

- ANDESITE RIDGE 189 -

123 TRAVERTINE ROAD



YELLOWSTONE CLUB



Great Room

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Bear Paw is a stunning residence on 17.46 acres of Montana's pristine landscape set in the midst of Yellowstone Club.

Character, location and views define Bear Paw; massive picture windows frame Eglise, Pioneer, and Lone Peak, as they practically tumble into the impressive great room. Far below, the Tom Weiskopf championship golf course and the Club's amenity-rich base area add to the visual panorama. Additionally, deer and elk frequently travel through the surrounding pines peacefully. Its location as a corner lot delivers a high degree of privacy; these spectacular views will always remain untouched thanks to building restrictions which protect three sides of this incredible property. This can all be viewed and enjoyed from the home's many outdoor living spaces, which include over 3,000 square feet of decks and patios, an outdoor fireplace and hot tub.

At the same time, the interiors of this dynamic home are equally astonishing – the flooring in the great room is made from reclaimed trestle wood that formerly spanned the Great Salt Lake. The natural-timber hand railing is a work of art in itself, and extraordinary details are everywhere, such as slate flagstone flooring and a redwood wine rack in the pantry. Bear Paw includes more than 7,600 square feet of living space that encompasses a great room, four bedrooms and a bunk room, five full baths, a media room/home theater, two laundry areas, and wet bar, making this home marvelous for social gatherings.

With a rustic grand lodge ambiance enhanced by first-rate modern conveniences, Bear Paw offers a mountain lifestyle experience that is as rare as it is remarkable.



Dining Room



Kitchen

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FEATURES

- 7,652 Total Heated Livable Sq. Ft.
- 17.46 acres
- 4 Bedrooms + 1 Bunk Room
- 5 Bathrooms + 1 Powder Room
- 2 Car Garage
- Amazing views of Lone Peak, Cedar Mountain, Pioneer Mountain, and the Gallatin Range
- Multiple decks and patios
- Outdoor fireplace on deck off the great room and master bedroom
- Media room with wet bar
- All bedrooms have private baths and walk-out access to decks/patios
- In-floor radiant heat
- Master suite includes a spa tub, slate-tiled shower, and his/her closets

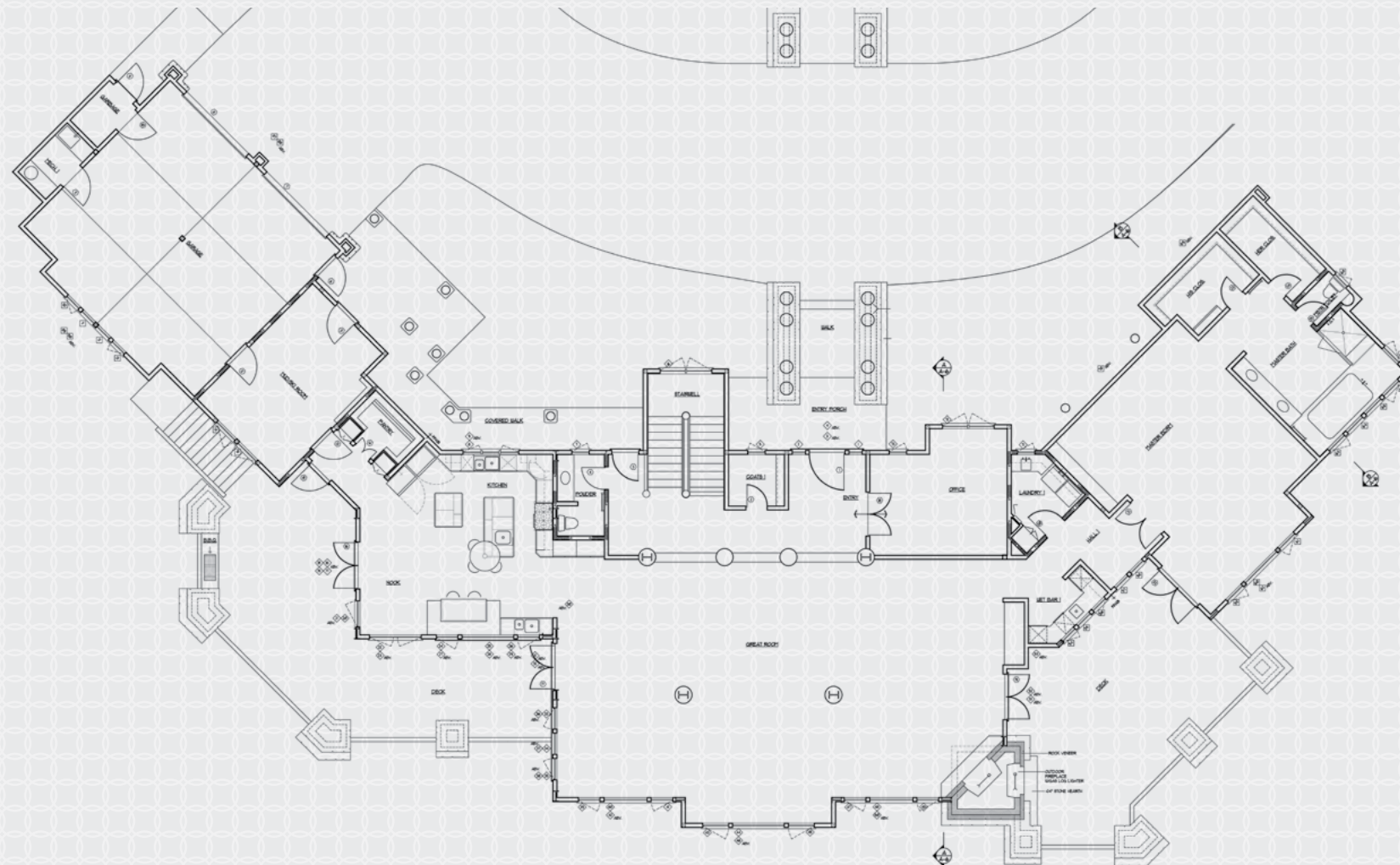
This residence is located within Yellowstone Club, a 13,600 acre private, gated community located in Big Sky, Montana. Yellowstone Club is the world's only private ski and golf community, encompassing thousands of acres of private skiing along with a championship golf course designed by Tom Weiskopf.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



