



YELLOWSTONE CLUB



PINE RIDGE

Lower Cedar Drive

308

## - PINE RIDGE 308 -

8,549 TOTAL HEATED LIVABLE SQUARE FOOTAGE

**W**hile it's true that having ample space for gathering and guests is important, the quality of said space is equally important. Custom Residence 308, at the base of the Big Sky Ridge neighborhood, embodies this approach to quality, with expertly designed spaces and thoughtful touches throughout.

Big Sky Ridge 308 is uniquely situated at the base of Pioneer Mountain, off of Lower Cedarview Drive. From this location, reaching pristine powder skiing requires zero effort, thanks to the unique private HillTrac ski lift system, a custom monorail that runs from the home's lower level to the base of the Lake Lift—truly, wonderfully, effortless. And for those wanting more terrain, a system of neighborhood lifts and trails in the Big Sky Ridge neighborhood allows for access to Big Sky Resort. This home is a skier's dream. In the summer months, the home's location is prime for enjoying the Club's trail network, including Cedar Loop Trail and Moose Lake Trail.

Upon entering the home, the formal entry blends into the great room, where the large fireplace and view-framing windows set the stage for relaxing evenings with friends. The adjacent kitchen, dining room, and outdoor living spaces round out the gathering options. On the eastern side of this level sit two bedroom suites, including the spacious owners' suite, complete with steam shower, large bathroom, gas fireplace, and adjacent office.

Two staircases lead from the main level to the upper level. Here, three additional guest bedrooms, including the uniquely-configured bunk room, offer ample space for guest—the sleeping loft extends the options even further. Entertaining spaces here include the tv room, rec room, and outdoor patio with hot tub, plus a home gym.

Back on the main level, stairs lead down to the ski level, with ample ski storage, a tuning room, powder room, and Hilltrac garage. Throughout the home, small details reveal an exceptional level of thought and craftsmanship. From the dog wash station in the garage, to built-in sitting nooks, to thoughtful storage solutions, to the nearby Village amenities, this custom residence makes it easy to embrace the mountain lifestyle.

