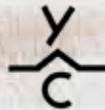


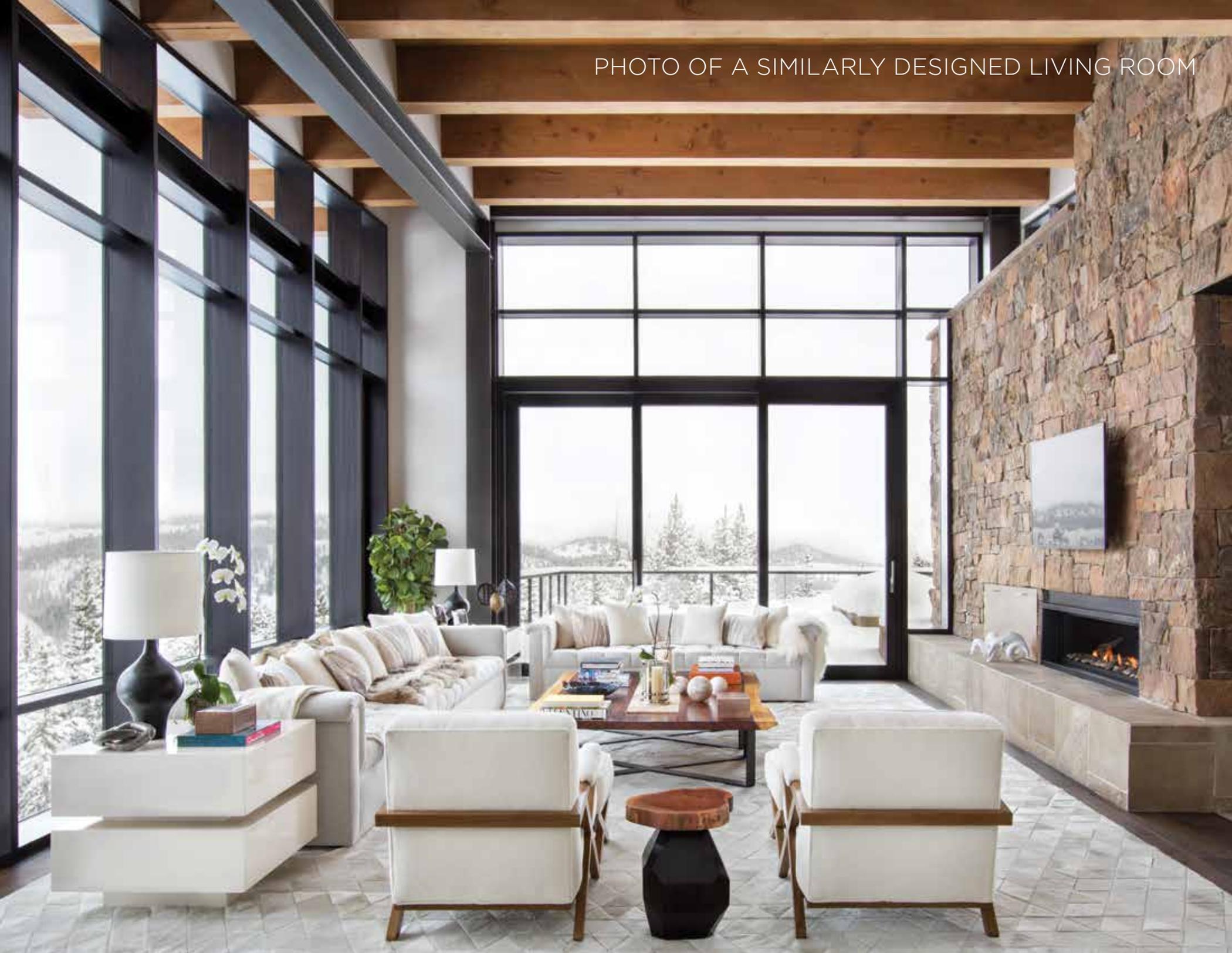
AMERICAN SPIRIT | 802

5 Union Drive



YELLOWSTONE CLUB

PHOTO OF A SIMILARLY DESIGNED LIVING ROOM



- AMERICAN SPIRIT 802 -

5 UNION DRIVE

The American Spirit neighborhood is many things: it's the perfect feeling of knowing your stash of Private Powder™ is mere steps out your door. It's the nestled-in-the-trees lifestyle, with an ideal mix of walkability and seclusion. It's a true retreat in the Montana wilderness. The custom residence at American Spirit 802 sits on a spacious lot on Union Drive, with excellent ski access to Pioneer Mountain via the Old Ironsides run. This special property, nearly a half acre in size, has an end-of-the-road feeling: on the lot's lower side, the land slopes downward, revealing expansive views and wide open spaces. With an unobstructed line of sight to the south, Lone Peak owns this view shed. This property has great views of Andesite, Lone Peak, and Pioneer Ridge as well as the Spanish Peaks and the Gallatin Range.

From its lofty elevation of nearly 8,500 feet, this custom residence sits in the perfect setting for enjoying winter recreation, and the refined touches throughout this home make it the ideal après-ski retreat. With its floorplan of over 7,000 square feet, this spacious residence offers a delightful mix of lively gathering spots and relaxing private spaces. The main level features the great room, kitchen, dining, and master suite. On the lower level, find the family room, two additional guest suites, and the unique family suite: bunk room and guest bedroom that share a full bathroom. Two additional guest suites and sitting room are located above the two-stall garage.

American Spirit 802 provides a neutral palette pervades the space, infusing a warmth and timelessness to the home. Shed rooflines help frame mountain views, and natural materials echo the backdrop of Southwest Montana. Throw in amazing ski access and easy walkability to the Rainbow Lodge, plus the base area amenities just a short drive or ski away, and this home equals the new standard in mountain living.



