ANDESITE RIDGE 78 36 Fossil Road



EXTERIOR

- ANDESITE RIDGE 78 -36 FOSSIL ROAD

From its perch at nearly 8,400 feet, custom residence Andesite Ridge 78 is the quintessential setting for catching the subtleties of the mountains. From the first dusting of a late autumn snowfall, to the drooping boughs of a winter storm, to the bright green pops of early spring, this home is designed to capture the beauty in the everyday. The Andesite Ridge neighborhood is loved for its nod to the simple grace that comes with mountain living: ski-in/ski-out, views of mountaintops, mature lodgepole pines, and, of course, bountiful amenities just a short drive away.

Andesite Ridge is a spacious, 4-bedroom, 5-bathroom home. This home encompasses two levels, and includes custom touches that come standard with Yellowstone Club living: hand-crafted natural materials, huge windows that expertly frame mountain views, high-end appliances, and comfortable guest accommodations. Add in the hot tub, fireplaces, and huge deck and this home is the perfect getaway, no matter the season.

The home's first level features the main living spaces of the residence, including the kitchen, great room, dining room, and master suite. Vaulted ceilings throughout allow windows to climb to the heavens, framing spectacular view of Pioneer Mountain and Lone Peak. The open floor plan encourages easy movement between spaces: dinner parties effortlessly turn into intimate evenings before the fireplace or on the sweeping deck, watching the night sky come to life. The master suite on the main level is a retreat in unto itself, with comfortable seating nooks and ample space. A second bedroom suite on the opposite end of the main level ensures both privacy and comfort for guests.

The home's lower level is ideal for more informal gatherings with its family room (ping pong table!) and media room. Two separate bunk rooms, each with sleeping space for at least four people, guarantee accommodations for even the largest gatherings. These bedrooms share a deluxe version of the jack-and-jill bathroom, with double sinks and spacious facilities. This bathroom transitions into a dressing room which then opens outside to the hot tub area, making it even easier to soak outside on winter nights.

Numerous features round out this property, including the two-car heated garage, a covered ski-in entryway and ski room, and redwood decking. The nearly 2.5-acre lot guarantees a serene and private setting, enhanced by the open space that borders this property to the north. The Andesite Ridge neighborhood is a short drive to the famed base area, home to many of the YC's much-loved amenities, including fine dining, concierge services, gear rental, shopping, and adult and youth recreation.



FAMILY ROOM



- ANDESITE RIDGE 78 -

36 FOSSIL ROAD

FEATURES

5,298 heated livable square feet

4 bedrooms

3 bathrooms + 2 powder rooms

2.48-acre lot

Ski room, separate mud room

Bordered by open space to the north, preserving the viewshed of the Spanish Peaks

Adjacent to ski trail

Views of Pioneer Mountain, Lone Peak, Spanish Peaks, and Gallatin Range

LOWER LEVEL

Media Room / Family Room / Bunk Room 1 / Bunk Room 2 Bunk Room Bath / Powder Room / Covered Patio / Mechanical Room

