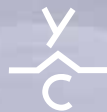


ANDESITE RIDGE | 89

310 Andesite Ridge Road



YELLOWSTONE CLUB



FOYER

- ANDESITE RIDGE 89 -

310 ANDESITE RIDGE ROAD

Located at a view-framing bend in the road, Andesite Ridge 89 is tucked into the perfect fold of land to capture broad southern views and lofty alpine habitats. The custom residence on this spectacular piece of property sits elegantly on the land, with thoughtful use of natural materials that create a harmony between the home and the land. Andesite Ridge 89 is nestled on just over two acres of land, offering room to explore while still remaining close to the bountiful YC amenities, including nearby ski trail access and the multitude of base area services.

With its modern log styling and two levels of living space, this custom residence feels airy and bright, and offers plentiful space for mountain getaways of friends and family. The home's great room takes center stage, perfectly balancing many elements to create a room that is timeless, inviting, and warm: massive stone fireplace, heavy beams, luxurious furnishings, and regional art. The adjacent kitchen, with its wooden plank and beam ceiling, feels cabin and cozy, while offering top-end appliances and fixtures. The home's main level features two bedroom suites, each on opposite ends of the home for maximum privacy. The master suite features unique windows embedded in a ceiling beam, framing the outside forested view, plus rich tapestries, stone fireplace, vaulted ceilings, and full suite amenities, including a private office. The second bedroom is spacious and luxurious, and has direct access to the covered porch seating area. Other main level amenities include the ski room, locker room, mud room, and immense covered deck.

The home's lower level is the ideal location for casual evenings and après-ski gatherings, with its pool table, wraparound couch, poker room, wine room, and bar area. Three additional bedroom suites, one configured as a bunk room, each offer en suite accommodations and comfortable styling. Perhaps the most stunning feature on the home's lower level is the incredible indoor hot tub. This custom pool features walk-in stairs, a wraparound bench, and room for countless people—with the adjacent steam room, this is truly a home spa.

Andesite Ridge 89 also features a three-car garage with an above-garage guest suite. In total, this custom residence is an ideal retreat, the perfect location to enjoy winter ski days or long summer adventures. In the winter, return home after a day of skiing via the Andesite Ridge lift; a short ski down a designated ski trail leads directly to the property.

GREAT ROOM





GREAT ROOM / KITCHEN / DINING

- ANDESITE RIDGE 89 -

310 ANDESITE RIDGE ROAD

FEATURES

5 Bedroom

8 Bathrooms + 1 Powder Room

10,232 sq. ft. of outdoor living space

Views of Lone Peak, Pioneer Mountain, Gallatin Range

Ski room, mud room, locker room

Hand stacked, hand chinked log work

Access to Andesite Ridge Lift, ski trails

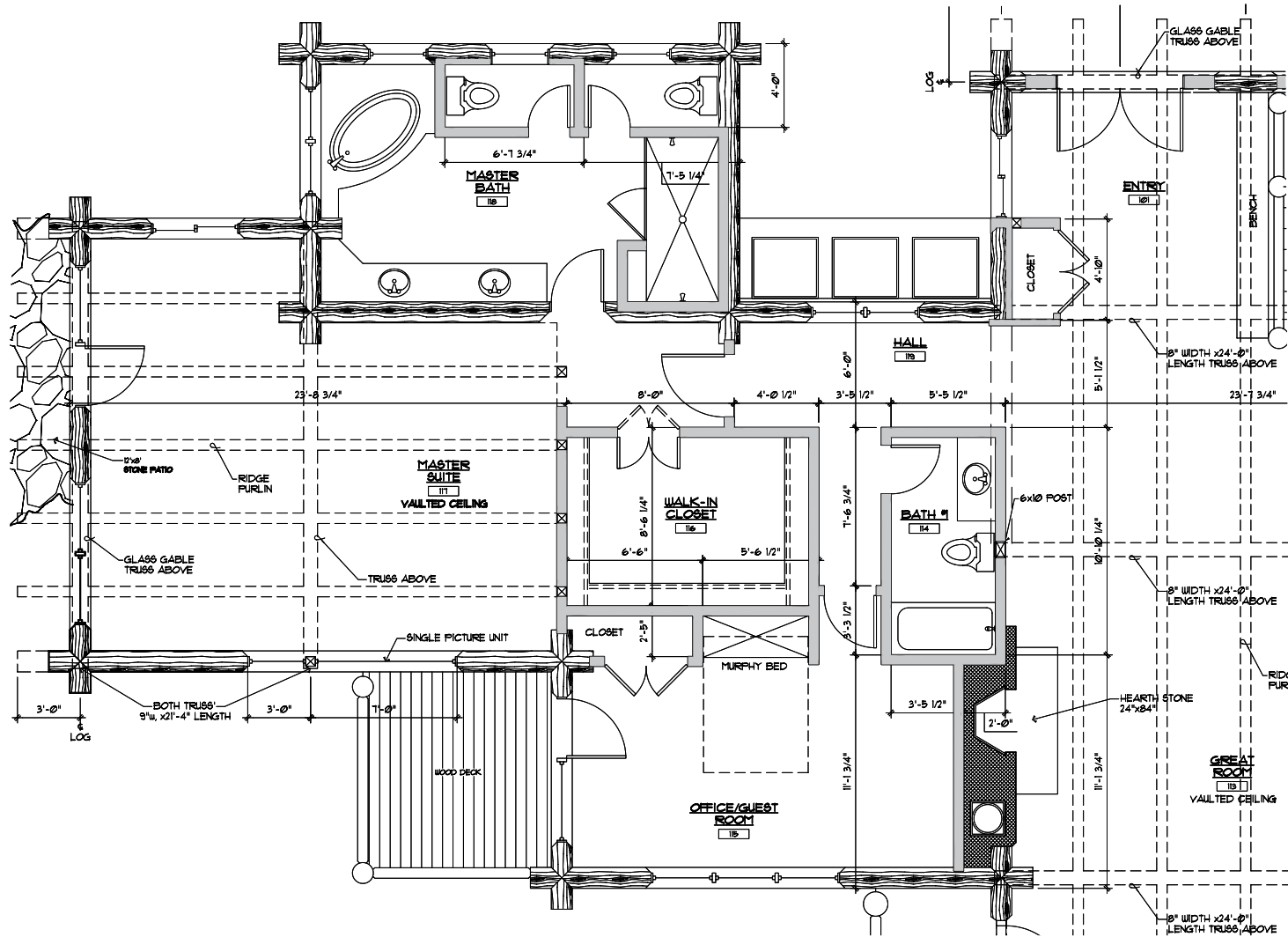
This residence is located within Yellowstone Club, a 15,200 acre private, gated community located in Big Sky, Montana. Yellowstone Club is the world's only private ski and golf community, encompassing thousands of acres of private skiing along with a championship golf course designed by Tom Weiskopf.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