VIEW OF SPANISH PEAKS

- AMERICAN SPIRIT 802 -

5 UNION DRIVE

FEATURES

0.47 acre lot

7,029 heated, livable square feet

6 bedrooms, 7 bathrooms + 1 powder room

Unfurnished

Ski access via Old Ironsides run, Lodge Lift, American Spirit Lift

Short walk to numerous amenities at the Rainbow Lodge

Short drive to base area and Warren Miller Lodge

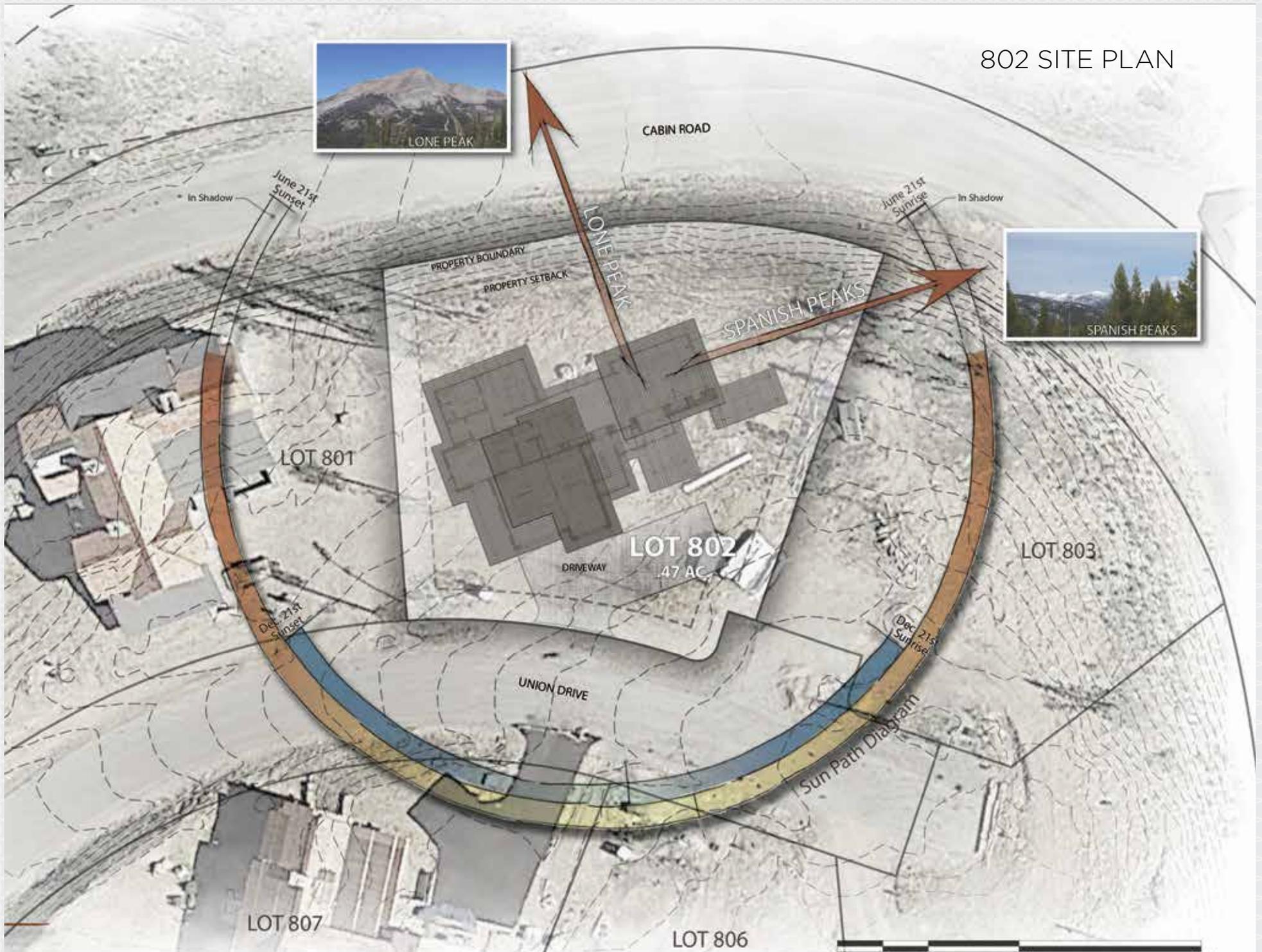
Friendly, walkable neighborhood

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.