UPPER LEVEL

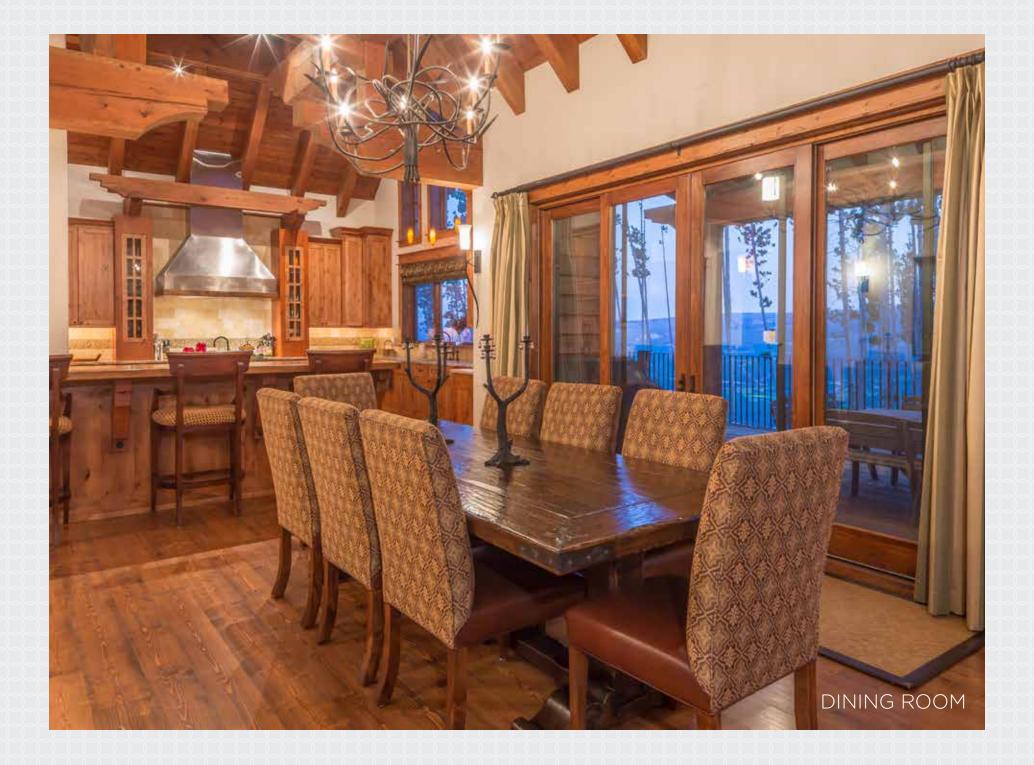
Foyer / Kitchen / Dining Room / Great Room / Master Bedroom Sitting Room / Master Bathroom Outdoor Deck / Office / Powder Room / Laundry Room / Guest Room / Guest Bathroom Ski Room / Mud Room / 2-Car Garage

*Architectural floor plans available upon request

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.

