YELLOWSTONE CLUB

RIVER HOMESTEAD

RIVER HOMESTEAD

– Introduction & Site Plan –

Welcome to the River Homestead, a new Yellowstone Club development built across two central locations that will place homeowners in the heart of the world's only private ski and adventure community. Thirty units ranging between 4 and 6-bedroom duplexes and triplexes – conveniently located across Yellowstone Club Trail from Camphouse – will be thoughtfully arranged overlooking the base area, Pioneer, and Eglise. Two duplexes comprise the river-side development, for which the South Fork of the West Fork of the Gallatin River creates an idyllic and private backdrop. Nestled along the river, these four condominium units embody secluded paradise, while their location within the Club means that Members and their guests can effortlessly access everything Yellowstone Club has to offer.

River Homestead's scenic location with close proximity to the river inspired its design, and natural wood and river stone exteriors distinguish the development while allowing it to complement and augment its beautiful setting. Additionally, the outdoor living spaces that accompany each unit facilitate strong connections to the homes' natural surroundings. Once inside each unit, expansive floor-to-ceiling units on the main level maintain and strengthen ties to the outdoors and frame expansive mountain and base area panoramas.

Homeowners will be mere steps from world-class fishing, base area amenities at Warren Miller Lodge, and recreational opportunities on Miller Lake as well as Moose Lake trail, one of the Club's most scenic hiking areas. Immediate access to Yellowstone Club's thousands of acres of private skiing means that River Homestead will also provide a welcome retreat after bustling days on the slopes.

RIVER HOMESTEAD

– Features –

Views toward the Gallatin Range from the River Homestead site

- YC is proud to announce Phase I of River Homestead, which includes four 5-bedroom units available between two duplexes
- Twenty-six additional units will be available at a future date
- Natural wood and river stone exteriors
- Spacious outdoor living spaces
- Expansive floor-to-ceiling windows
- Intimate, scenic setting next to the Gallatin River
- A mix of open communal living spaces and private living spaces that create an ideal family retreat
- Central location within Yellowstone Club allows for immediate access to world-class fishing and hiking, base area amenities at Warren Miller Lodge, activities at Miller Lake, and thousands of acres of private skiing
- For more information, please contact the sales team

BUILDINGS 1&2

– Site Plan –

BUILDINGS 1&2

– Exterior Rendering / Features –

Rendering of similar model, finishes may vary

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- 4,927 heated livable sq. ft.
- 2-level duplex
- Beds: 5
- Baths: 5
- Powder Rooms: 1
- Garage: 2

