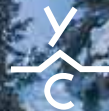


ANDESITE RIDGE | 115

388 Andesite Ridge Road



YELLOWSTONE CLUB

SURROUNDED BY PANORAMIC
MOUNTAIN LANDSCAPES



- ANDESITE RIDGE 115 -

388 ANDESITE RIDGE ROAD

With an open floor plan, stone fireplaces, and oak hardwood flooring throughout, Andesite Ridge 115 is a spacious and welcoming retreat for family and friends to gather.

Located on the main level is a sizeable great room with stone fireplace, southwest views of the Yellowstone Club's Tom Weiskopf signature golf course and a deck to enjoy breathtaking sunsets and scenery after a day of hiking or skiing the Club's famous Private Powder®.

This 5,078 square foot home also boasts a master suite with its own stone fireplace, stand-alone cast iron bathtub, separate steam shower, and deck with outdoor fireplace. A second master suite is located on the upper level and has its own pop-up TV screen, sitting area, full bath, deck and kitchenette. A loft with a sleeper sofa, lower level family room, and two lower level bedrooms - one being a bunkroom - will ensure ample space for children and guests.

For those that like to cook and entertain, the kitchen features beautiful granite countertops, a prep island, and Sub-Zero stainless steel appliances. The immediate access to the ski hill will impress the ski enthusiasts of all ages, and the close proximity of the base area will please anyone wanting to enjoy all that YC has to offer.

FOYER



OPEN FLOOR PLAN



- ANDESITE RIDGE 115 -

388 ANDESITE RIDGE ROAD

FEATURES

5,078 heated livable square footage

2.15 acres

Open floor plan with breezeways

In floor radiant heat

Mud room off the garage with ski lockers, and stacked washer and dryer

Kitchen with granite counter tops and Sub-Zero stainless steel appliances

Stone fireplaces with southwest views and deck

Wine Closet

Outdoor hot tub

Multiple decks

Mature landscaping throughout

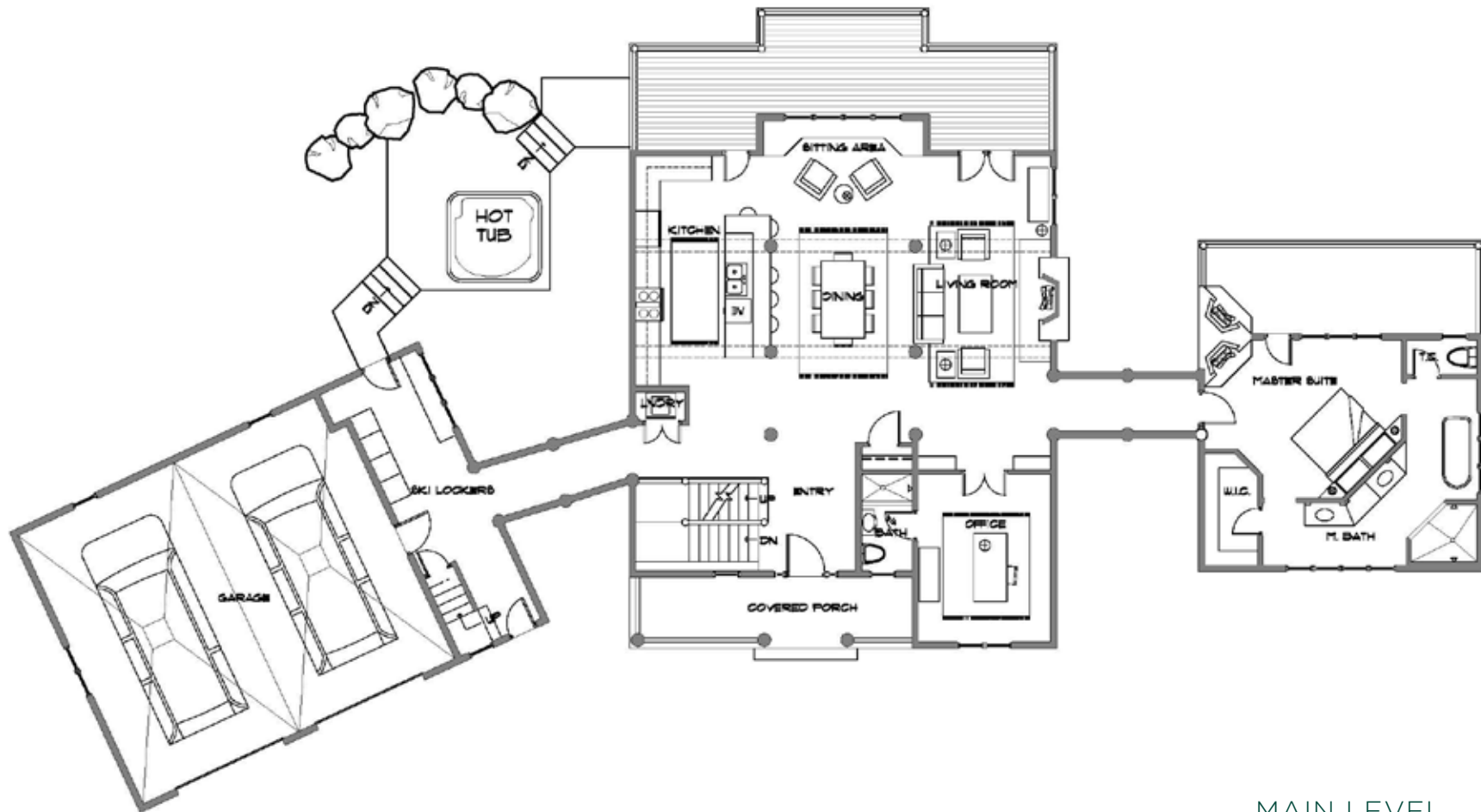
This residence is located within Yellowstone Club, a 15,200 acre private, gated community located in Big Sky, Montana. Yellowstone Club is the world's only private ski and golf community, encompassing thousands of acres of private skiing along with a championship golf course designed by Tom Weiskopf. 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.