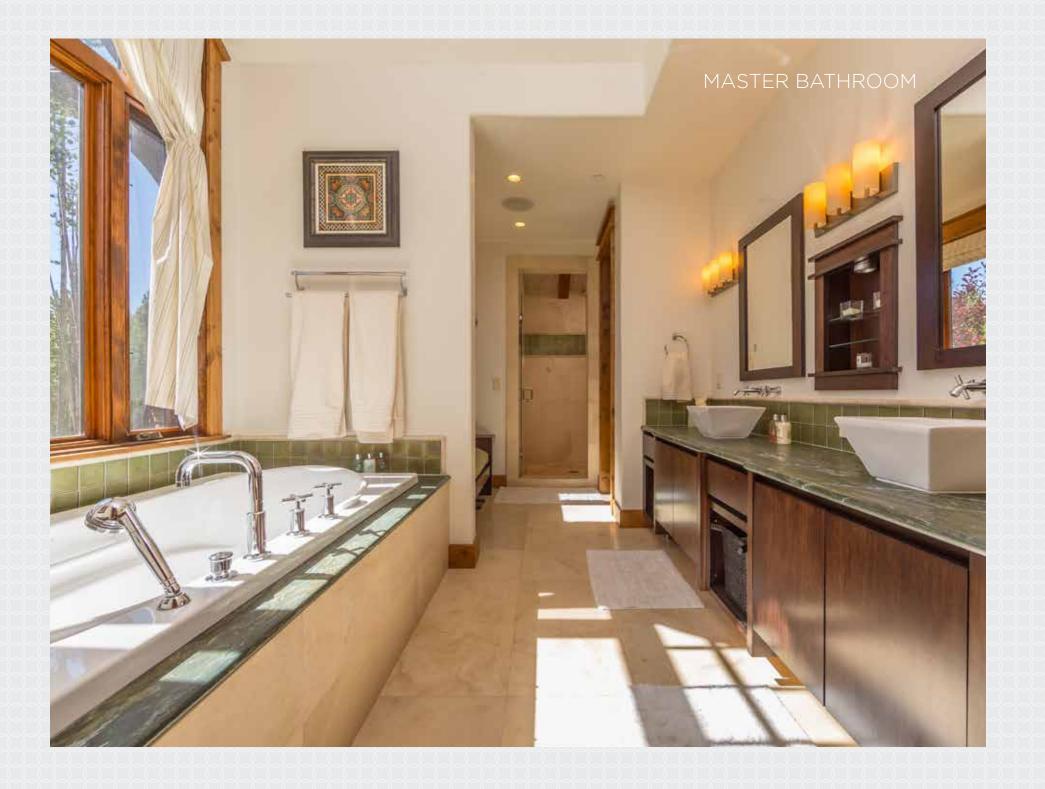
CUSTOM STONE DETAIL

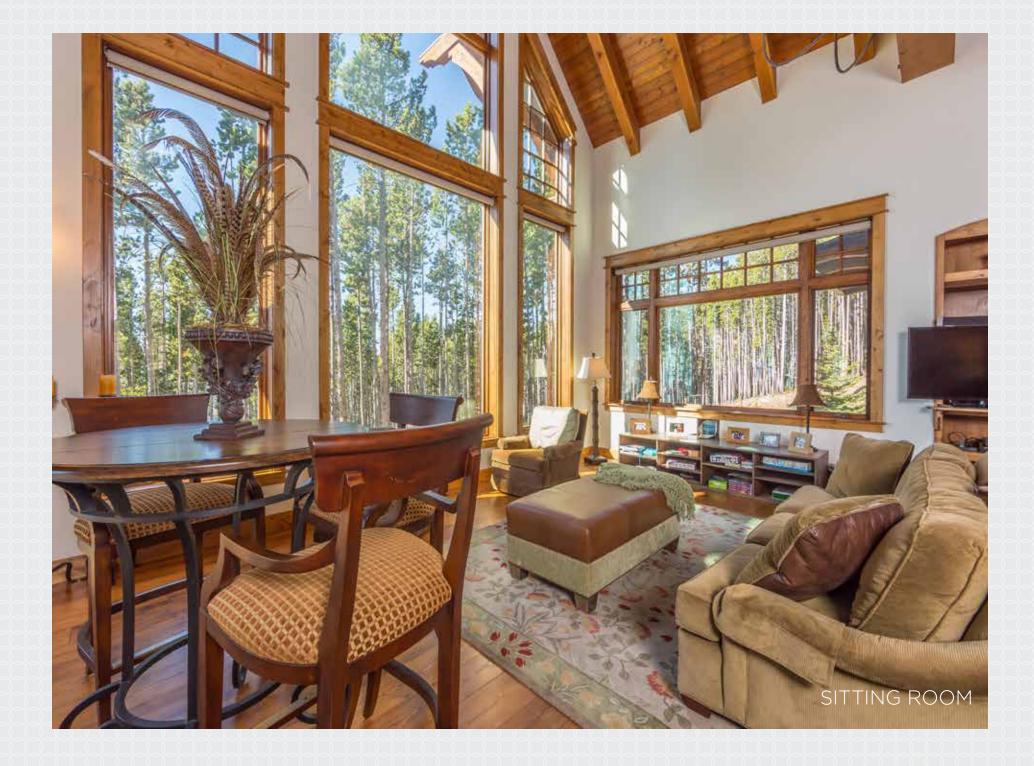
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BUNK ROOM 2

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EXTERIOR VIEWS

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For more information about this property and its pricing please contact YC Realty. (888) 700-7748 | (406) 995-4900 | ycsales@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 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 we wave any other real estate representative of the Yellowstone Club or its related affiliates have made any wave mede any other real estate representative of the Yellowstone Club or its related affiliates have made any other real estate representative of the Yellowstone Club or its related and affiliates have made any other real estate representative of the Yellowstone Club or its related and any other real estate representative of the Super has reliaded affiliates have made any other real estate representative of the Super yers of the Super sole determination. 10/18