Breakfast Nook

– ANDESITE RIDGE 189 –

7,652 HEATED LIVABLE SQUARE FOOTAGE



MAIN LEVEL

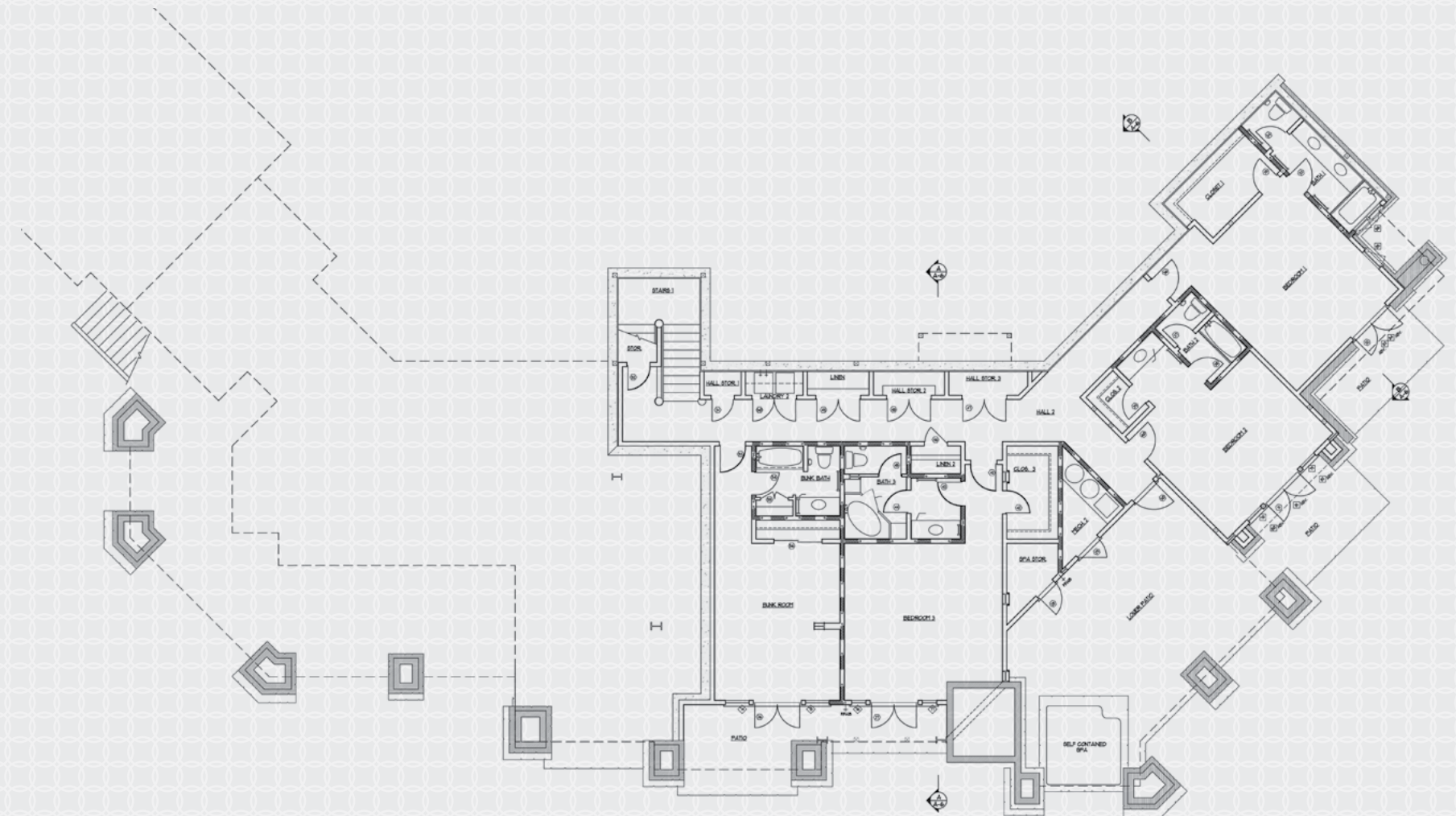
Great Room, Kitchen, Breakfast Nook, Dining Room

Powder Room, Media Room, Wet Bar, Master Suite, Master Bathroom

Laundry Room, Mud/Ski Room, 2 Car Garage

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7,652 HEATED LIVABLE SQUARE FOOTAGE



LOWER LEVEL

3 Guest Suites, 3 Guest Bathrooms

Bunk Room, Bunk Bathroom, Laundry Room, Hot Tub

Electric/Mechanical Room



Kitchen



Media Room and Bar



Living Room



Sitting Area



Master Shower



Living Room



Powder Room



Master Bath



Master Suite



YELLOWSTONE CLUB

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

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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.