BUILDINGS 1&2

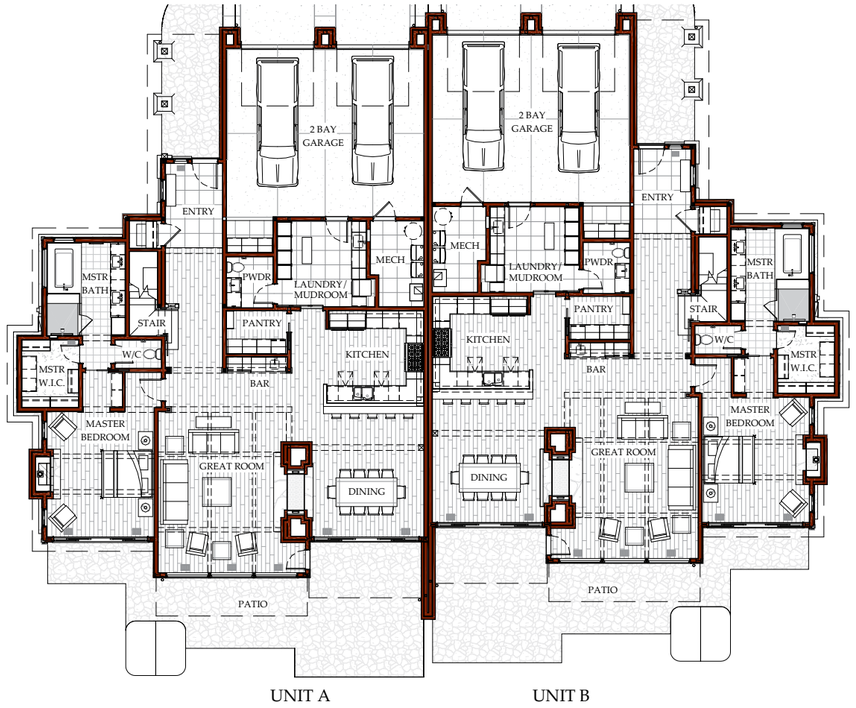
– Interior Rendering –

Rendering of similar model, finishes may vary

In the duplexes near the river, a centrally located fireplace, open floor plan, and powder room create warmth and a cozy, convenient gathering space for friends and family. The main floor also includes the master suite, master bathroom, and private deck overlooking the Gallatin, all completely separate from communal spaces to ensure restorative seclusion. The upper level of each condominium, complete with four guest bedrooms with en suite bathrooms, allows for more than enough room to comfortably host family and friends.

BUILDINGS 1&2

– Floor Plan –



MAIN LEVEL

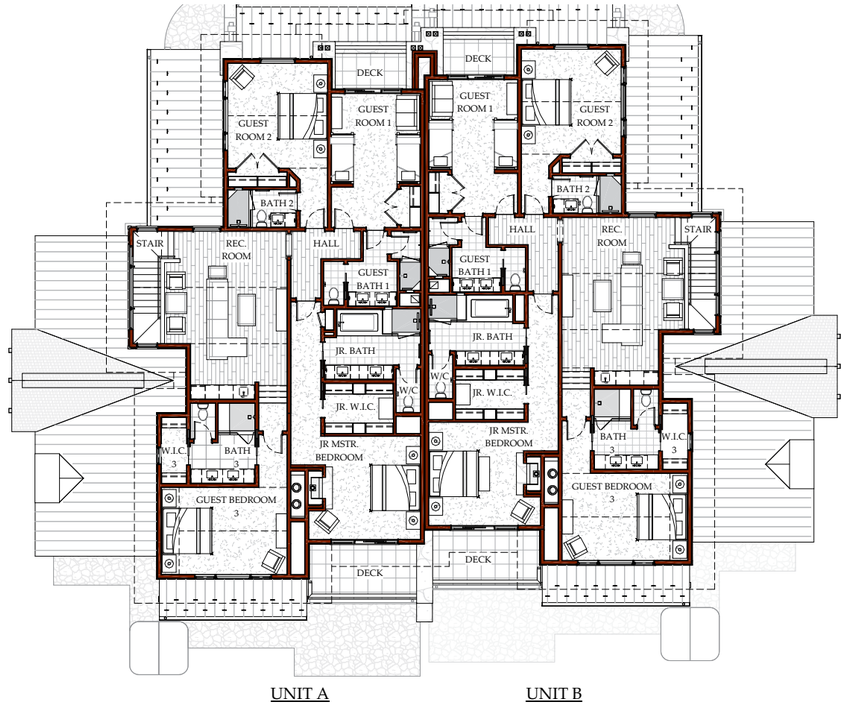
Master Suite / Master Bathroom

Great Room / Kitchen / Dining Room / Bar / Powder Room

Laundry/Mudroom / 2-Car Garage

BUILDINGS 1&2

– Floor Plan –



UPPER LEVEL

Junior Master Suite / Junior Master Bathroom

3 Guest Bedrooms / 3 Guest Bathrooms

Recreation Room

BASE AREA AMENITIES

Fly-fishing at YC

Camphouse and Pool

BASE AREA AMENITIES

Paddleboarding on Miller Lake

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. 12/16

Running along Moose Lake Trail, just steps from the River Homestead development