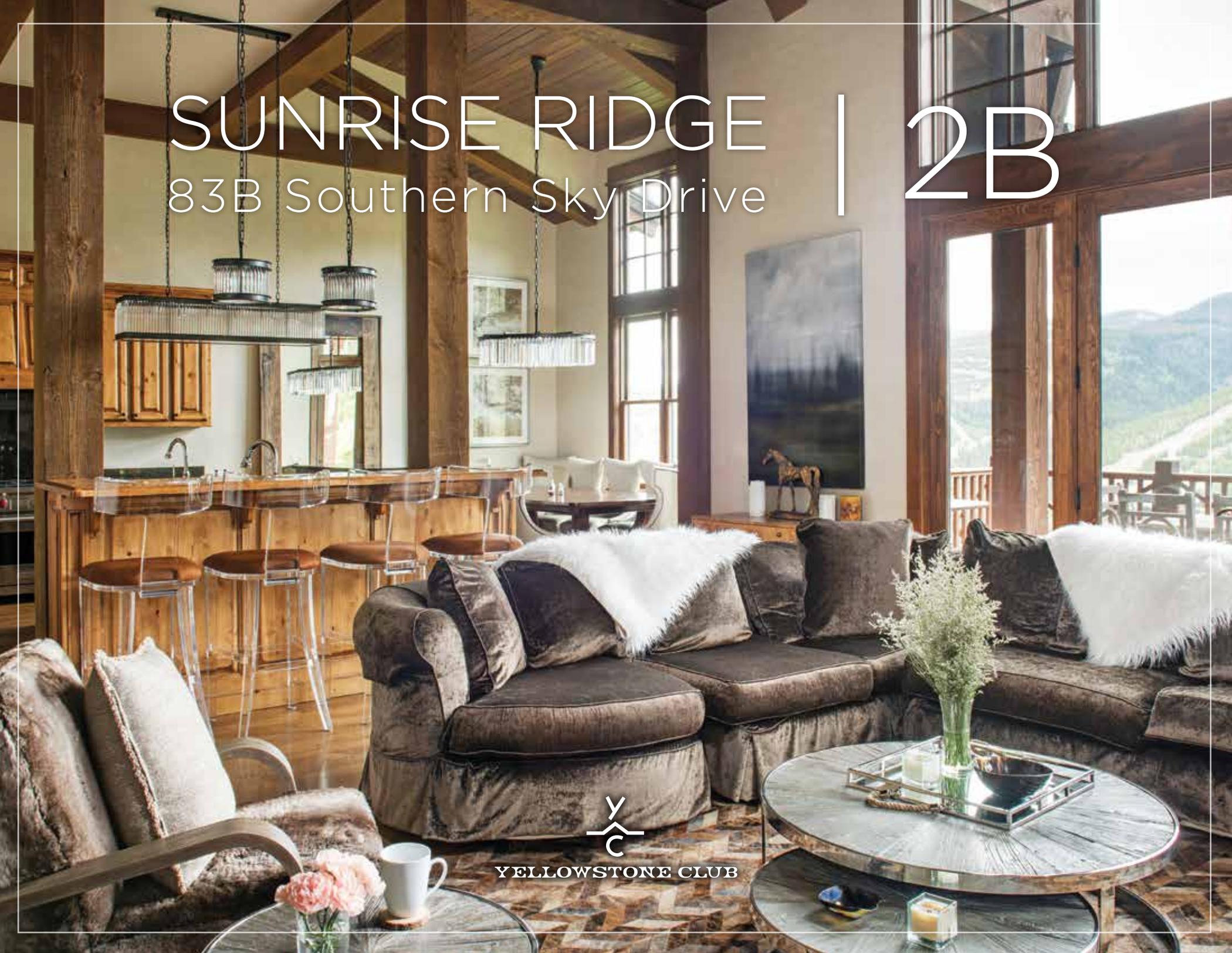


SUNRISE RIDGE | 2B

83B Southern Sky Drive



YELLOWSTONE CLUB



KITCHEN

- SUNRISE RIDGE 2B -

83B SOUTHERN SKY DRIVE

The Sunrise Ridge neighborhood of the Yellowstone Club is aptly named: this southern-facing ridge offers broad, sundrenched scenery, incredible mountain views, and a gentle perch upon which sits this community of triplexes and duplexes. This 123-acre enclave has easy access to the nearby base area amenities yet maintains a “tucked away” feel.

