



YELLOWSTONE CLUB

- ANDESITE RIDGE 42 -



ANDESITE RIDGE CUSTOM RESIDENCE 42 IS LOCATED AT 145 ANDESITE RIDGE ROAD





Main Level Great Room

– ANDESITE RIDGE 42 –

145 ANDESITE RIDGE ROAD

The simple pleasures of home somehow mean more when that home lies in an alpine meadow, surrounded by mountain views. As we go about our days, the mountains ground us, center us, and remind us that beauty surrounds us. The Andesite Ridge neighborhood of Yellowstone Club maximizes mountain settings – genuine alpine homesites mean snowy winter wonderlands and pristine summer days. Andesite Ridge embodies Montana beauty at its finest.

Custom residence Andesite Ridge 42 enhances the connection with the natural world. Raw materials including heavy timbers and hand-stacked stone blend with natural fibers and thoughtful lighting to create an inviting habitat. Indoor living rooms seamlessly transition to outdoor spaces – a combination that makes the home feel airy and open. Summer days will see the doors thrown open, while winter eves will see crackling fires at the outdoor hearth. This home features an impressive four levels of living space. In addition to the main and lower levels, an upper level glassed-in “bridge” with an office space, sitting area, and pool table crowns the home, while an additional room beneath the lower level provides a full bathroom, recreational space, and a storage room. A separate apartment above the garage rounds out the home.

The main level of Andesite Ridge 42 features the private and luxurious master bedroom suite with spacious bath and walk-in closet, fireplace, and rustic touches that colorblocked textiles tastefully complement. The main level also includes many of the public spaces: a great room with windows that stretch to the ceiling apex, an open kitchen with gourmet touches that include a stone enclosure for the range as well as adjacent sitting area with rustic fireplace, and access to ample storage, laundry, mud room, and garage areas. The covered deck on the main level, complete with stone fireplace, will provide beautiful outdoor space throughout the summer months. The main level flows naturally to a cozy apartment above the garage which includes a bunk room, additional bedroom, full bathroom, and kitchenette, which a classic wood stove will keep warm on even the clearest, coldest evenings in the mountains.

The home’s lower level includes three additional bedroom suites that guarantee abundant space for large gatherings of friends and family. A second great room and wet bar give visitors autonomy and space not typically found in vacation homes. The lower level also includes classic wood-fired sauna, laundry facilities, ample storage, and doors that open out onto the multi-level stone patio and its in-ground hot tub and elevated fire pit.

Taken together, this custom residence equals far more than the sum of its parts: it creates space for memory making, communing with the outdoors, and escaping to beauty. Open space on the north and south sides of this property ensure views stay pure, while the Andesite Ridge ski lift makes it easy to return home after a day of skiing Pioneer or Big Sky. In addition to the private retreat you’ll find at Andesite Ridge 42, the bountiful amenities of the base area are within easy reach – dinner, shopping, and numerous services are but a short drive away.



