



SETTLEMENT | 11B

24B Winter Cache Trail



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24B WINTER CACHE TRAIL

At the base of Andesite Mountain, the units of The Settlement community curve along the hillside, thoughtfully designed to maximize panoramic vistas and a sense of privacy in the outdoors. Just a short drive to all base area amenities such as ski lifts, fitness facility, spa, dining, and retail, these modern triplex homes enrich the Member experience by creating a warm and inviting community where lasting memories are made together. Spanning across 4,597 square feet of living space, each unit in The Settlement features spacious entertaining space, first-class appliances, and plenty of space to host family and friends. Honoring the beauty of the surrounding nature, the exterior of these contemporary mountain homes features wood siding panels, metal and shaker roofing, Montana prairie stone, and timber framing. Thoughtfully designed to create harmony between the clean, chic interior and natural, rustic textures, these modern units offer the perfect family retreat in the Montana wilderness.

From the gallery at the front entry, a rich neutral palette and natural lighting offer a warm welcome to those fortunate enough to call this residence home. Breathtaking views permeate indoors through large windows as the open concept entertaining space provides the ideal setting to make memories together. Further honoring local tradition and nature, Montana prairie stone, animal throws, and plush furnishings add texture to this clean, minimalist space. The great room features seating nestled around a wood-burning fireplace and television. The kitchen offers countertop seating at the spacious island, connecting those in the kitchen with those in the great room. Dining space sits adjacent to the kitchen, where patio access is available, providing quick outdoor access for summer grilling. Connecting the kitchen to the garage, you find a mudroom with a powder room. From the great room, glass French doors open to a covered deck, perfect for gathering to marvel at summer night sunsets. Come winter, outdoor heaters and a firepit make this patio an all seasons room, ideal for cozy snowy nights.



FOYER TO
GREAT ROOM



The upper level features the owner's suite and a bedroom/office. The vaulted ceilings of the owner's suite create a spacious area as large windows allow in plenty of natural light. Nestled between the windows and fireplace, a plush chaise lounge offers a warm spot to lounge back and take in expansive Montana landscape. The exquisitely designed custom bed frame sits across from the fireplace, ensuring for a restful stay in the mountains. His and Her walk-in closets offer abundant storage as well as laundry services. A clean and elegant bathroom features a large soaking tub, a peaceful place to unwind after a day on the slopes. A steam shower with a glass door and back to back vanities reflect light and space, emulating the connection to the outdoors. Down the corridor from the owner's suite is an extra bedroom, featuring an ensuite bathroom.

At the base of the staircase, a wet bar and adjacent living room serve as a great area to entertain guests. Set in Montana prairie stone, a fireplace warms the sitting area in the living room. Centered around a television, this cozy space makes the perfect place to enjoy game days and movie nights. Alongside the wall, a shuffleboard table provides amusement for those of all ages. Offset from the living room, a powder room and laundry room can be found. Down the corridor from the living room, two bedrooms provide ample space to host friends and family. Each of the bedrooms feature ensuite bathrooms, closet space, and outdoor access to a lower patio where a hot tub can be found. From the living room, a door leads to a third bedroom, a custom bunk room, where an elk antler chandelier and a large picture window brighten the clean, minimalist space. With surrounding pines creating a quiet place to rest, this bunk room features two twin bunks, fit for four to sleep peacefully.

Complete with close proximity to high end amenities, world class skiing and golf, and the incredible surrounding mountains, the Settlement neighborhood provides a private and peaceful retreat in a welcoming community. At 24 Winter Cache Trail, plush and comfortable furnishings, balanced with the use of rustic natural materials, make this contemporary mountain home a luxurious and comforting space to entertain friends and family.