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## FEATURES

4 bedrooms plus bunk room + sleeping loft

5 bathrooms + 2 powder rooms

8,549 square feet of heated living space

2 levels of living space plus ski level and sleeping loft

3.22 acre lot at base of Big Sky Ridge neighborhood

Sits at base of Pioneer Mountains

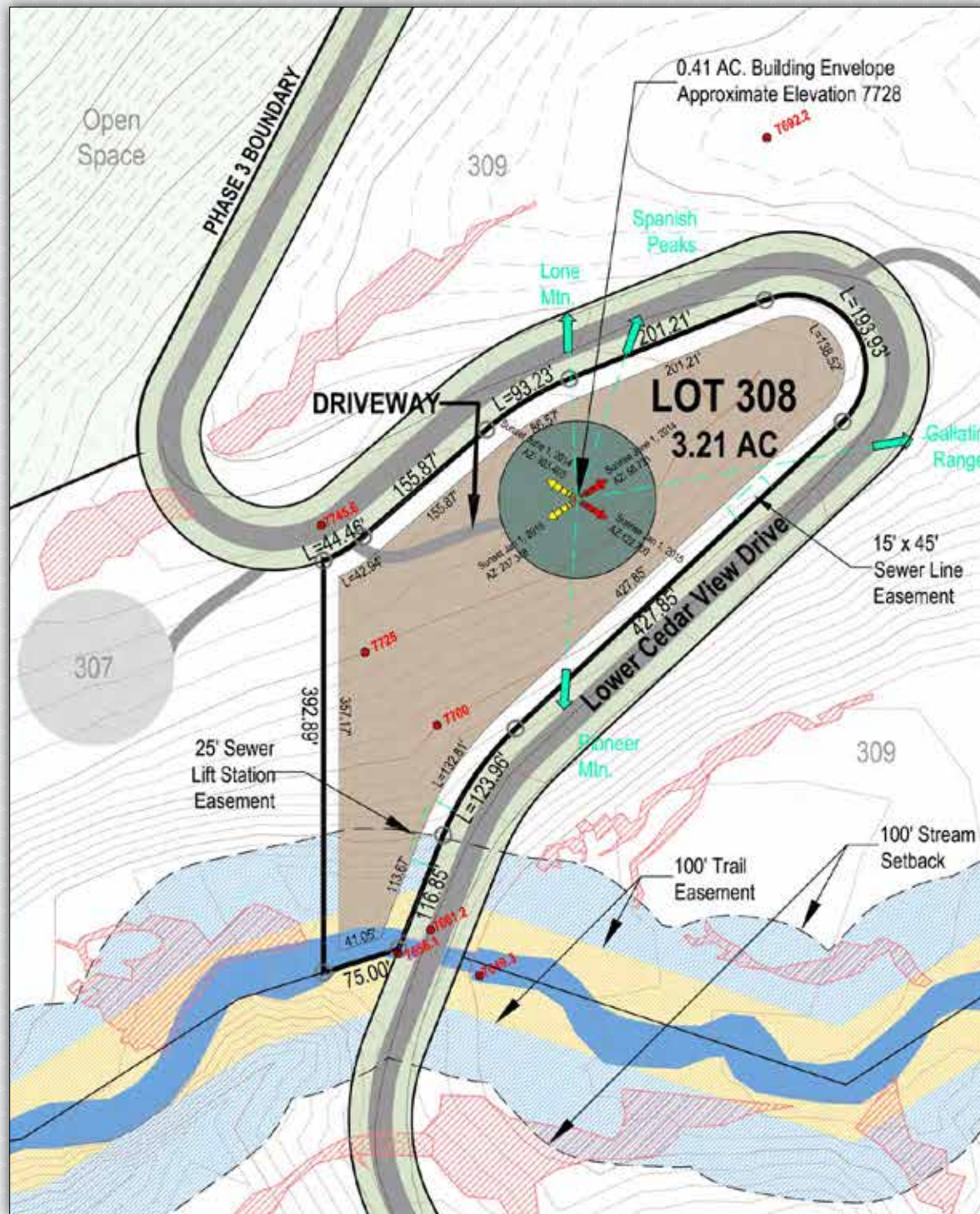
Views of Pioneer, Cedar Mountain, Lone Peak