FRONT ENTRANCE

- ANDESITE RIDGE 115 -

5,078 TOTAL HEATED LIVABLE SQUARE FOOTAGE

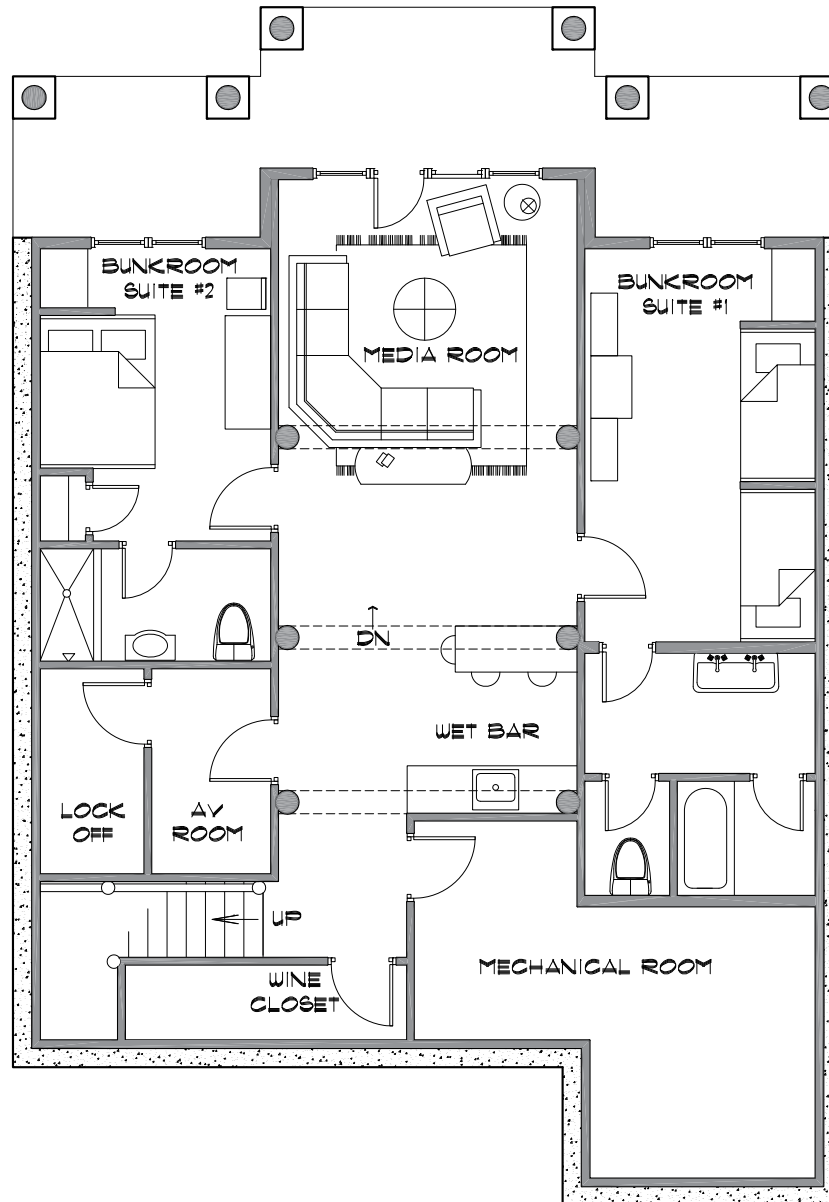


MAIN LEVEL

*Entry Foyer / Covered Porch / Living Room
Dining Room / Sitting Area / Kitchen / Office
Master Suite / Ski Locker Room / 2-Car Garage*