FEATURES

4,597 square feet

5 bedrooms

7 bathrooms

2-car garage

Heated upper patio

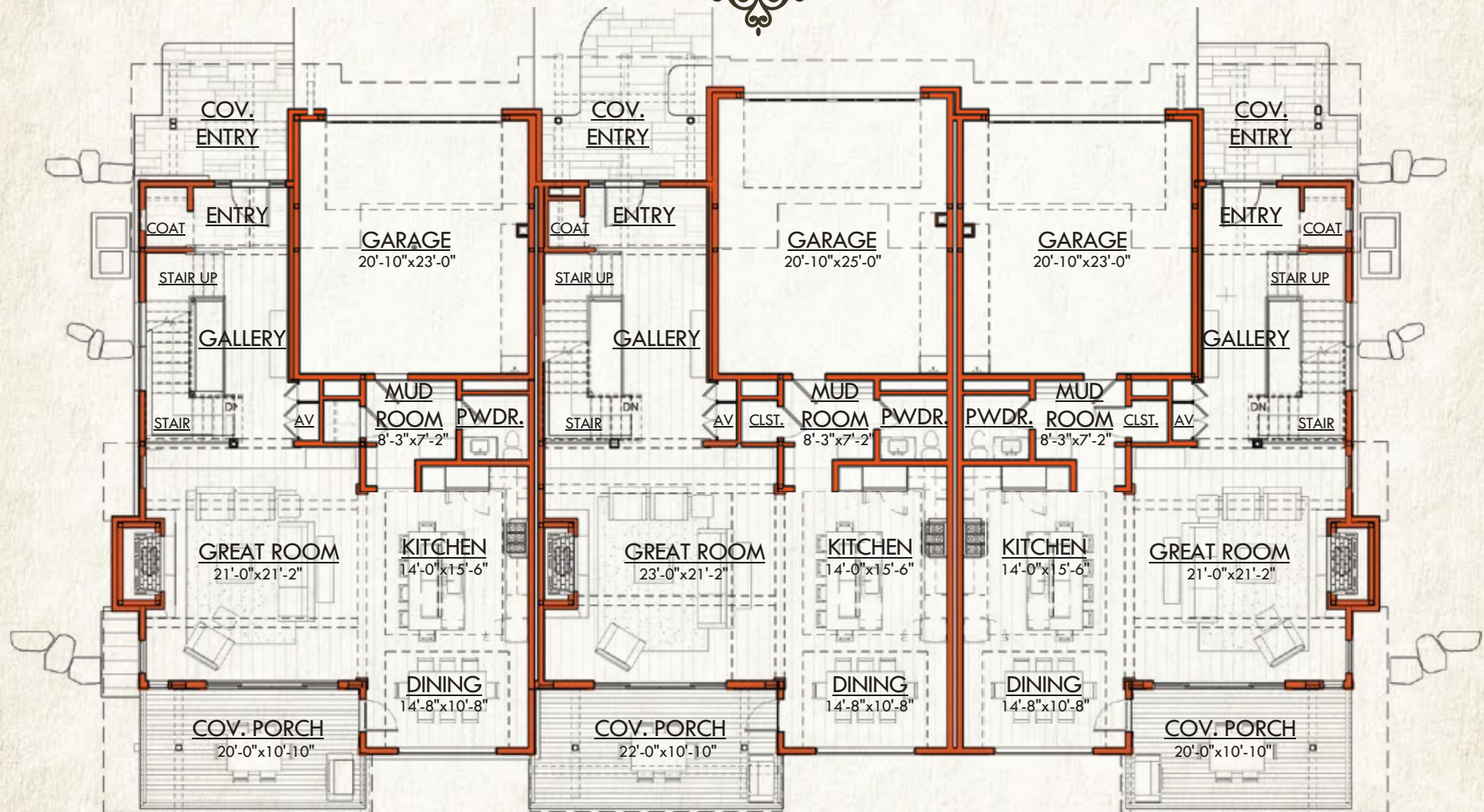
Lower patio hot tub

Panoramic vistas of Pioneer, Eglise, and valley views

Close proximity to ski lifts and base area amenities

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.