Ski access via custom and private HillTrac ski lift system

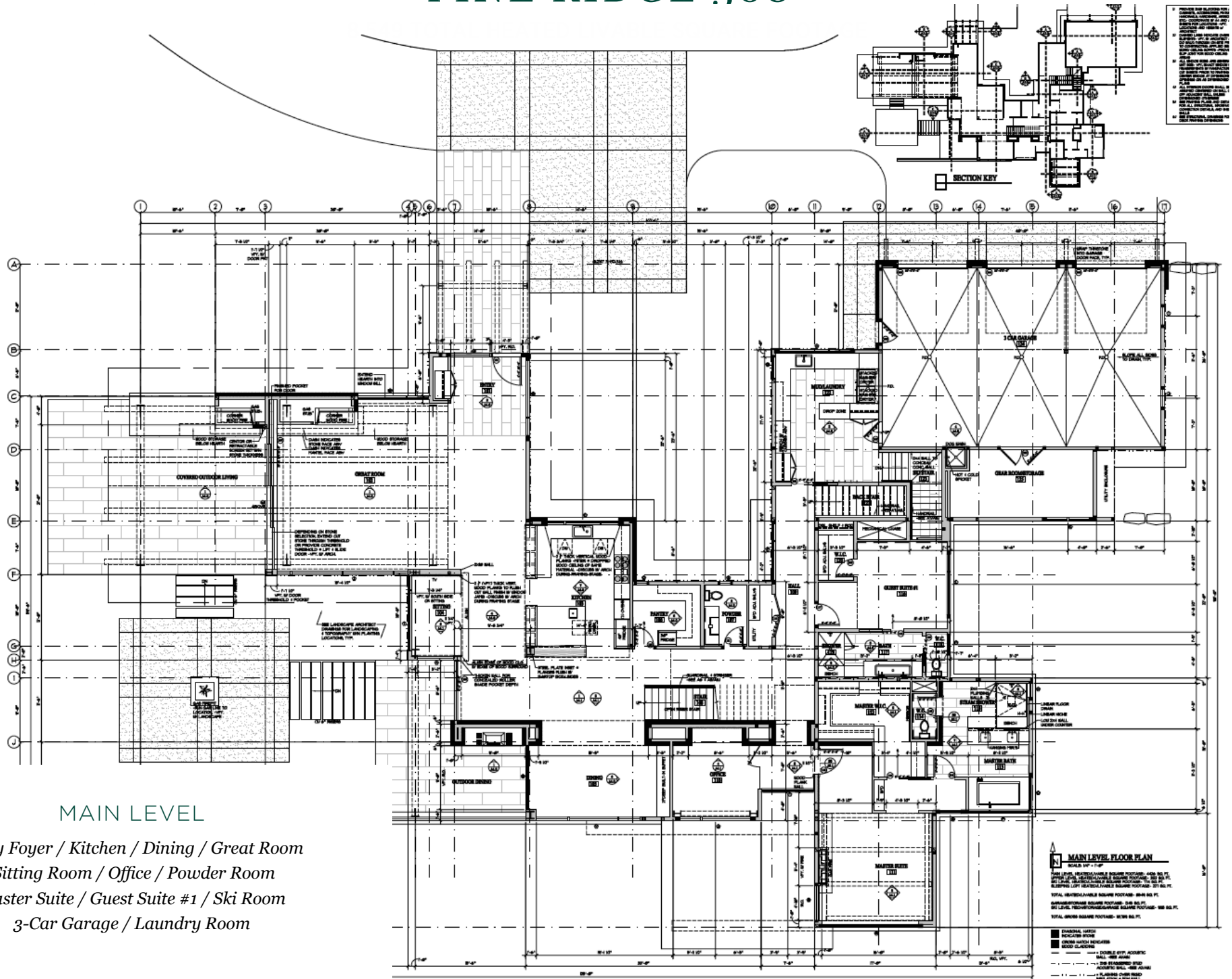
This residence is located within Yellowstone Club, a 15,200 acre private, gated community located in Big Sky, Montana. Yellowstone Club is the world's only private ski and golf community, encompassing thousands of acres of private skiing along with a championship golf course designed by Tom Weiskopf.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

CEDAR MOUNTAIN





# - PINE RIDGE 308 -



## MAIN LEVEL

*Entry Foyer / Kitchen / Dining / Great Room  
 Sitting Room / Office / Powder Room  
 Master Suite / Guest Suite #1 / Ski Room  
 3-Car Garage / Laundry Room*

**MAIN LEVEL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

TOTAL INTERIORS SQUARE FOOTAGE: 4848 SQ. FT.  
 TOTAL EXTERIORS SQUARE FOOTAGE: 214 SQ. FT.  
 TOTAL INTERIORS SQUARE FOOTAGE: 5062 SQ. FT.  
 TOTAL SQUARE FOOTAGE: 5276 SQ. FT.