VIEW OF LONE PEAK

802 SITE PLAN



LOT 807

LOT 806

Sun Path Diagram

LOT 802
47 AC

LOT 801

LOT 803

CABIN ROAD

UNION DRIVE

DRIVEWAY

PROPERTY BOUNDARY
PROPERTY SETBACK

June 21st
Sunset
In Shadow

June 21st
Sunrise
In Shadow

Dec 21st
Sunset

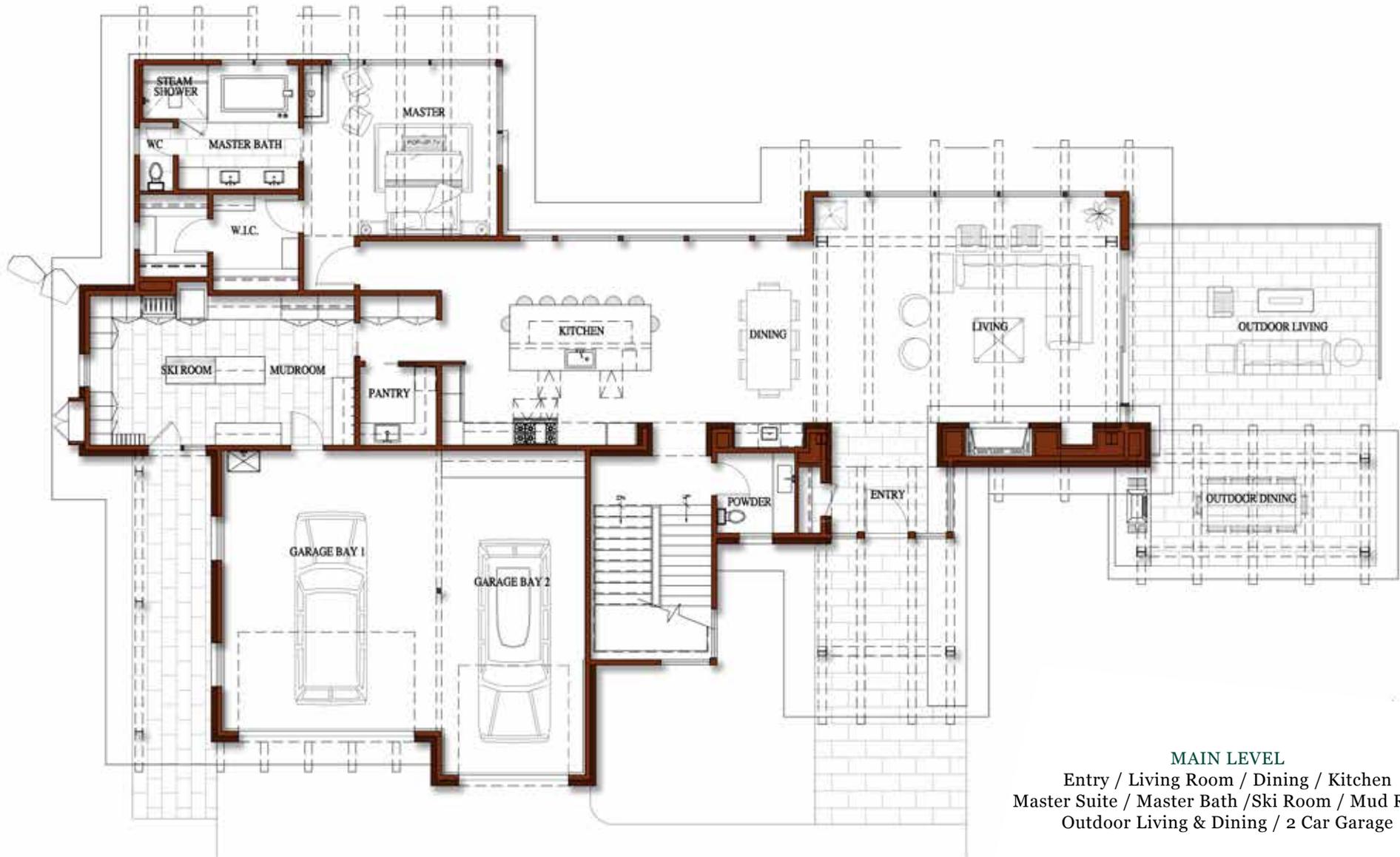
