

ANDESITE RIDGE | 123

406 Andesite Ridge Road



YELLOWSTONE CLUB

FOYER



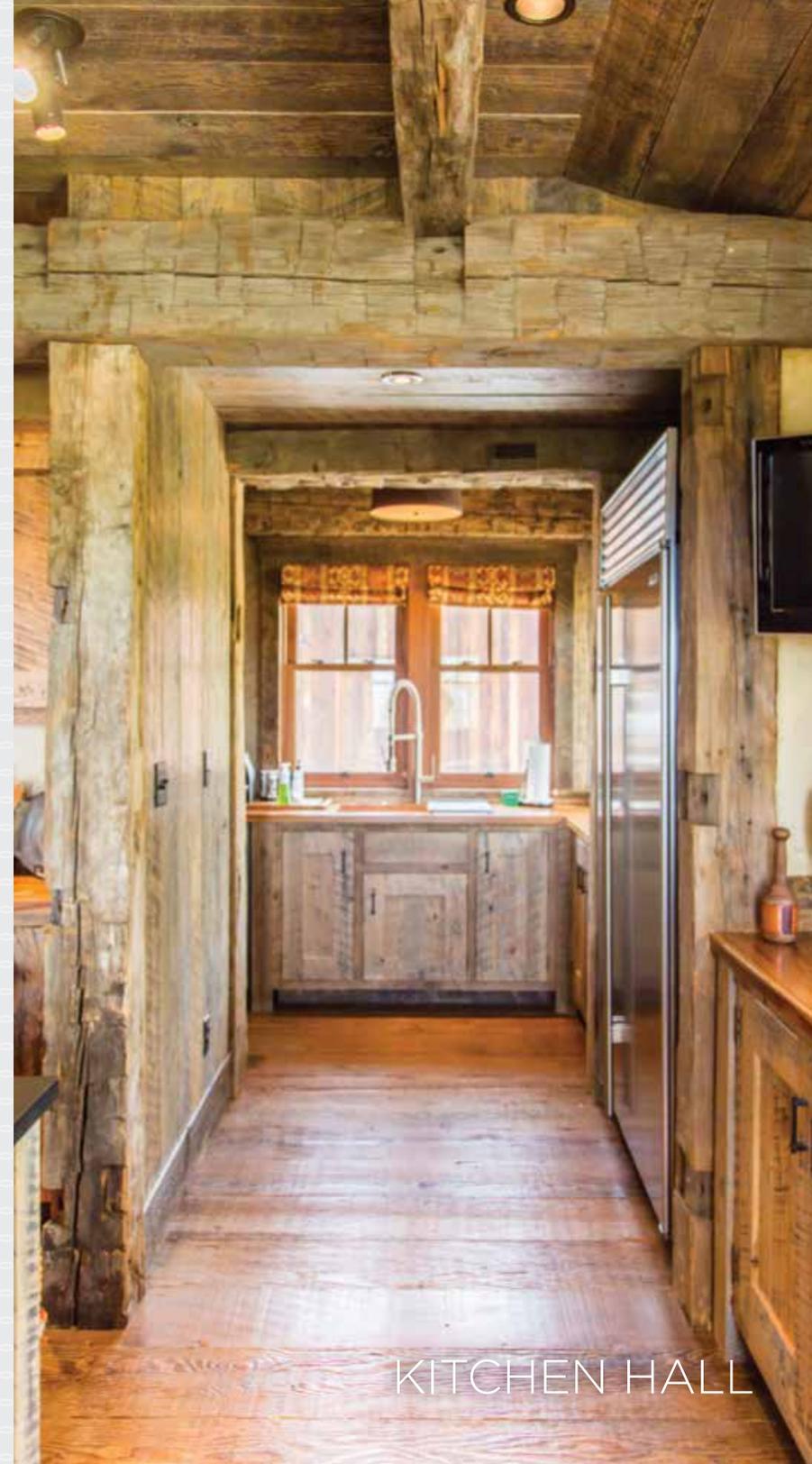
- ANDESITE RIDGE 123 -

406 ANDESITE RIDGE ROAD

Andesite Ridge Road winds up through some of the prettiest country in Montana, and tucked among the lodgepole pines at its zenith is custom residence 123—a place that is defined by more than its individual elements, yet every element plays a pivotal role in creating what’s simply a living masterpiece. The exterior of this mountain home welcomes you with natural landscaping, several two-dot sandstone patios, an outdoor hot tub, and classic firepit. On the inside, history and functionality join forces to add yet another layer of character—the floors are reclaimed fir from an historic Montana schoolhouse and an Alaskan cannery; the stairs are made of oceanside pier wood; countertops are horse stall planks; and the ceiling and wall paneling is recycled corral boards. Combine the richness of these woods with an imaginative design that gently echoes the classic lodges of Yellowstone Park, and you begin to see why this home is so compelling. The layout delivers intimacy without sacrificing spaciousness.

The main level has an open kitchen with butlers’ pantry, dining room, impressive great room, and library. A loft offers cozy built-in bunks and a guest suite. In the opposite wing of the home, the master bedroom enjoys a deck with soaring Spanish Peaks views, a stone fireplace, voluminous closet, office, and a morning station. Another noteworthy aspect here—the master bath uniquely dovetails