Sunrise Ridge 2B is a duplex situated near the east end of this neighborhood, and overlooks the meadow below with its network of year-round trails. The careful siting of this home captures views of both Pioneer and Eglise Mountains and reveals the beauty of the Yellowstone Club landscape. This residence is designed for entertaining with its open floor plan, lofted ceilings, and ample guest quarters. The design features a welcoming alpine style with a thoughtful mix of natural materials and contemporary touches.

This duplex includes 4,696 square feet of usable space divided across two levels. The home’s main level features the graceful main entry, leading guests to the great room, with its southern views, heavy timbered beams, and stone fireplace. This space flows effortlessly into the kitchen and dining spaces, and also opens to the broad deck. Summer months are best enjoyed out here! In the winter, indoor radiant flooring throughout keeps the home eminently comfortable. Enjoy details like Sub-Zero and Wolf appliances, custom alder cabinetry, and stone slab countertops.

The main level also features the spacious master suite, with its countless amenities. From the steam shower to the soaking tub to the large closet, the owners of this duplex will love retreating to this comfortable sanctuary. Separate doors open out to a cozy seating nook on the outdoor deck, while the fireplace keeps the suite toasty warm on winter evenings.

The home’s lower level offers space for large family gatherings and accommodations for numerous guests. This level includes four additional bedrooms, each with its own bathroom. Two of the bedrooms open to the lower-level patio, which features a firepit and roomy hottub. The lower-level family room has comfy couches, a corner fireplace, and large tv, all of which make this the perfect setting for movie nights. A wet bar and game tables encourage all ages to gather in this space.

This elegant duplex is an ideal getaway for all seasons. In the summer months, Members will enjoy the proximity to hiking trails and the short drive to the golf course and base area, and in the winter, a short drive leads to the lifts at Pioneer Mountain and its renowned Private Powder®.



DECK



GREAT ROOM



DINING

- SUNRISE RIDGE 2B -

83B SOUTHERN SKY DRIVE

FEATURES

4,696 heated livable square feet

5 bedrooms, 5 bathrooms, 2 powder rooms

Radiant floor heat

Custom chandeliers throughout

Heated two-car garage

Lower level terrace with hottub and firepit

Southern views to Eglise and Pioneer Mountains

Immediate access to the Sunrise Ridge Clubhouse

Warren Miller Lodge and YC's Golf Clubhouse accessible via a short drive

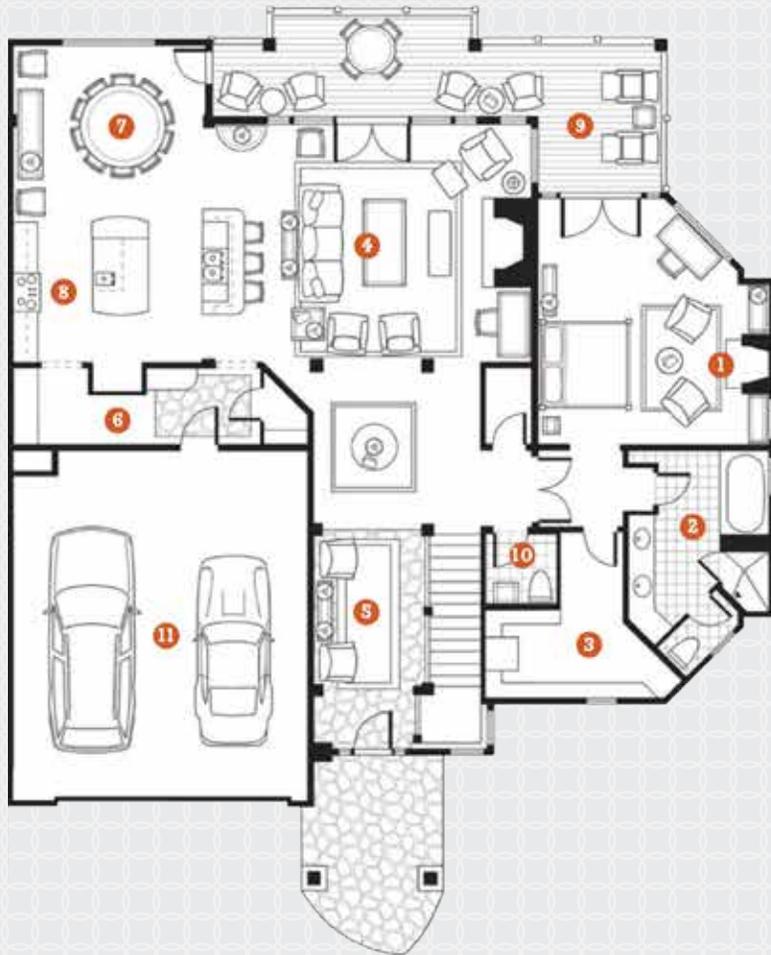
This residence is located within Yellowstone Club, a 15,200 acre private, gated community located in Big Sky, Montana. Yellowstone Club is the world's only private ski and golf community, encompassing thousands of acres of private skiing along with a championship golf course designed by Tom Weiskopf.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