Dec 21st
Sunrise

LONE PEAK

SPANISH PEAKS

- AMERICAN SPIRIT 802 -

5 UNION DRIVE

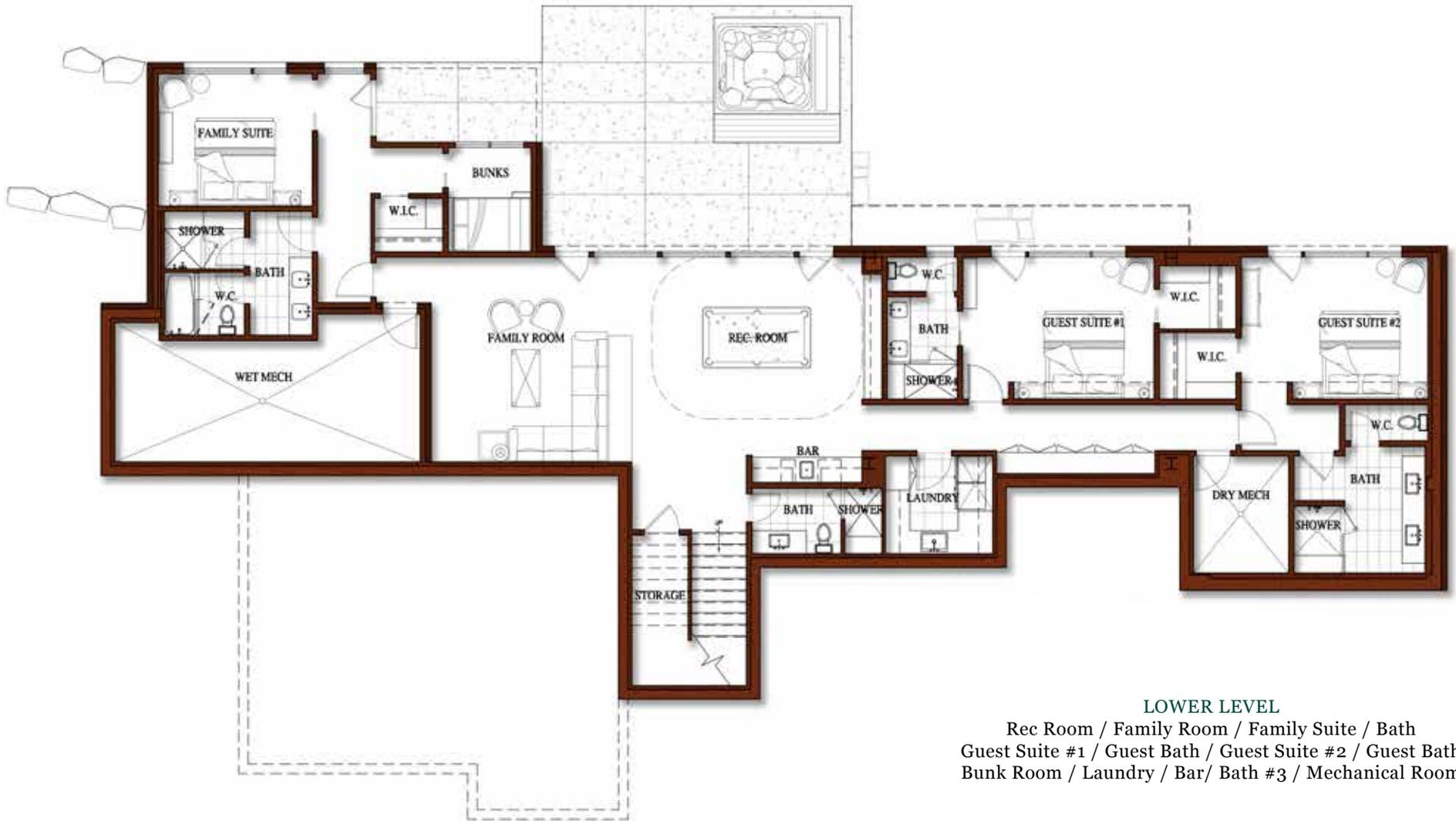


MAIN LEVEL

Entry / Living Room / Dining / Kitchen
Master Suite / Master Bath / Ski Room / Mud Room
Outdoor Living & Dining / 2 Car Garage

