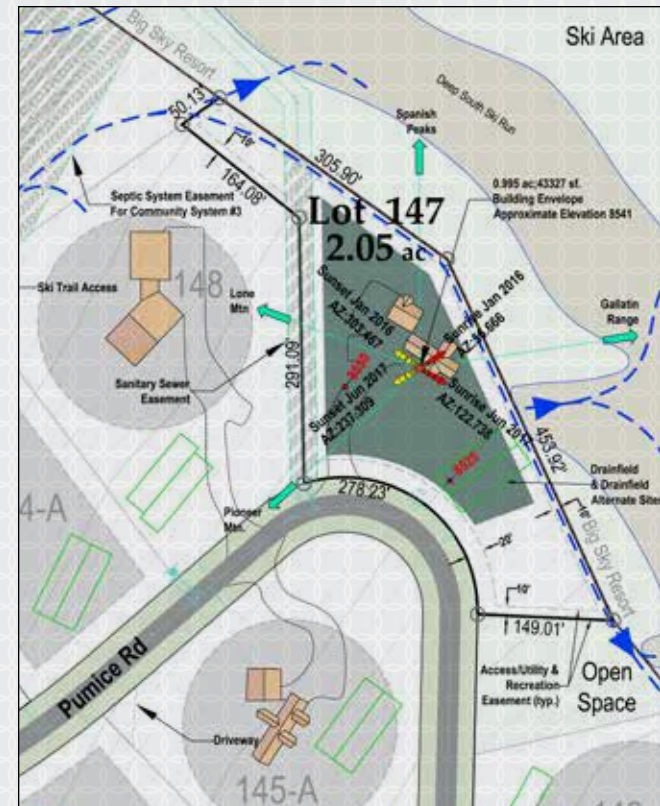
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LOWER LEVEL

- Bunk Room / Bunk Bathrooms
- Media Room / Ski Room / Steam Room / Sauna / Hot Tub
- Powder Room / Mechanical Room





Great Room



Entry



Dining Room



Recreation Room



Recessed Wet Bar / Wine Area



Master Suite



Guest Master Suite



Master Bathroom



Bunk Room Showers / Bathrooms



Hot Tub with View of Gallatin Range



YELLOWSTONE CLUB

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

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Photography by 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.

8/16