SUNRISE RIDGE
CLUBHOUSE

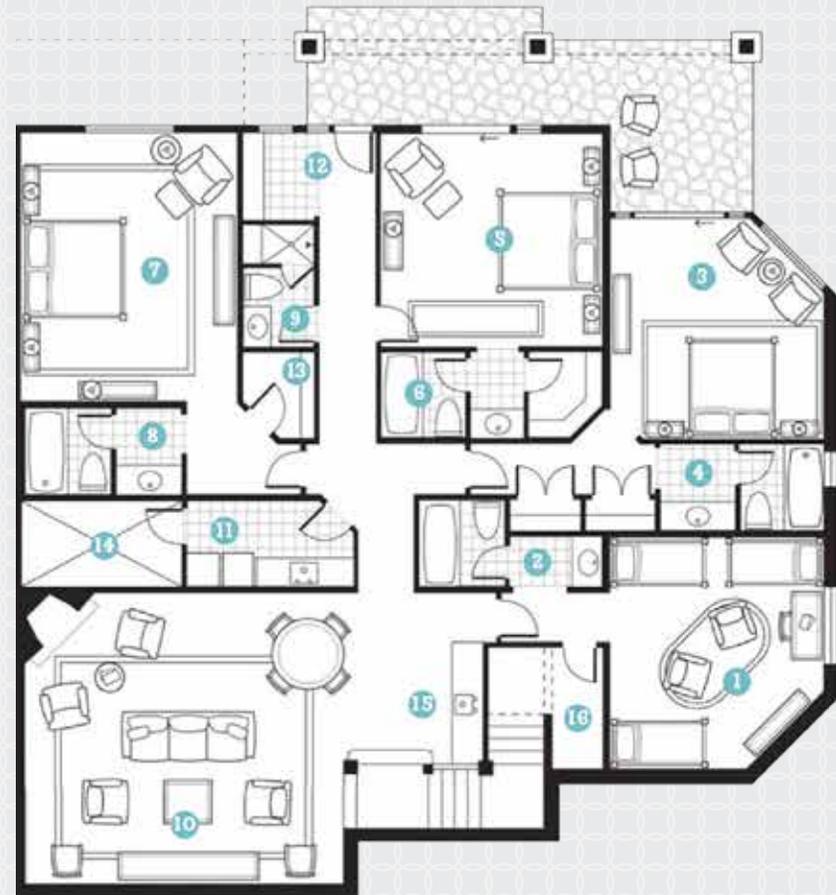
- SUNRISE RIDGE 2B -

4,696 TOTAL HEATED LIVABLE SQUARE FOOTAGE



MAIN LEVEL

*Entry Foyer / Great Room / Kitchen / Dining Room / Powder Room
Butler's Pantry / Master Bedroom / Master Bathroom
Deck / Garage*



LOWER LEVEL

*Family Room / Powder Room / Laundry / Mud Room / Wet Bar
Guest Bedroom 1 / Guest Bathroom 1 / Guest Bedroom 2
Guest Bathroom 2 / Guest Bedroom 3 / Guest Bathroom 3*



ANDESITE RIDGE LIFT

ANDESITE RIDGE

SUNRISE RIDGE 2B

SUNRISE RIDGE

THE SETTLEMENT

CAMPHOUSE POOL & FITNESS CENTER

SLOPESIDE WARREN MILLER LODGE

RIVER HOMESTEAD

ENCLAVE

MILLER POINT

CHALETs

THE

CABIN ROAD

AMERICAN SPIRIT TRAIL

MOOSE LAKE TRAIL

AMERICAN SPIRIT ROAD

LITTLE DIPPER LIFT

YELLOWSTONE CLUB

SOUTH

2

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601 602 603
604
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MASTER BEDROOM



MASTER BATH



GUEST ROOM 1



GUEST ROOM 2



GUEST ROOM 3



BUNK ROOM



FAMILY 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.