

SETTLEMENT

12A Preservation Way

3A



YELLOWSTONE CLUB

- SETTLEMENT 3A -

12A PRESERVATION WAY

While the Settlement neighborhood of the Yellowstone Club pays homage to those who graced this land before, the residences here are a vision in looking forward. The Settlement has redefined the triplex: these elegant units each offer over four-thousand square feet of living space, with a design that captures the advantages of living in a close-knit community while preserving tranquility, open space, and privacy. Each of the 36 units in the Settlement neighborhood reflect modern trends in home design while maintaining the timeless appeal of mountain architecture. Settlement 3A, currently offered for sale, is a beautiful example of the design and character standards for this neighborhood.

From the entryway, the eye is inevitably drawn to the custom staircase, where open treads and railings are set against a three-story-tall window, flooding the entire unit with natural light and mountain views. The main level delights with its easy movement between spaces: the kitchen, dining, and great room all complement each other and allow for effortless gatherings. The interior design is warm, elegant, and timeless. From the great room, enjoy the wall of glass doors that open out to the covered deck, ideal for soaking in mountain views on warm evenings.

The lower level provides ample accommodations for guests, as well as inviting informal gathering spaces. Two guest suites each have their own full bath plus a private door that opens to the hot tub, while the cozy bunk room is configured to sleep four comfortably. The large rec room features plush furnishings, exposed wood beams, and an adjacent wet bar.

The owner of this unit will enjoy the refuge of the upper level master suite, where vaulted ceilings and peaked windows evoke the feel of the nearby mountains. The large, hand-stacked stone fireplace gives the master suite an impressive sense of scale; stone accents are tempered with warm fabrics, plush rugs, and thoughtful lighting. The master bathroom, with its light walls and bright woods, feel spacious and modern. The second upstairs bedroom can be configured to serve as traditional bedroom space, home office, or private workout space.

Life in the Settlement offers a distinctive pace of life, filled with the excitement of a ski resort and the privacy of a mountain retreat. From its location on Preservation Drive, the bustle and amenities of the base area are but a short drive away. Enjoy fine and casual dining, live entertainment, shopping, concierge services, and more—all within easy reach. These unique triplex units offer bountiful living space, wide-open views, and, naturally, amazing access to world class skiing.





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FEATURES

Unit A design with 4,370 square feet of heated living space

5 Bedrooms

7 Bathrooms

Two-car garage with garage storage system

Natural wood and stone exteriors

Spacious outdoor living spaces with
lower-level hot tub patio

Expansive windows frame beautiful panoramas of
the surrounding landscape

Intimate setting next to a fork of the Gallatin River

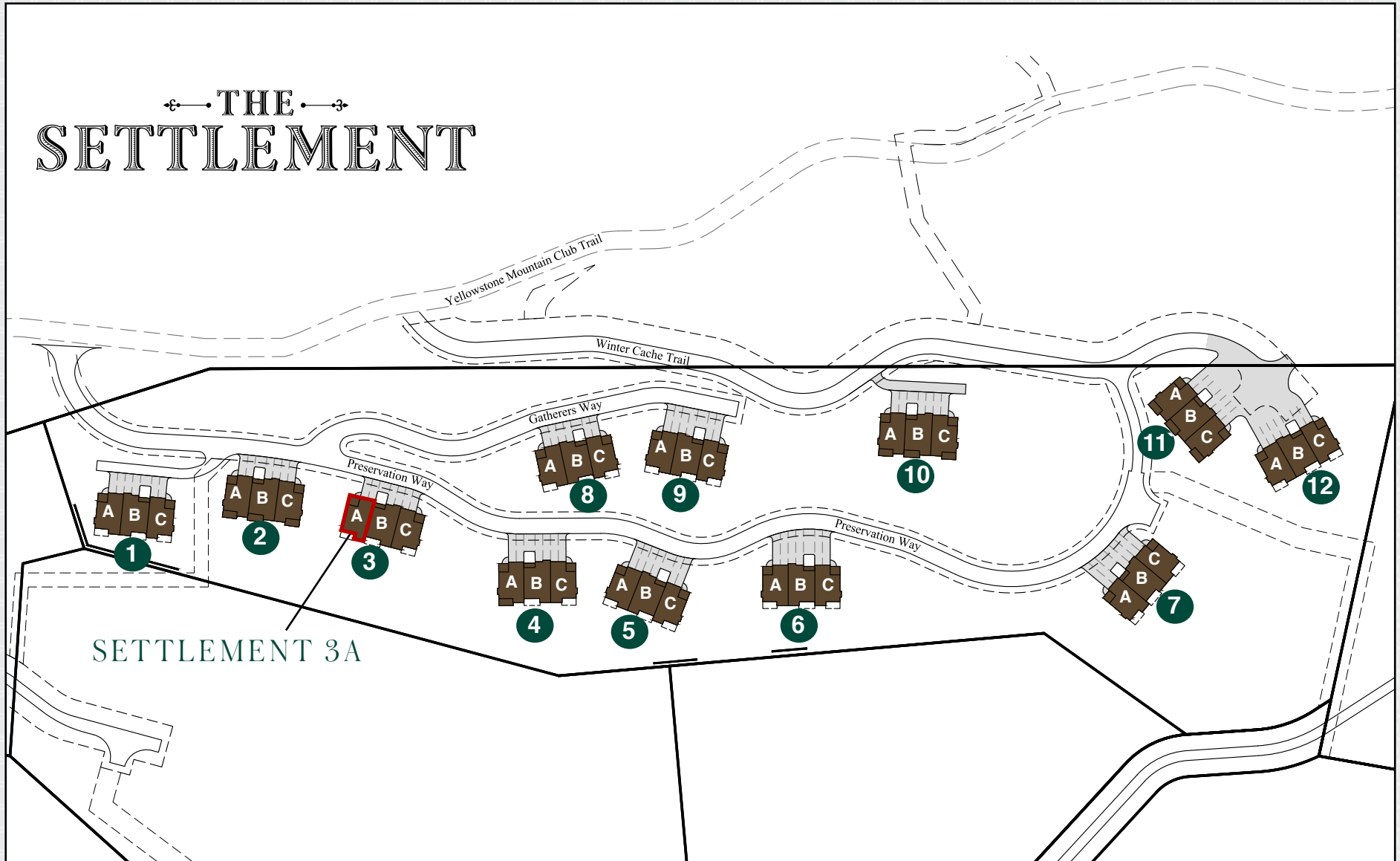
A mix of open communal living spaces and private living
spaces that create an ideal family retreat