- ANDESITE RIDGE 115 -

5,078 TOTAL HEATED LIVABLE SQUARE FOOTAGE



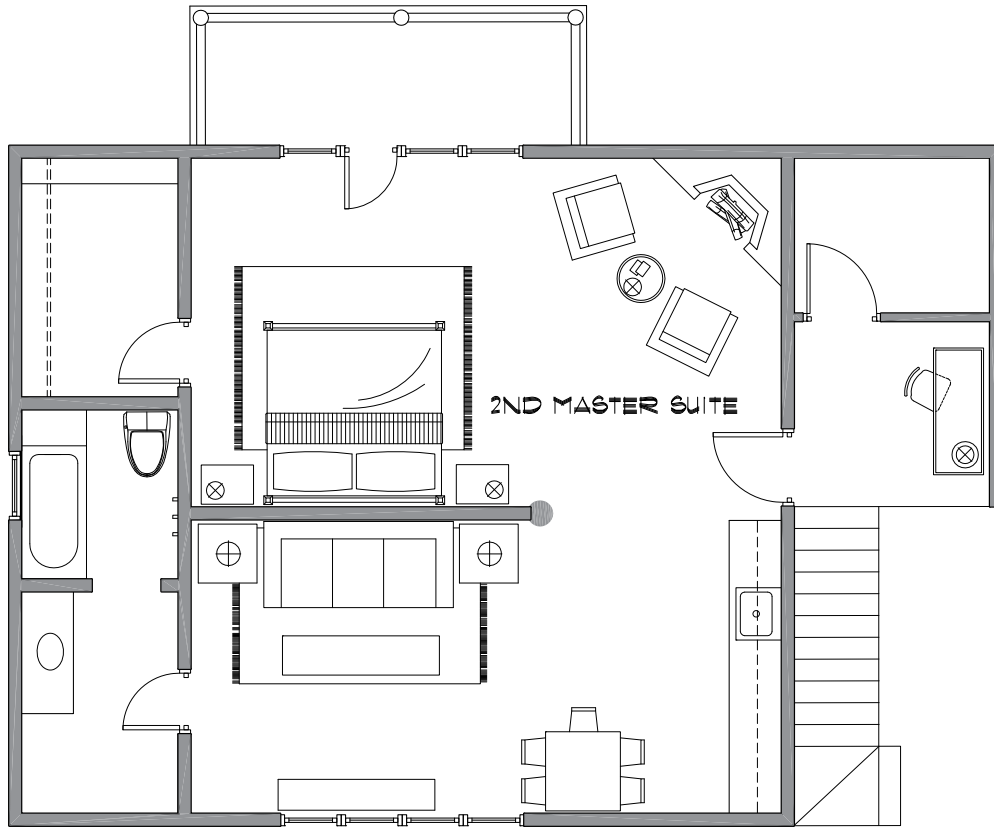
LOWER LEVEL

Media Room / Bunk Room 1 / Guest Bath 1

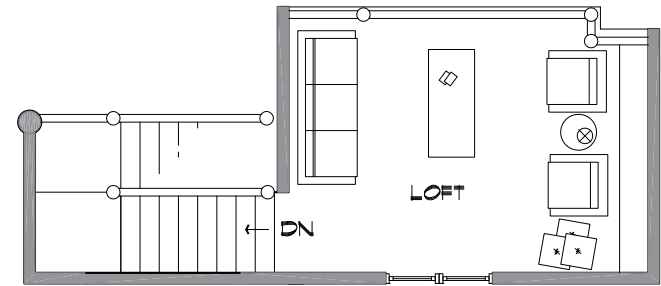
Bunk Room 2 / Guest Bath 2 / Wet Bar

Wine Closet / Mechanical Room

- ANDESITE RIDGE 115 -
5,078 TOTAL HEATED LIVABLE SQUARE FOOTAGE



ABOVE GARAGE APARTMENT
890 sq. ft.



LOFT
190 sq. ft.

KITCHEN





DINING ROOM /
LIVING ROOM

MASTER BEDROOM





MASTER BATHROOM



MASTER SUITE



CLAW FOOT TUB



OFFICE



LOWER LEVEL FAMILY ROOM





BUNK ROOM 1



BUNK BATHROOM 1



BUNK ROOM 2 + BATHROOM



LOWER LEVEL WET BAR

HOT TUB





ABOVE GARAGE APARTMENT



APARTMENT
BATHROOM



APARTMENT LIVING AREA
& KITCHENETTE



EXTERIOR



YELLOWSTONE CLUB

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

(888) 700-7748 | (406) 995-4900 | yccsales@yellowstoneclub.com | P.O. Box 161097 | Big Sky, Montana 59716
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.

2/19

