

# PINE RIDGE 322

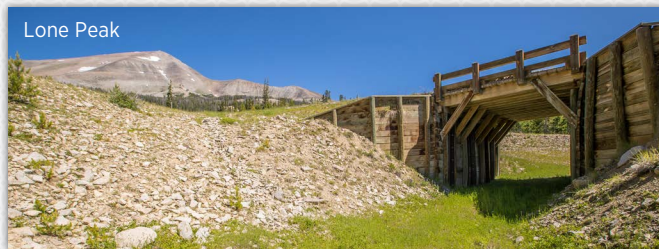
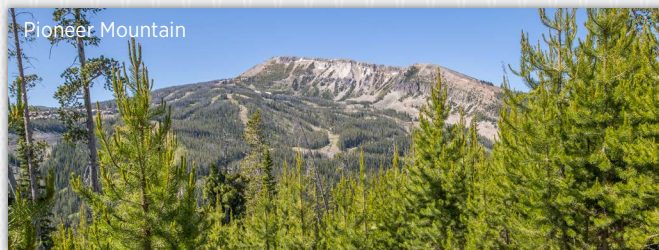


YELLOWSTONE CLUB

# PINE RIDGE 322

Yellowstone Club is a true escape from the ordinary: ski runs are challenging, diverse, and always uncrowded. The homesites are spacious and the amenities are seemingly endless. Pine Ridge 322 is a gorgeous homesite located at 65 Upper Cedarview Drive in the Pine Ridge neighborhood. This lot features more than four and a half acres of land, situated on a gentle slope that helps reveal the stunning views beyond the property. To the north lies Lone Peak, views of which will no doubt fill the future home built here. Pioneer Mountain sits to the south, with views of ski runs, rocky chutes, and mountain meadows. Cedar Mountain stands guard in the distance. This homesite features a ski trail easement on the eastern property edge, which allows for quick and easy access to YC's thousands of acres of private skiing.

While wintertime reveals many of the perks of this homesite, there is much to love in all of the seasons. The broad southern exposure lends itself to spring evenings in outdoor spaces, and in summer, the ski trail becomes a hiking trail, providing an easy connection to the Moose Lake Trail. And always, the bustle and activity of the base area is but a short drive away.



## FEATURES

4.65 acre homesite

Ski trail easement runs through eastern edge of property

Immediate ski access

Views of Lone Peak, Pioneer Mountain, and Cedar Mountain

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.