modern, clean-lined fixtures with the rustic mood established throughout the home. Finally, on the lower level is the guest wing, which includes a guest suite, a playroom and ‘Jack and Jill’ bedrooms connected by a shared bath. The timbers, the stone, the art, the textures—the details are as endless as they are outstanding. But the true nature of Home Mountain is revealed in things not so physical: warmth, character, impressiveness, and ultimate livability.

Andesite 123 evokes images of entertaining close friends on long summer afternoons, and sipping cocoa by the fire after a day riding cold smoke powder.



KITCHEN HALL



GREAT ROOM



- ANDESITE RIDGE 123 -

406 ANDESITE RIDGE ROAD

FEATURES

5 Bed, 5 Bath + 1 Powder Room

3-Car Garage

2.13 Acres

5 fireplaces

Located at the top of Andesite, near the Hideaway ski lift, with ski access to both Yellowstone Club and Big Sky Resort

Landscaping front and back, multiple two-dot sandstone patios, hot tub, and outdoor firepit

Recycled corral board ceiling and wall paneling, interior ceiling framing is reclaimed hand-hewn beams and beetle-killed pine logs

Floor is reclaimed, distressed fir

Cabinets throughout home are reclaimed fir face frames, doors, and drawers

Stair treads are recycled oceanside pier planks, and wood countertops are 'horse plank' fir

Loft above main level with built-in bunks and guest suite

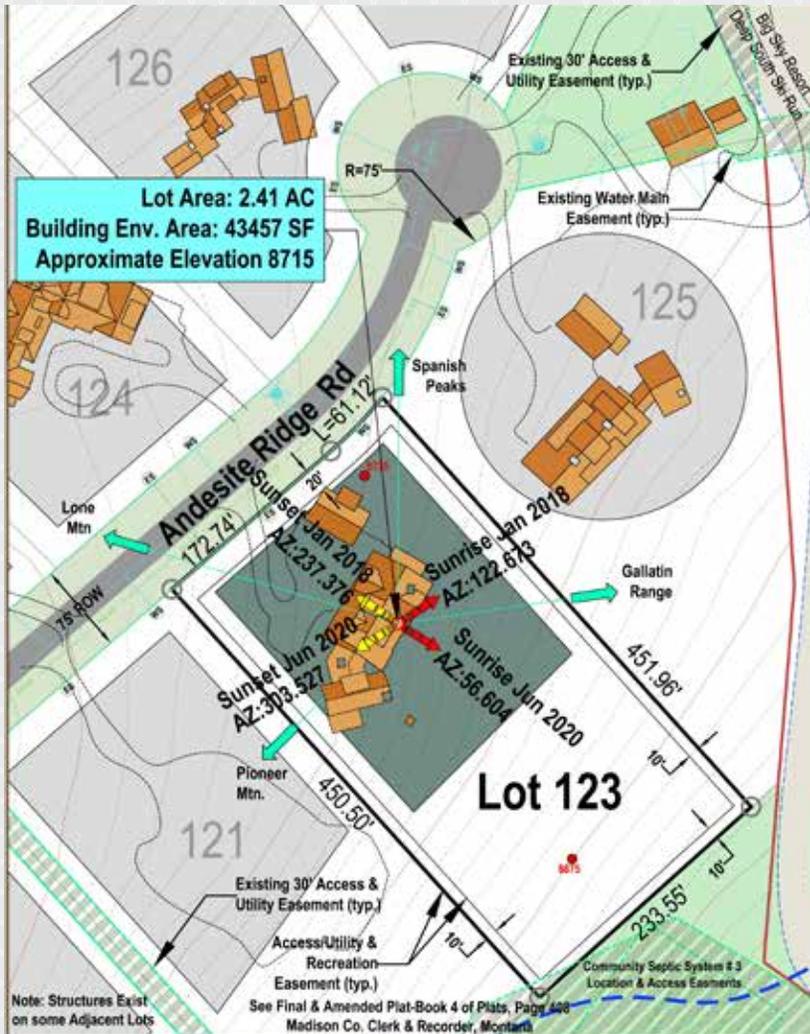
Stainless steel appliances in the kitchen and butler's pantry, Wolf range, SubZero refrigerator and wine cooler, two Meile dishwashers, built-in Meile coffee system

