



YELLOWSTONE CLUB



ANDESITE RIDGE | 145A
29 Pumice Road

- ANDESITE RIDGE 145A -

29 PUMICE ROAD

A home in Yellowstone Club's revered Andesite Ridge neighborhood provides unparalleled luxuries: an escape where crisp, snowy evenings are the backdrop for warm family gatherings, and a private ski chalet with unbeatable ski-in/ski-out access to some of the world's finest powder skiing at the Yellowstone Club and Big Sky Resort. Though countless amenities are nearby, the Andesite Ridge neighborhood maintains the feeling of a secluded retreat tucked in Montana's lodgepole forests. Andesite 145, located on a spacious two-acre lot tucked into a quiet bend on Pumice Road, epitomizes these elements and is known for its breathtaking alpine sunrises.

While the Yellowstone Club is beloved at any time of year, it's a fact that this corner of Southwest Montana boasts some of the best powder skiing in the United States. And Andesite Ridge 145 is poised to capitalize on not just one, but two world-class ski resorts, thanks to its truly incredible ski-in/ski-out access to both the Yellowstone Club and Big Sky Resort. This home's custom ski room offers ample storage and makes it easy to live the dream of chasing powder.

This custom residence offers over 3,700 square feet of living space. Currently, the home is configured with three bedrooms, though the main-level library space can transform into additional sleeping quarters. With its mix of indoor and outdoor spaces across two levels, Andesite Ridge 145 provides ample space for large gatherings and family getaways.

The main level features the master suite and many of the home's more formal entertaining spaces. The great room features classic lodge styling, with its lofted ceilings, plush furnishings, and massive fireplace: this is the space to share warm winter beverages and epic tales of adventure. The nearby kitchen is permeated with fine touches, from the Wolf range to the custom copper hood to the wine fridge and coffee nook. Doors off the dining room open to a large covered deck, adding options for al fresco dining during the endlessly long summer days. The master suite, on the main level, features a home office nook, large fireplace, and doors that open to the private deck and hot tub. The suite's bathroom is spacious, bright, and airy.

The home's lower level features the much-loved ski room, adjacent to the two-car garage; enjoy ample storage and walk-out access to neighborhood trails. The family room features a classic wood stove tucked into the corner, perfect for keeping the space toasty during home billiards tournaments. Lower level accommodations include the bunk room, which comfortably sleeps four, and the junior master suite.

Andesite Ridge 145 embodies the Yellowstone Club lifestyle—adventure awaits right outside the door, but there is so much to come home to at the end of the day. This home is the perfect home base for enjoying the mountain resort lifestyle, with extras like fine dining, concierge services, and abundant recreation opportunities all within easy reach.

FOYER





GREAT ROOM



OPEN FLOOR PLAN

- ANDESITE RIDGE 145A -

29 PUMICE ROAD

FEATURES

3,712 square feet

2.05 acre lot

3 bedrooms (options to reconfigure to 4 bedrooms)

4 bathrooms

2-car garage

Views of Pioneer Peak, Gallatin Range

Incredible ski access

Ski room with storage lockers

Hot tub, covered deck

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.



