



ETTEMENT SETTLEMENT

THE SETTLEMENT IS DESIGNED TO BE A PLACE FOR MODERN
FAMILIES TO ENJOY THE TIMELESS BEAUTY OF THE MONTANA
LANDSCAPE AND TO CREATE MEMORIES THAT CAN LAST LONG
INTO THE FUTURE.

Humans have long recognized the area around the present-day Yellowstone Club as an ideal location for living. It's with a nod to the early peoples of the Madison and Gallatin Ranges that we announce the Settlement, a unique neighborhood in the Yellowstone Club that pays homage to the past while looking forward to the possibilities of the future. Recent studies in and around the Yellowstone Club reveal that the land was an important settlement site, where people sharpened tools, visited nearby springs, and sought refuge from the challenging landscape. Today's Yellowstone Club Members live vastly different lives, but are in agreement that the land still serves as the perfect place to live, play, and enjoy the mountain environment.



All units feature over 4,000 square feet of living space, with warm, welcoming spaces on three levels. Designed by Bozeman's Brechbuhler Architects, each of the 36 units is carefully sited to maximize mountain views.

A & C UNITS FEATURE 4,370 HEATERD LIVABLE SQUARE FOOTAGE
B UNITS FEATURE 4,597 HEATERD LIVABLE SQUARE FOOTAGE







Each unit features four bedrooms plus a spacious master suite, deluxe kitchen with professional-grade appliances, a plethora of formal and informal gathering spaces, and abundant storage for recreational equipment.