MAIN LEVEL



UNIT A

Main Level : 1,354 Sq Ft
4,370 Total Heated Livable Sq Ft

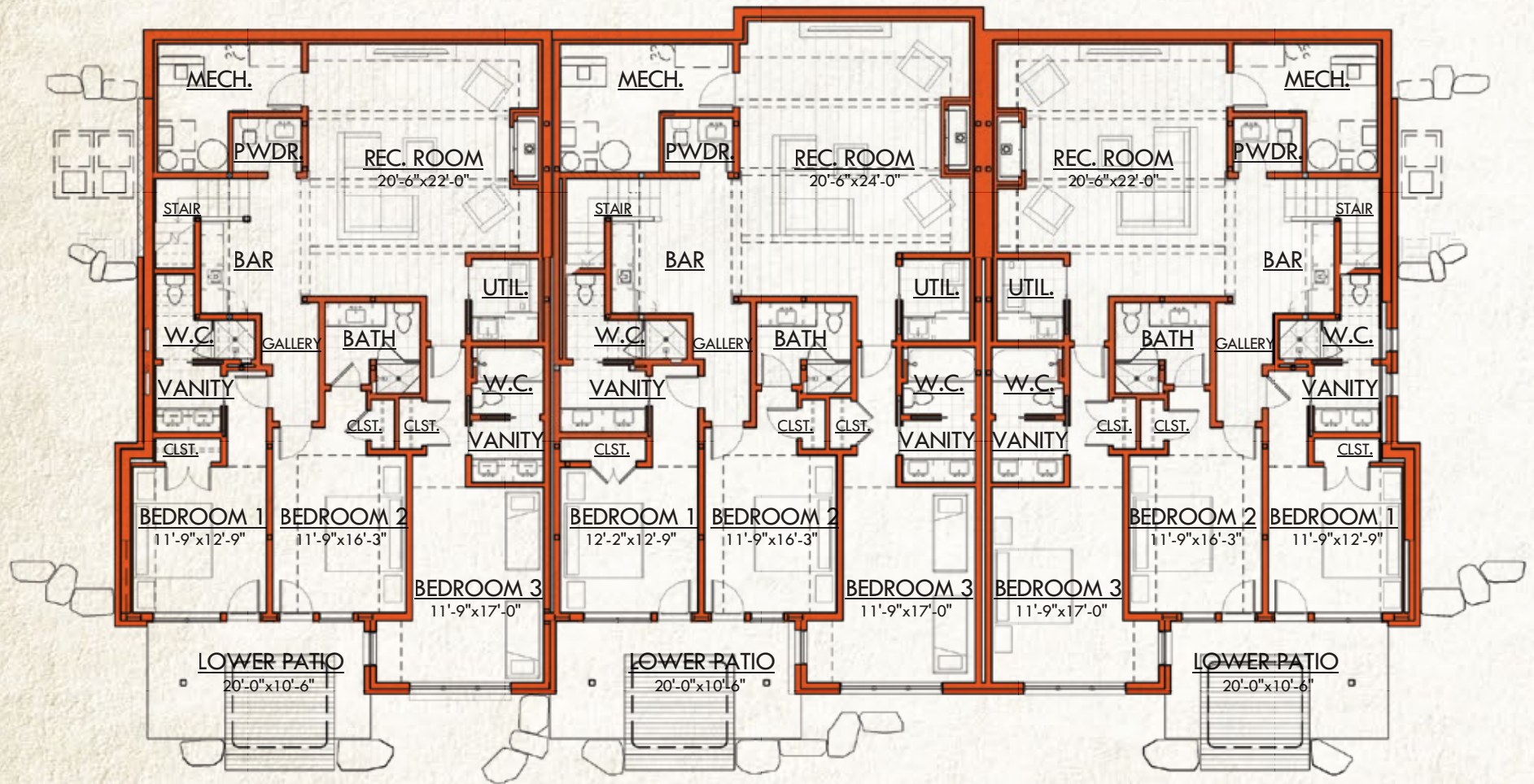
UNIT B

Main Level: 1,451 Sq Ft
4,597 Total Heated Livable Sq Ft

UNIT C

Main Level : 1,354 Sq Ft
4,370 Total Heated Livable Sq Ft

LOWER LEVEL



UNIT A

Lower Level : 1,855 Sq Ft

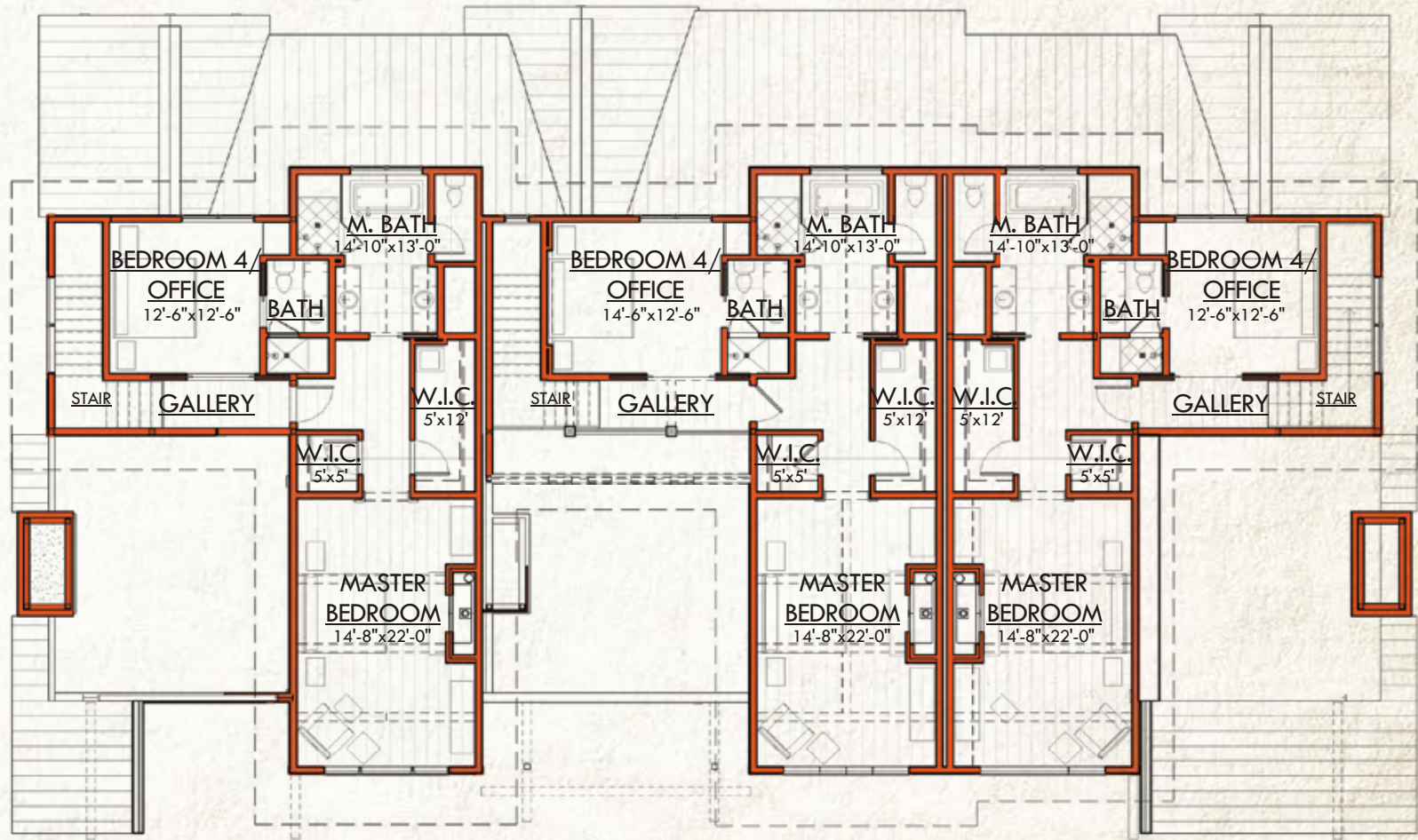
UNIT B

Lower Level: 1,950 Sq Ft

UNIT C

Lower Level : 1,855 Sq Ft

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



KITCHEN



KITCHEN



DINING





MASTER BEDROOM



MASTER BATHROOM



GUEST BEDROOM



GUEST BATHROOM



MAIN LEVEL POWDER ROOM



ENTRY DECOR



LOWER LEVEL REC ROOM



WET BAR



LOWER LEVEL REC ROOM



LAUNDRY FACILITIES



POWDER ROOM



GUEST BEDROOM



GUEST BATHROOM



GUEST BATHROOM



GUEST BEDROOM



BUNK ROOM



BUNK BATHROOM



GARAGE EXTERIOR



HOT TUB PATIO



GARAGE



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.

12/22