This residence is located within Yellowstone Club, a 15,200 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.

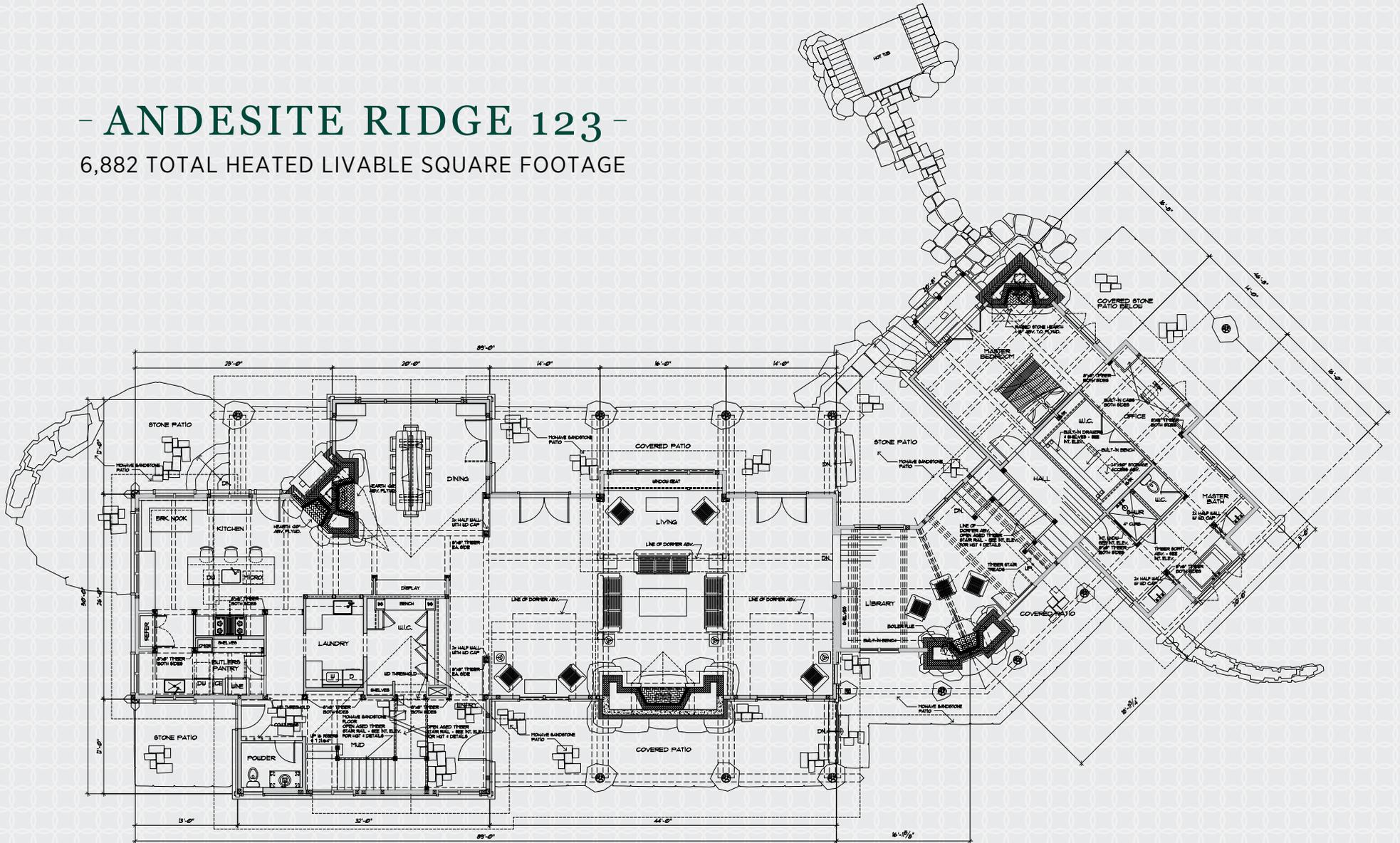


- ANDESITE RIDGE 106 -

6,882 TOTAL HEATED LIVABLE SQUARE FOOTAGE

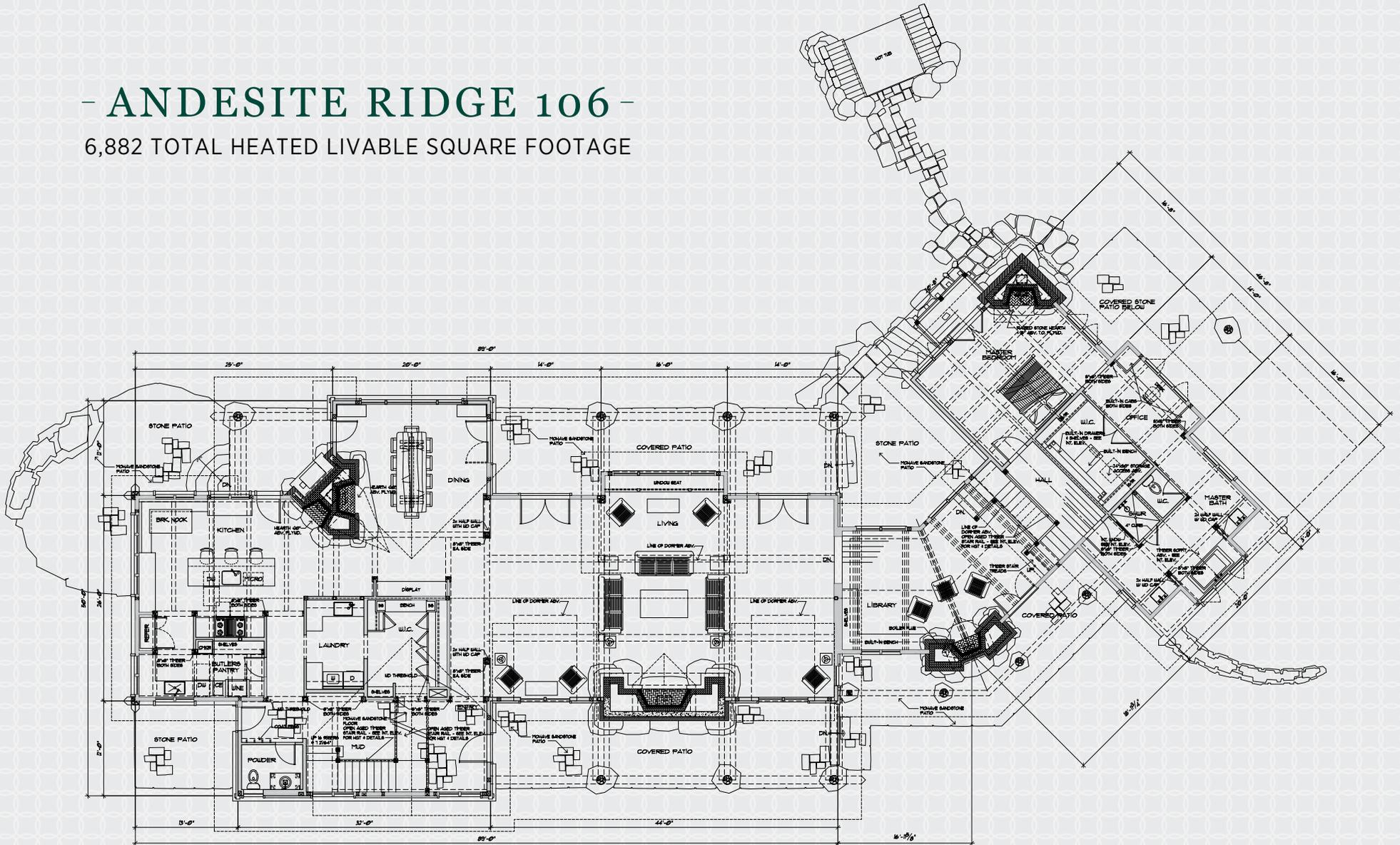