Kitchen

– ANDESITE RIDGE 42 –

145 ANDESITE RIDGE ROAD

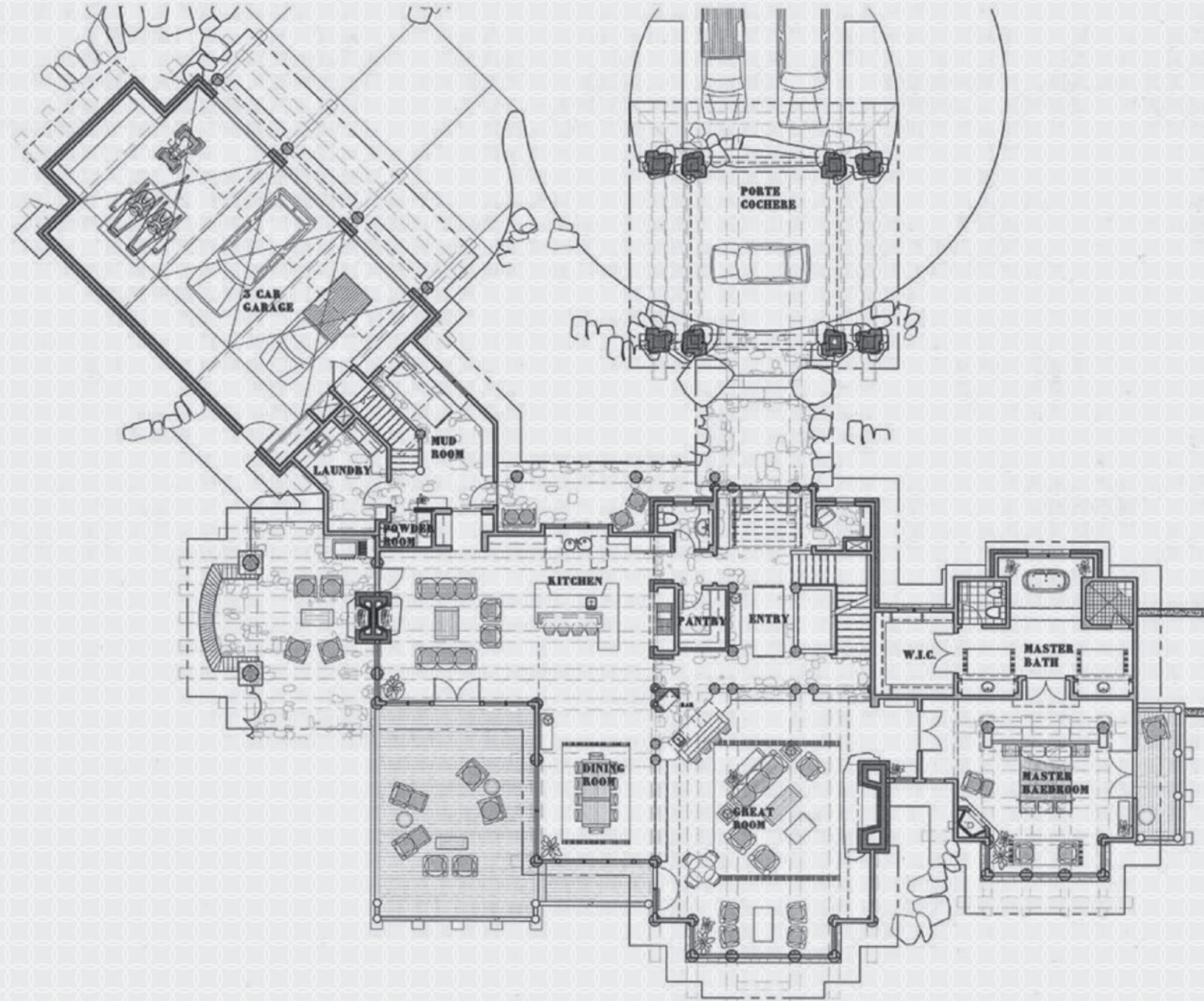
FEATURES

- 11,003 total livable square feet located on spacious 4.07 acre lot
- Master bedroom, four additional bedrooms, and one bunk room
- Six bathrooms and two powder rooms
- Great rooms on two levels, plus additional office and seating areas
- Apartment over garage with bunks, kitchen, sitting area with wood stove, private bedroom, and bath
- Three car garage, ample storage, mud room, and wood shop spaces
- Expansive views of Lone Mountain, Spanish Peaks, Gallatin Range, and Pioneer Mountain
- Adjacent to open space on the north and south

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.

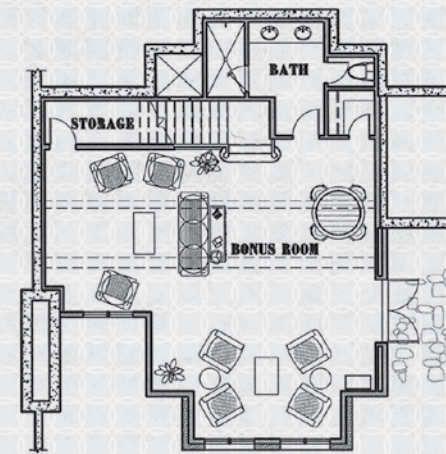
- ANDESITE RIDGE 42 -

11,003 HEATED LIVABLE SQUARE FOOTAGE



MAIN LEVEL

Great Room / Kitchen / Dining Room / Powder Room
Master Suite / Master Bathroom
Laundry Room / Mud Room / 3 Car Garage