BEDROOMS: 5 BATHROOMS: 5 + 2 POWDER ROOMS 2-CAR GARAGE



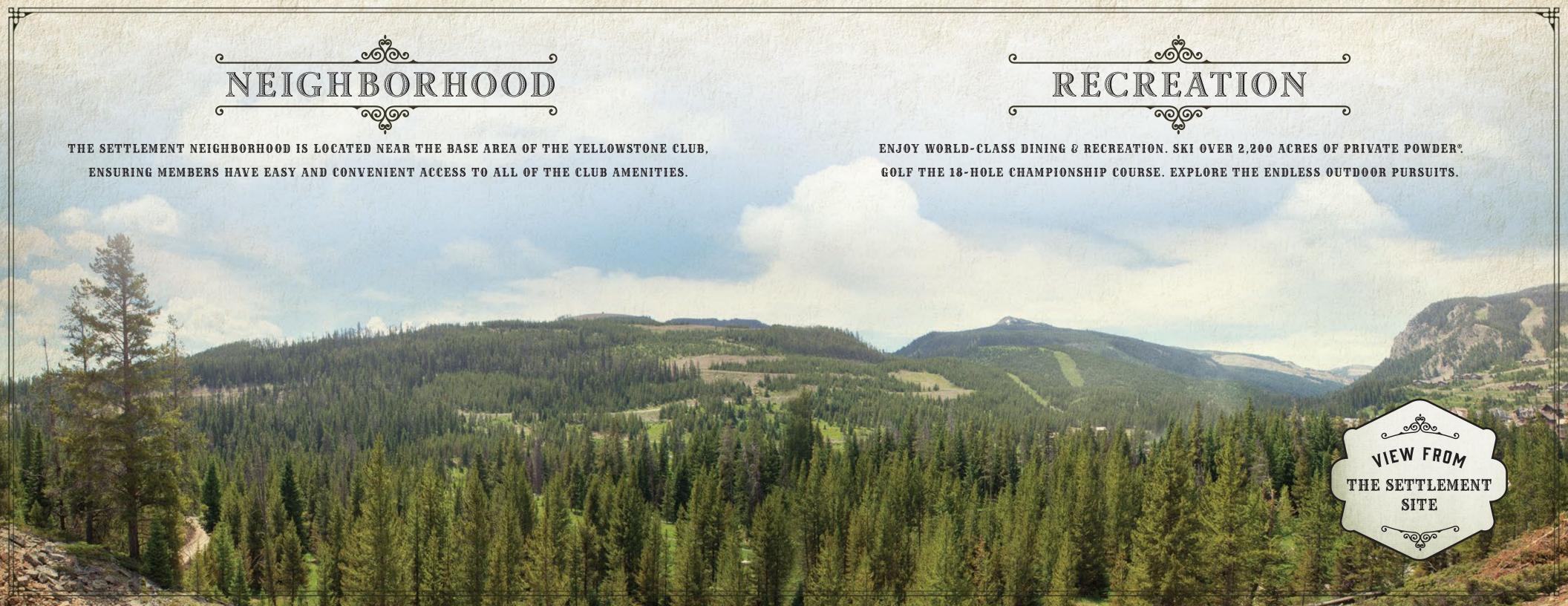


← NORTH →

EAST --

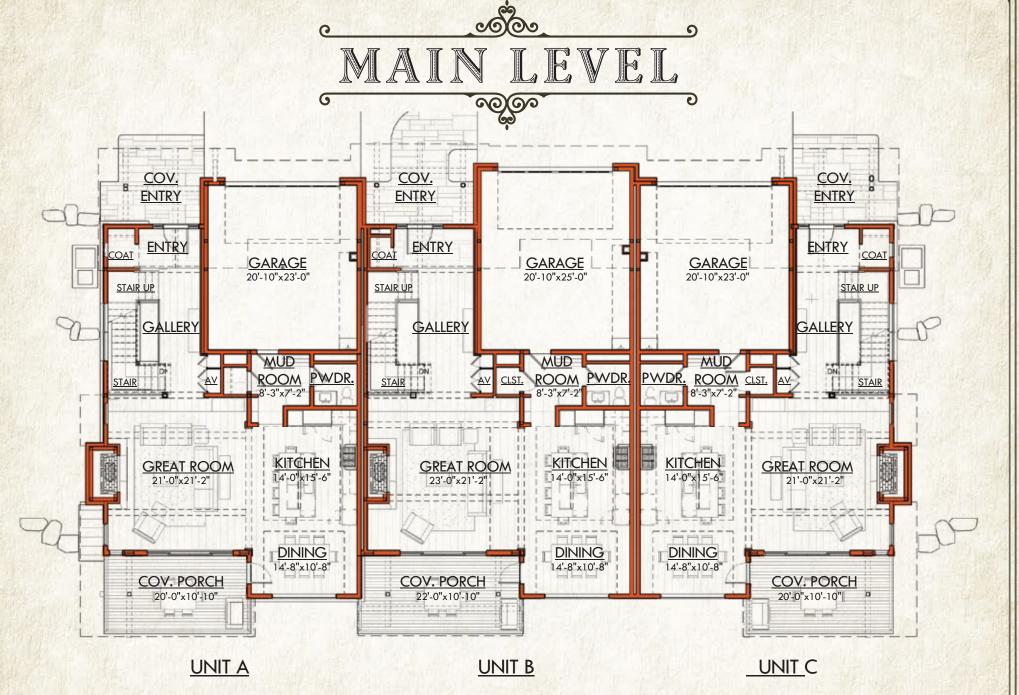
← SOUTH →

-WEST-









Main Level: 1.451 Sq Ft

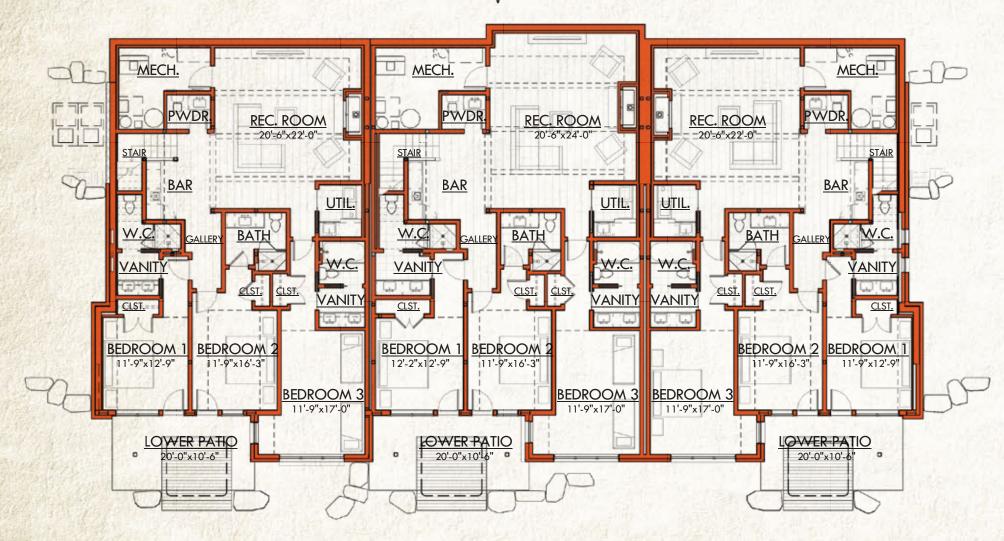
4,597 Total Heated Livable Sq Ft

Main Level: 1.354 Sq Ft

4,370 Total Heated Livable Sq Ft

Main Level: 1.354 Sq Ft

4,370 Total Heated Livable Sq Ft



UNIT A

Lower Level: 1,855 Sq Ft

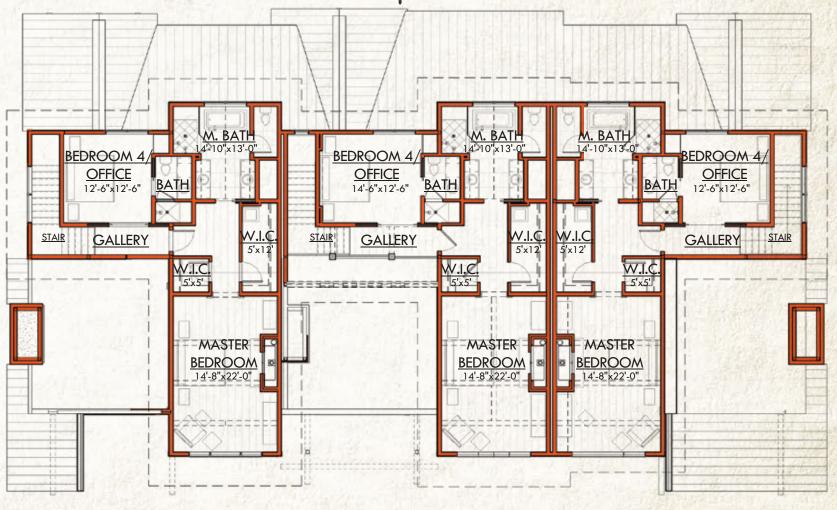
UNIT B

Lower Level: 1,950 Sq Ft

UNIT C

Lower Level: 1,855 Sq Ft





UNIT A

Upper Level: 1.160 Sq Ft

UNIT B

Upper Level: 1.196 Sq Ft

<u>UNIT C</u>

Upper Level: 1.160 Sq Ft





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The site plan, floor plans, elevations, and the features and amenities described herein are based upon current development plans for The Settlement, which are subject to change without notice. No governmental agency has judged the merits or value, if any, of this property. This material shall not constitute an offer to sell in any state where prior registration is required. All information deemed reliable, but not guaranteed. All acreages, measurements and square footages are estimates; these measurements should not be a substitute for one's own evaluation and personal investigation. The purchase of a Settlement Unit does not include membership in Yellowstone Club, or any right to use the private club facilities. Ownership of a Settlement Unit includes an obligation to pay assessments to the Yellowstone Club Property Owners Association and to the Settlement Condominium Owners Association. Please ask a sales associate for details. Photographs are representational of the approximate view corridors from the Settlement site, but are not a substitute for an on-site visit and visual inspection of the Unit's specific location and view. 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. 7/14