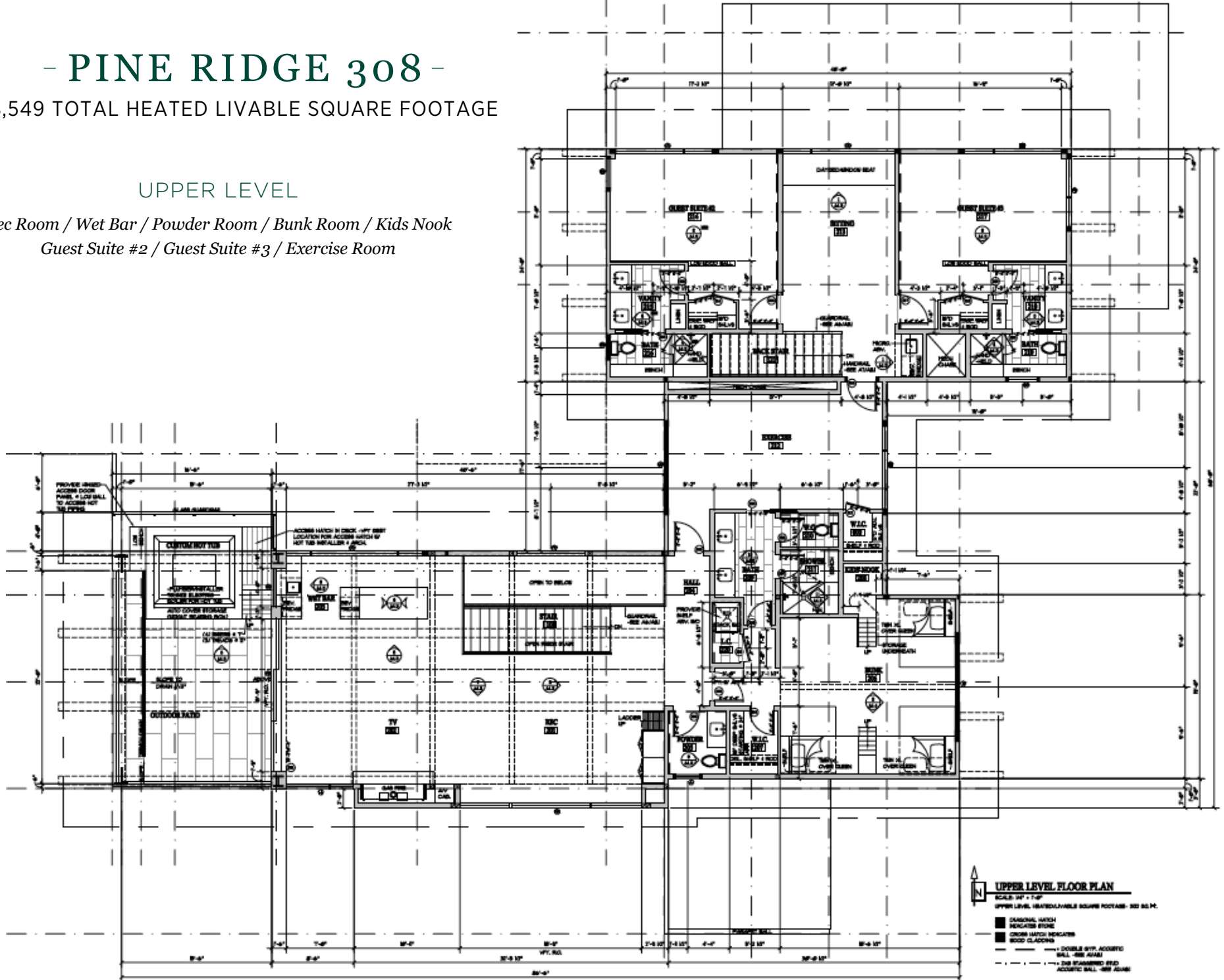
EXTERIOR WOOD  
 INTERIOR WOOD  
 WOOD GLAZING  
 DOUBLE GLY. ACROSTIC WALL - SEE ANNOT.  
 DOUBLE GLY. BRD. ACROSTIC WALL - SEE ANNOT.  
 FINISH OVER BRD. ACROSTIC WALL - SEE ANNOT.  
 FINISH OVER BRD. ACROSTIC 2 FOR WALL - SEE ANNOT.

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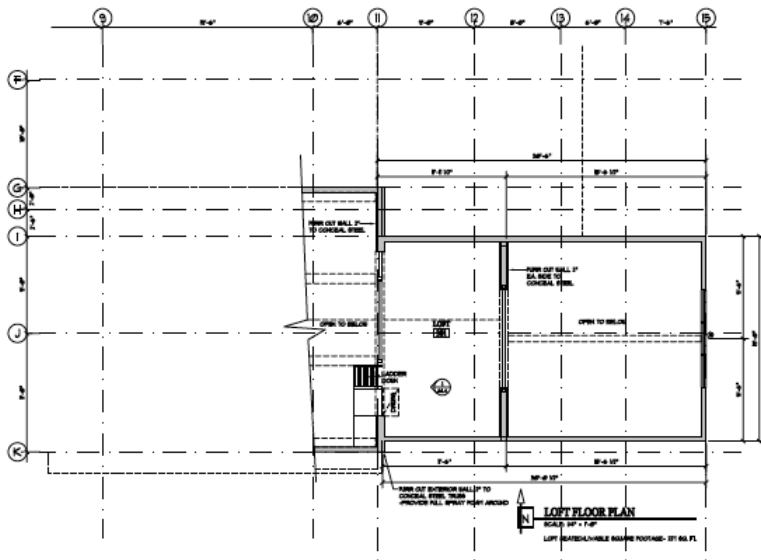
## UPPER LEVEL

