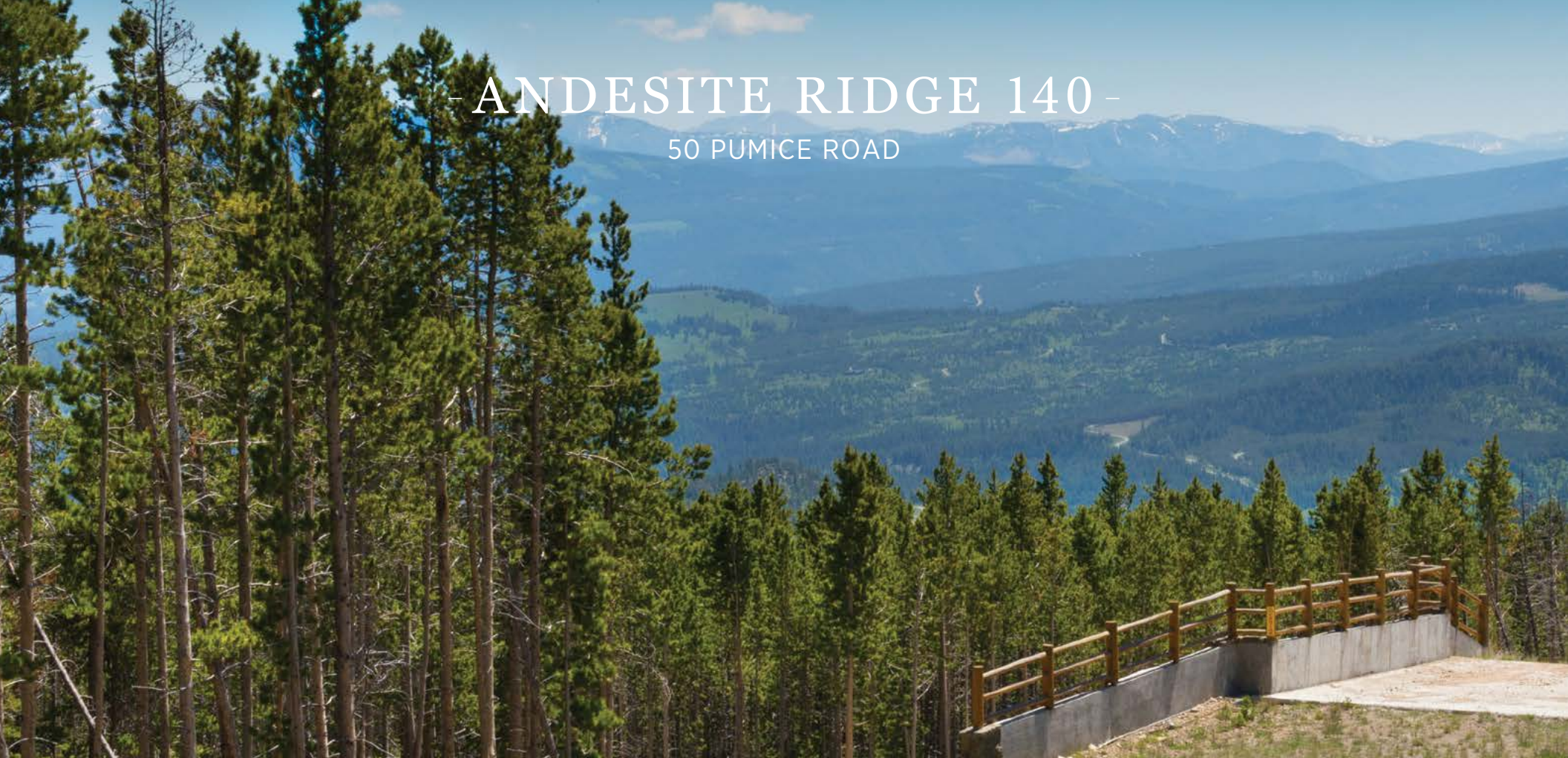


- ANDESITE RIDGE 140 -

50 PUMICE ROAD



The Andesite Ridge neighborhood of Yellowstone Club is known for its pristine mountain setting and the seamless ski in and out experience that skiers everywhere crave. In addition to natural amenities including forested slopes and abundant wildlife, Andesite Ridge is also located just a short drive away from the numerous offerings of the base area: fine dining and relaxed recreation at the Warren Miller Lodge, shopping, personal concierge services, fitness centers, and more. Andesite Ridge 140, a 2.47 acre homesite located in the upper reaches of the neighborhood, will make dreams of mountain living come true. Andesite Ridge 140 is set into a gently-sloped hillside off Pumice Road, and young pine trees provide privacy while thoughtful forestry allows for broad views southward. Windows will no doubt look out upon the southern views of Pioneer Mountain and the Gallatin Range, and natural light will warm winter mornings. This homesite is carefully situated to maximize benefits like adjacent open space, access to cross-country ski trails, and lift access to Pioneer via the Hideaway Lift.



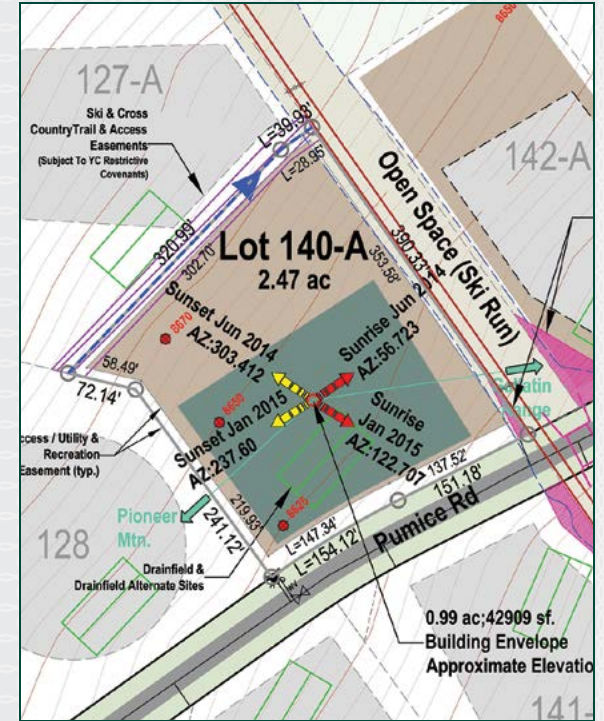
YELLOWSTONE CLUB

- ANDESITE RIDGE 140 -

50 PUMICE ROAD

FEATURES

- 2.47 acre homesite
- Expansive, light-filled views of Pioneer Mountain and the Gallatin Range
- Direct ski access via the ski trail bordering the northeastern boundary of the property
- Mature lodgepole pines throughout the property



This homesite 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, with thousands of acres of private skiing together with a championship golf course designed by Tom Weiskopf. Additionally, there are fishing streams, hiking and biking trails and horseback riding. Personal attention assures an excellent children's program as well as high-quality amenities which round out the unique Montana experience that is Yellowstone Club.

For more information about this property and its pricing, please contact your YC Realty Sales Associate.
 (888) 700-7748 | (406) 995-4900 | ycsales@yellowstoneclub.com | P.O. Box 161097 | Big Sky, Montana 59716
www.yellowstoneclub.com

All information deemed reliable, but not guaranteed. All acreages are estimates. The purchase of a homesite does not include membership in Yellowstone Club, or any right to use the private club facilities. Ownership of a 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 homesite. All acreages and square footages are estimates 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.