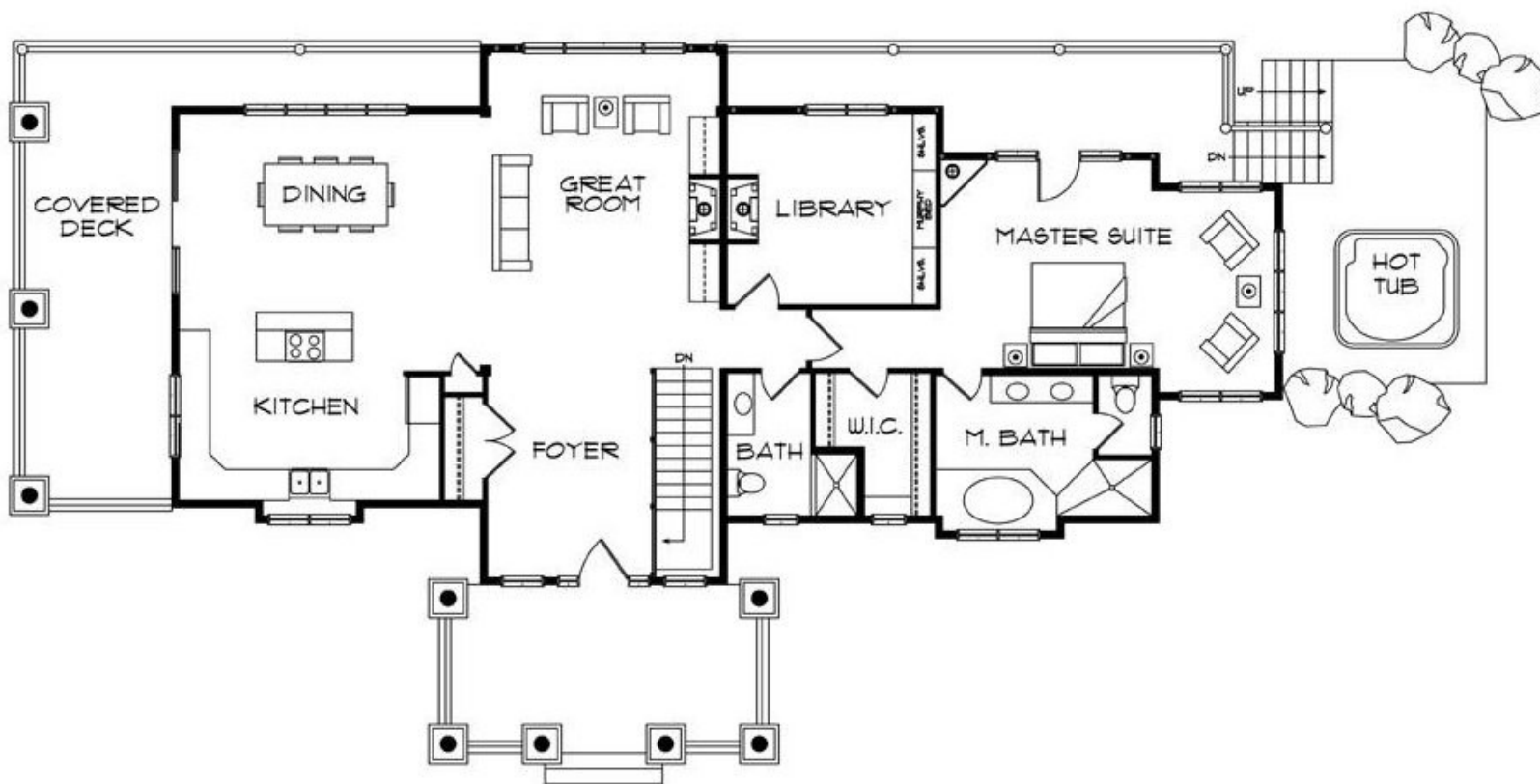
SKIWAY ACCESS

OUTDOOR DECK



- ANDESITE RIDGE 145A -

3,712 TOTAL HEATED LIVABLE SQUARE FOOTAGE



MAIN LEVEL

*Entry Foyer / Kitchen / Dining / Great Room / Covered Deck
Library / Master Bedroom / Master Bathroom / Hot Tub Patio*

- ANDESITE RIDGE 145A -

3,712 TOTAL HEATED LIVABLE SQUARE FOOTAGE



LOWER LEVEL

*Family Room / Ski Locker Room / Master Suite #2
Bunk Room / Guest Bathroom #2 / 2-Car Garage / Mechanical Room*



KITCHEN

DINING



MASTER BEDROOM





MASTER BATHROOM



OFFICE / LIBRARY



MASTER SUITE #2



BUNK ROOM



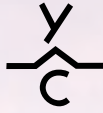
GUEST BATHROOM #2



SKI LOCKER ROOM



LOWER LEVEL
FAMILY ROOM



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. 7/19