- ANDESITE RIDGE 123 -
6,882 TOTAL HEATED LIVABLE SQUARE FOOTAGE



- ANDESITE RIDGE 106 -

6,882 TOTAL HEATED LIVABLE SQUARE FOOTAGE



DINING ROOM



SITTING ROOM



MASTER



MASTER BATH





BUNK ROOM



LOFT BUNKS



LOFT



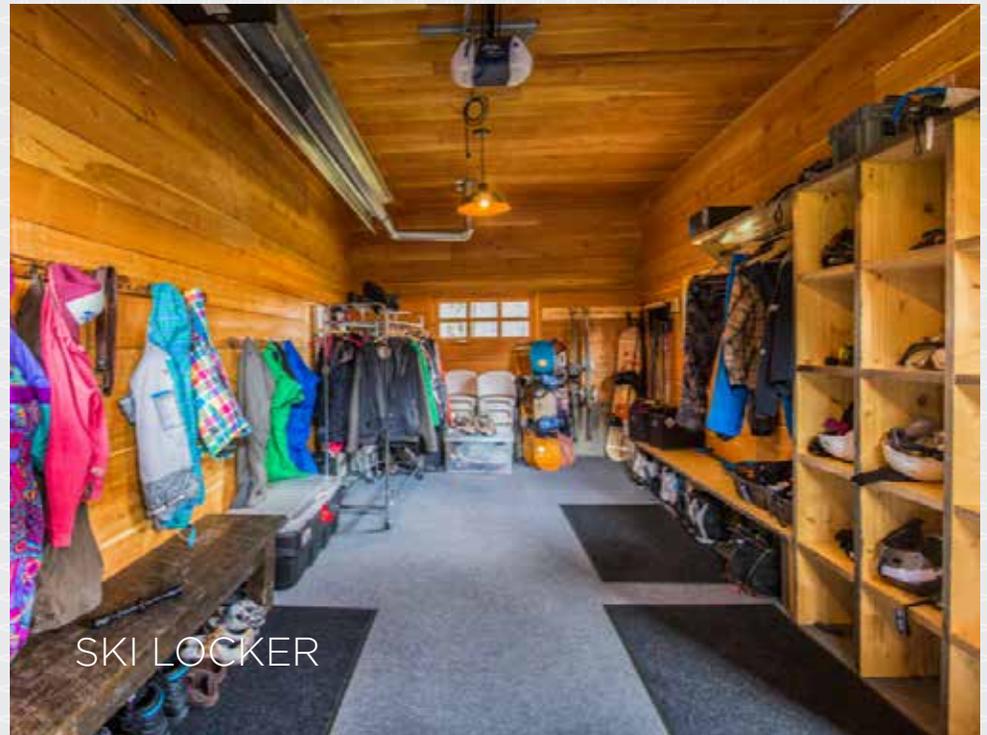
GUEST ROOM



KITCHEN



GAME ROOM



SKI LOCKER



YELLOWSTONE CLUB

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

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www.yellowstoneclub.com

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.