- AMERICAN SPIRIT 802 -

5 UNION DRIVE

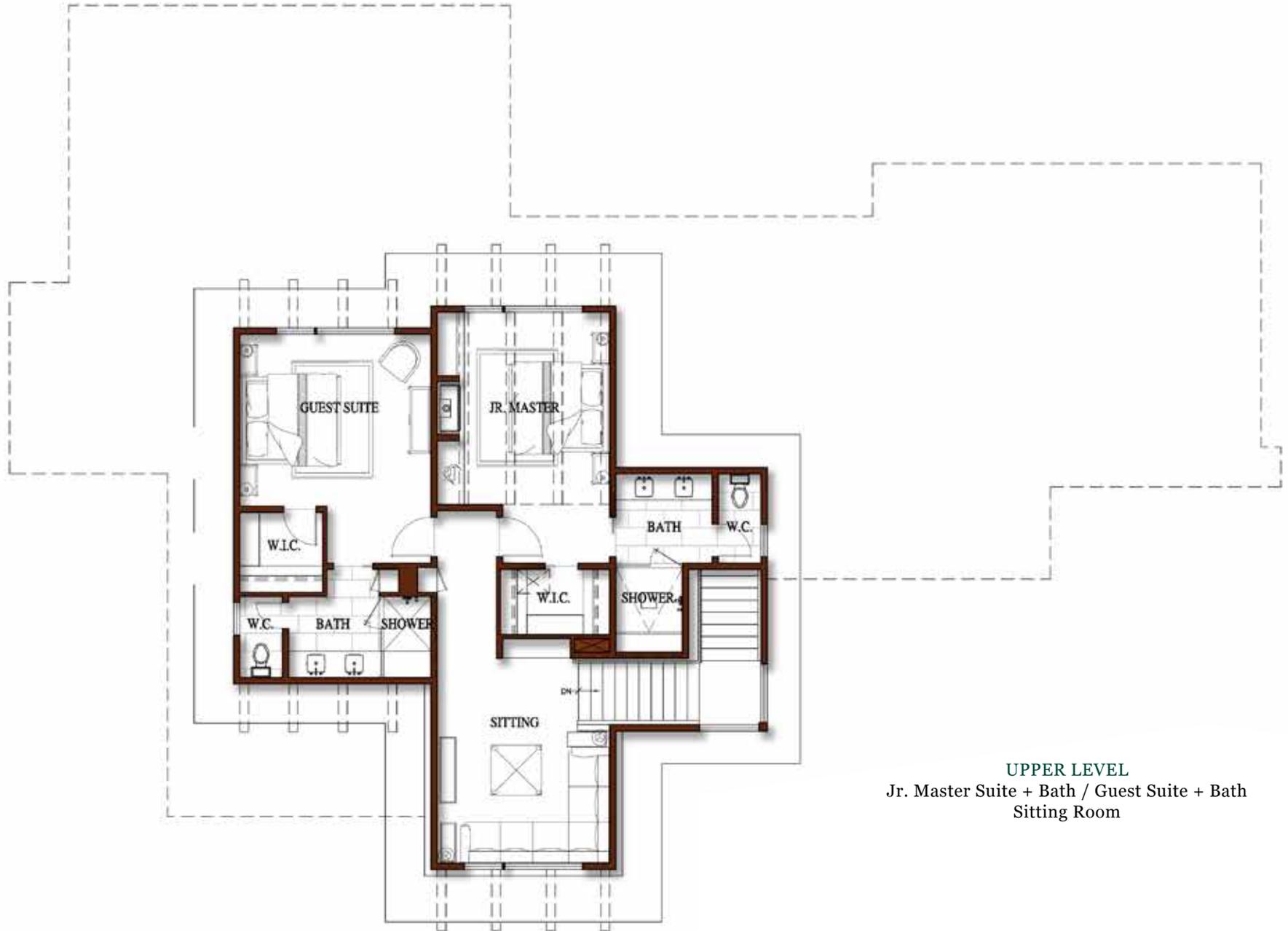


LOWER LEVEL

Rec Room / Family Room / Family Suite / Bath
Guest Suite #1 / Guest Bath / Guest Suite #2 / Guest Bath
Bunk Room / Laundry / Bar / Bath #3 / Mechanical Room

- AMERICAN SPIRIT 802 -

5 UNION DRIVE



UPPER LEVEL
Jr. Master Suite + Bath / Guest Suite + Bath
Sitting Room

PHOTO OF A SIMILARLY DESIGNED LIVING ROOM





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. 12/18