Rec Room / Wet Bar / Powder Room / Bunk Room / Kids Nook  
 Guest Suite #2 / Guest Suite #3 / Exercise Room

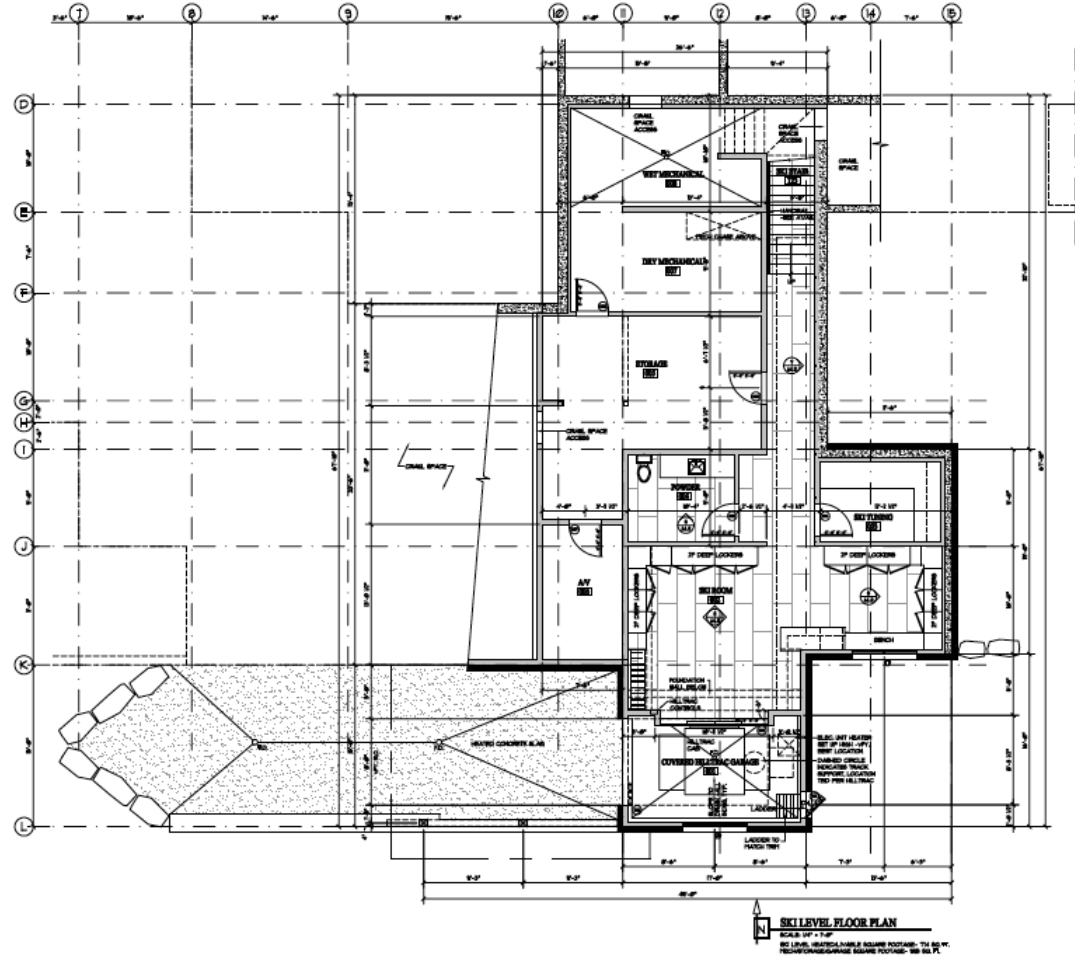


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LOFT LEVEL



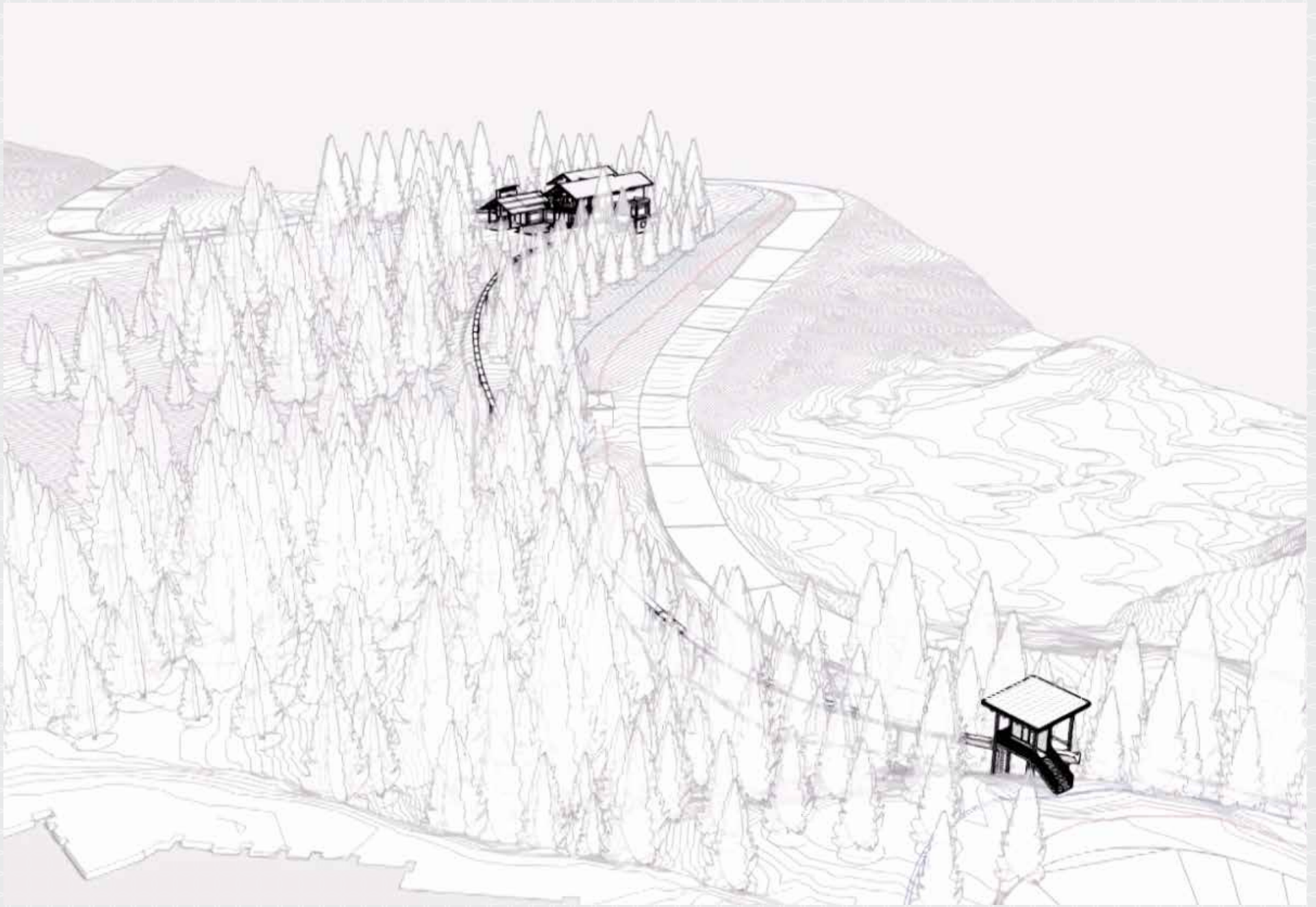
LOWER LEVEL

*Covered HillTrac Garage / Powder Room / Mechanical Room  
Ski Room / Storage / Ski Tuning Area*



CONSTRUCTION PROGRESS  
NOV. 2020





PRIVATE HILLTRAC RENDERING



**YELLOWSTONE CLUB®**

For more information about this property and its pricing please contact YC Realty.  
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[www.yellowstoneclub.com](http://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. 11/20