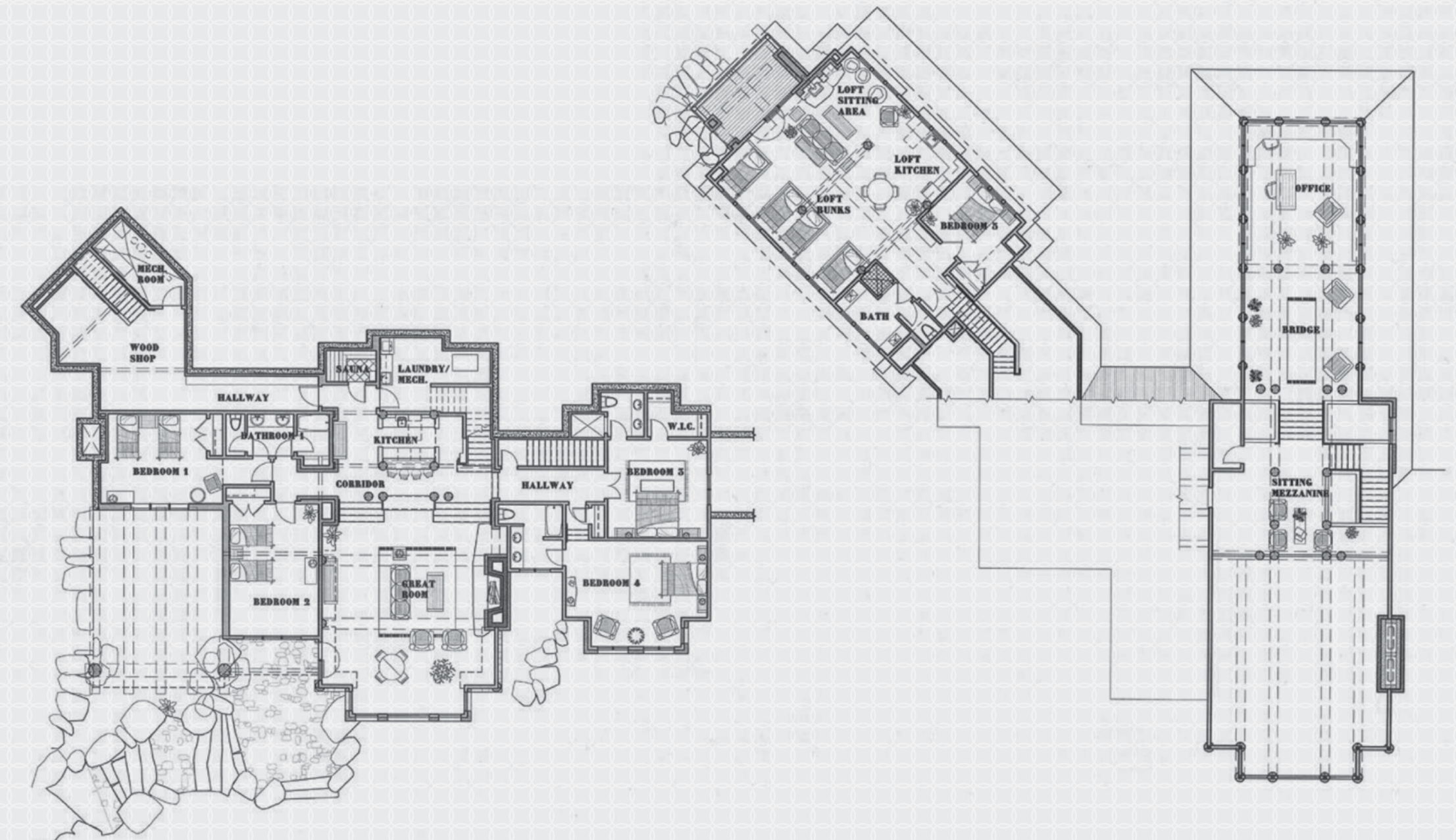


BONUS ROOM

Bonus Room / 1 Bathroom / Storage

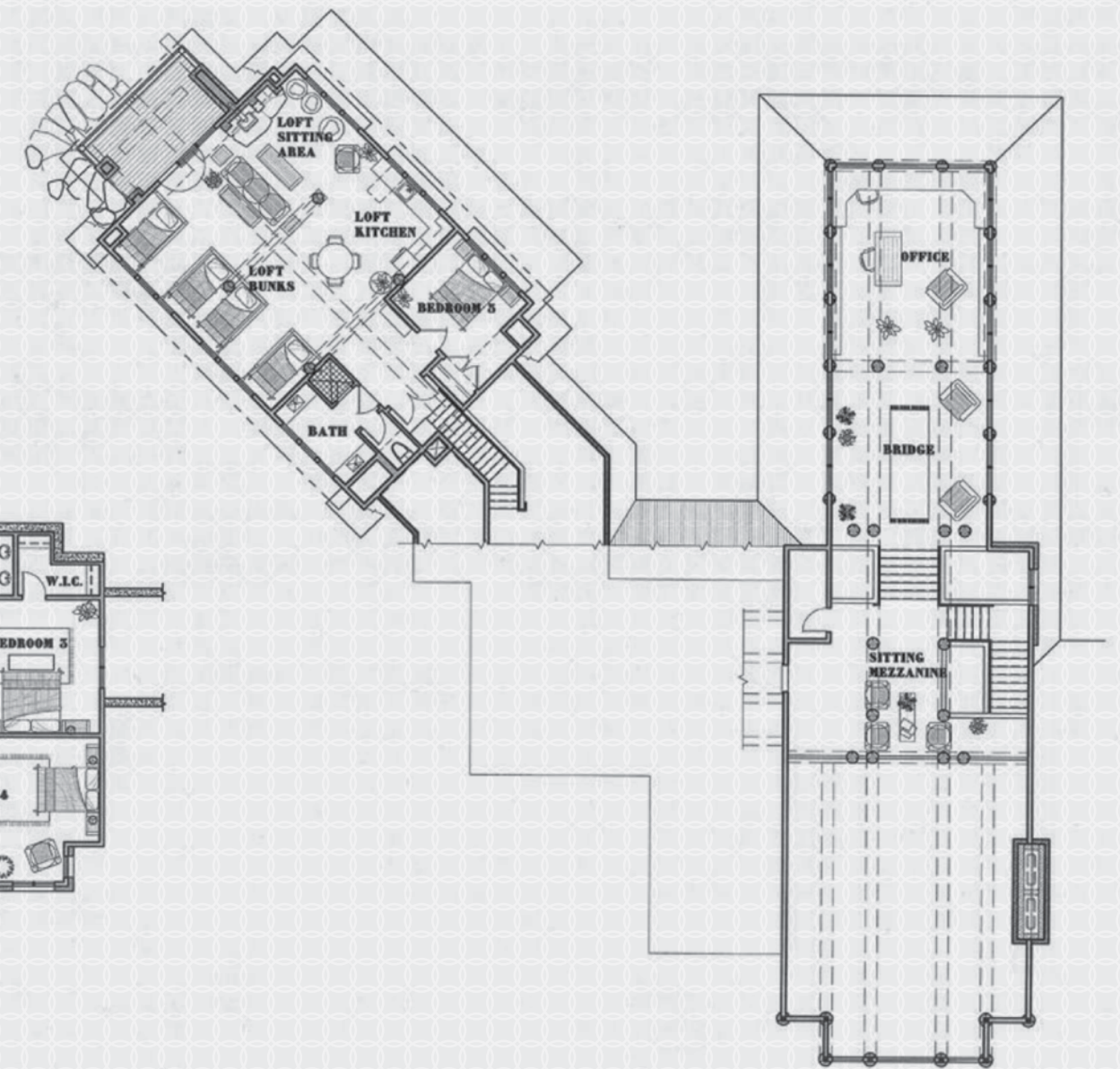
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11,003 HEATED LIVABLE SQUARE FOOTAGE



LOWER LEVEL

4 Guest Bedrooms / 4 Guest Bathrooms
Great Room / Kitchen / Wood Shop / Sauna
Laundry Room / Mechanical Rooms



UPPER LEVEL

1 Bunk Room / 1 Guest Bedroom / 1 Guest Bathroom
Loft Sitting Room / Kitchenette
Office / Bridge / Sitting Mezzanine



ANDESITE MOUNTAIN
SUMMIT 8,731 FT.

COW FLATS LIFT

BIG SKY
RIDGE

SOUTHERN CROSS LIFT

PINE RIDGE LIFT

FANDANGO LIFT

MEADOW LIFT

ANDESITE POINT
LIFT

ANDESITE RIDGE LIFT

RIVER CROSSING
LIFT

SUNRISE RIDGE

ANDESITE
RIDGE

ANDESITE RIDGE ROAD

CEDAR VIEW RANCH

PINE RIDGE

MOOSE LAKE TRAIL

AMERICAN SPIRIT TRAIL

MOOSE LAKE TRAIL

ROCKSTONE CLUB TRAIL

CEDAR LOOP TRAIL

MOOSE LAKE

COMFORT
STATION

ANDESITE RIDGE 42



Family Room





Sitting Area



Entry



Dining Room



Master Suite



Master Bathroom



Guest Suite



Bunk Room with Sitting Area and Kitchenette



Outdoor Living Space



YELLOWSTONE CLUB

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

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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.

7/16