Covered outdoor deck with southern and western views

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.



THE SETTLEMENT



GREAT ROOM





OPEN FLOOR PLAN



DINING



KITCHEN



ISLAND SEATING



MASTER SUITE



MASTER BATHROOM



UPPER LEVEL GUEST/FLEX ROOM



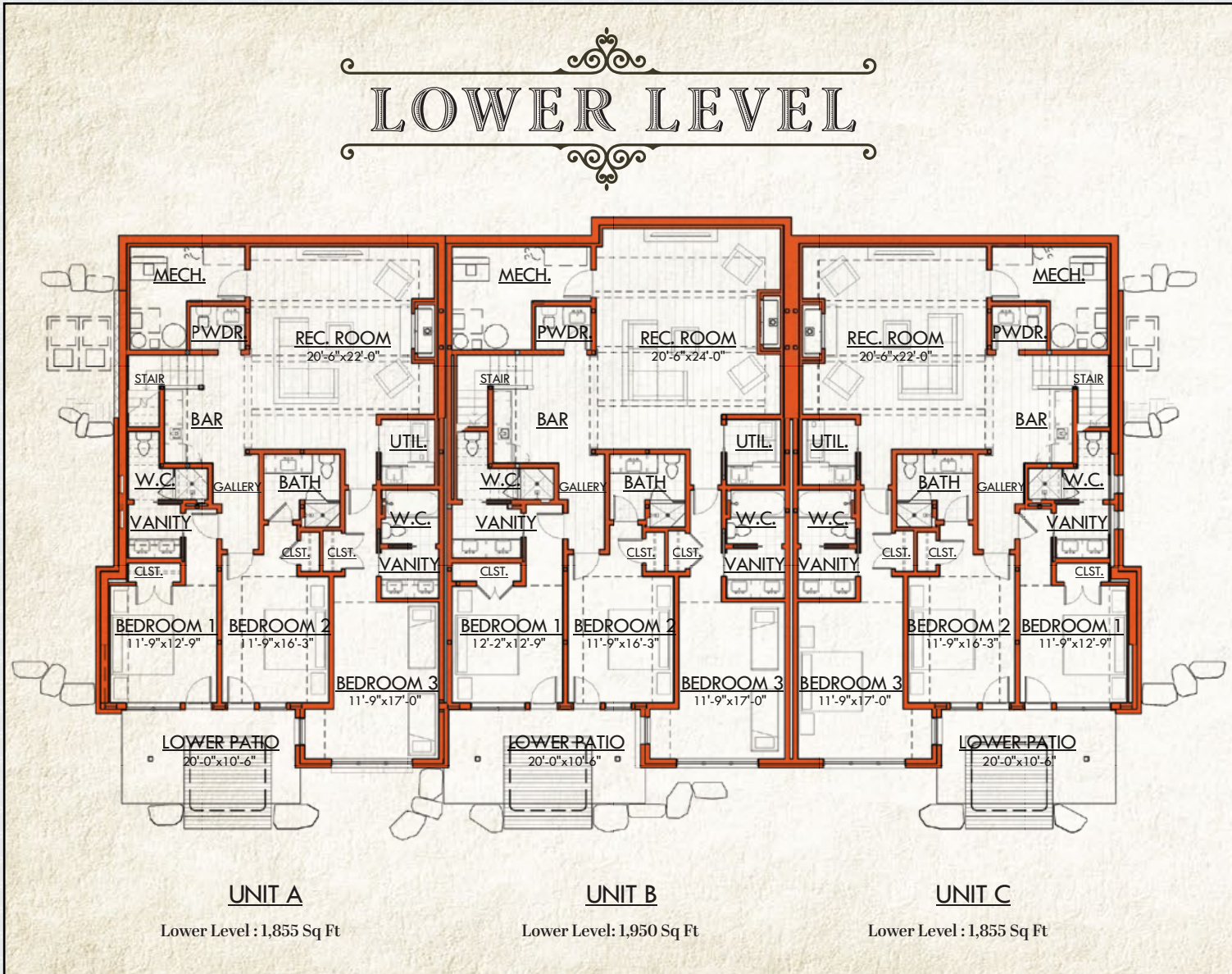
MASTER BATHROOM



UPPER LEVEL BATHROOM

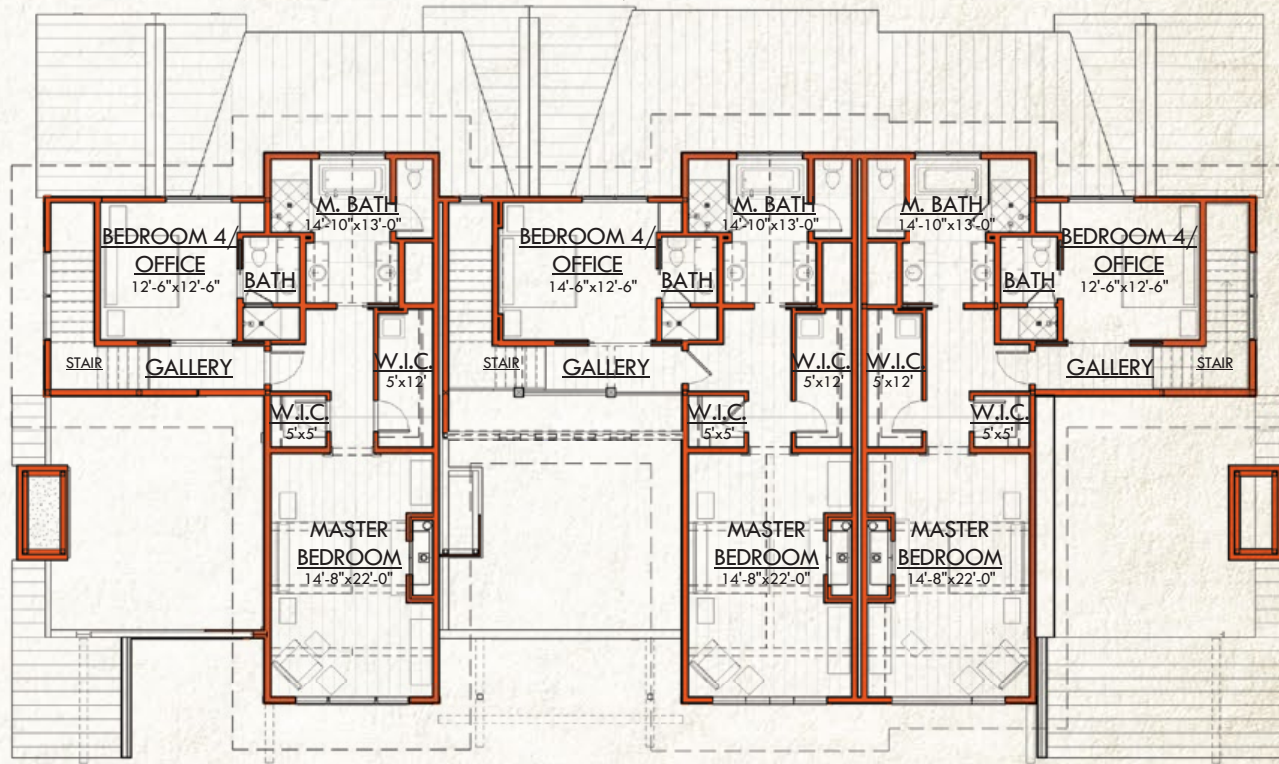
- SETTLEMENT 3A -
4,370 HEATED LIVABLE SQUARE FOOTAGE

LOWER LEVEL



- SETTLEMENT 3A -
4,370 HEATED LIVABLE SQUARE FOOTAGE

UPPER LEVEL



UNIT A

Upper Level : 1.160 Sq Ft

UNIT B

Upper Level : 1.196 Sq Ft

UNIT C

Upper Level : 1.160 Sq Ft



STAIRCASE



LOWER LEVEL
FAMILY ROOM



BUNK ROOM



GUEST SUITE #1



BUNK BATHROOM



GUEST BATHROOM



BUNK BATHROOM



GUEST BATHROOM



GUEST BEDROOM



GUEST BEDROOM



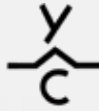
GUEST BATHROOM



LAUNDRY ROOM

KITCHEN





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. The determination of the level of ski access that a property might have will be the Buyers sole determination.

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