GARAGE / PORTE-COCHÈRE

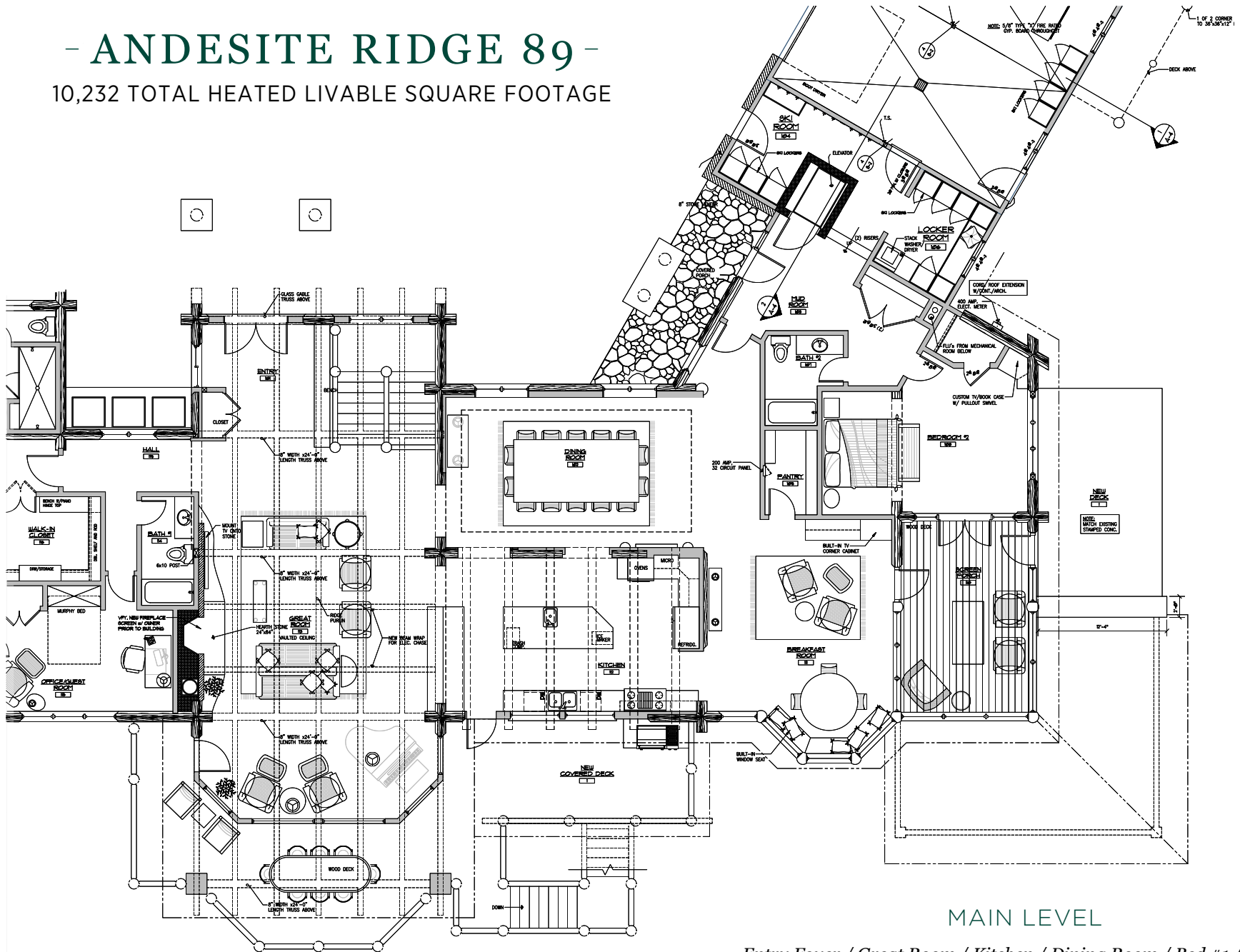
- ANDESITE RIDGE 89 -

10,232 TOTAL HEATED LIVABLE SQUARE FOOTAGE



MAIN LEVEL MASTER

- ANDESITE RIDGE 89 -
 10,232 TOTAL HEATED LIVABLE SQUARE FOOTAGE

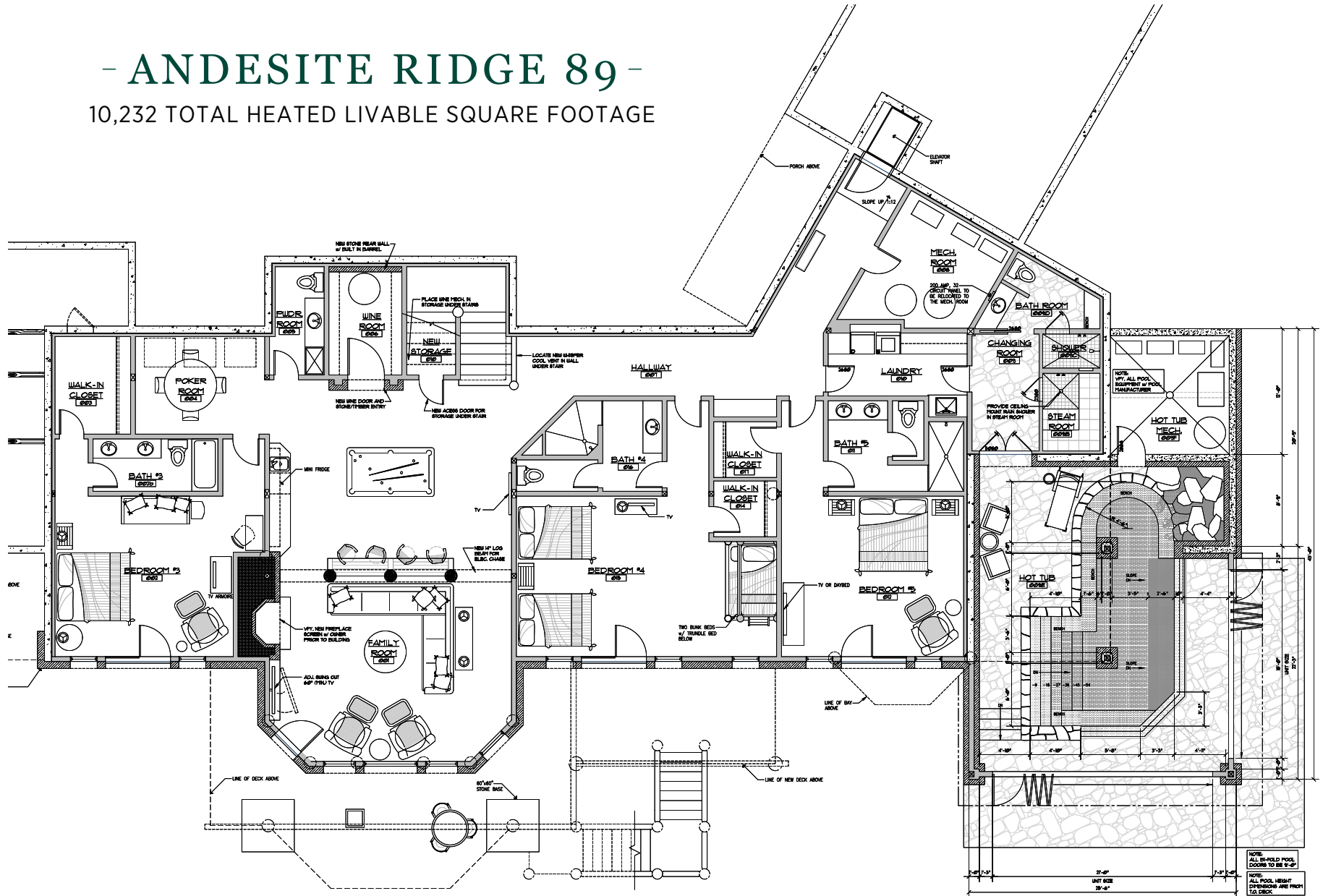


MAIN LEVEL

*Entry Foyer / Great Room / Kitchen / Dining Room / Bed #1 / Bath #1
 Office / Screen Porch / Breakfast Room / Bed #2 / Bath #2
 Mud Room / Locker & Ski Room / Garage / Covered Deck*

- ANDESITE RIDGE 89 -

10,232 TOTAL HEATED LIVABLE SQUARE FOOTAGE

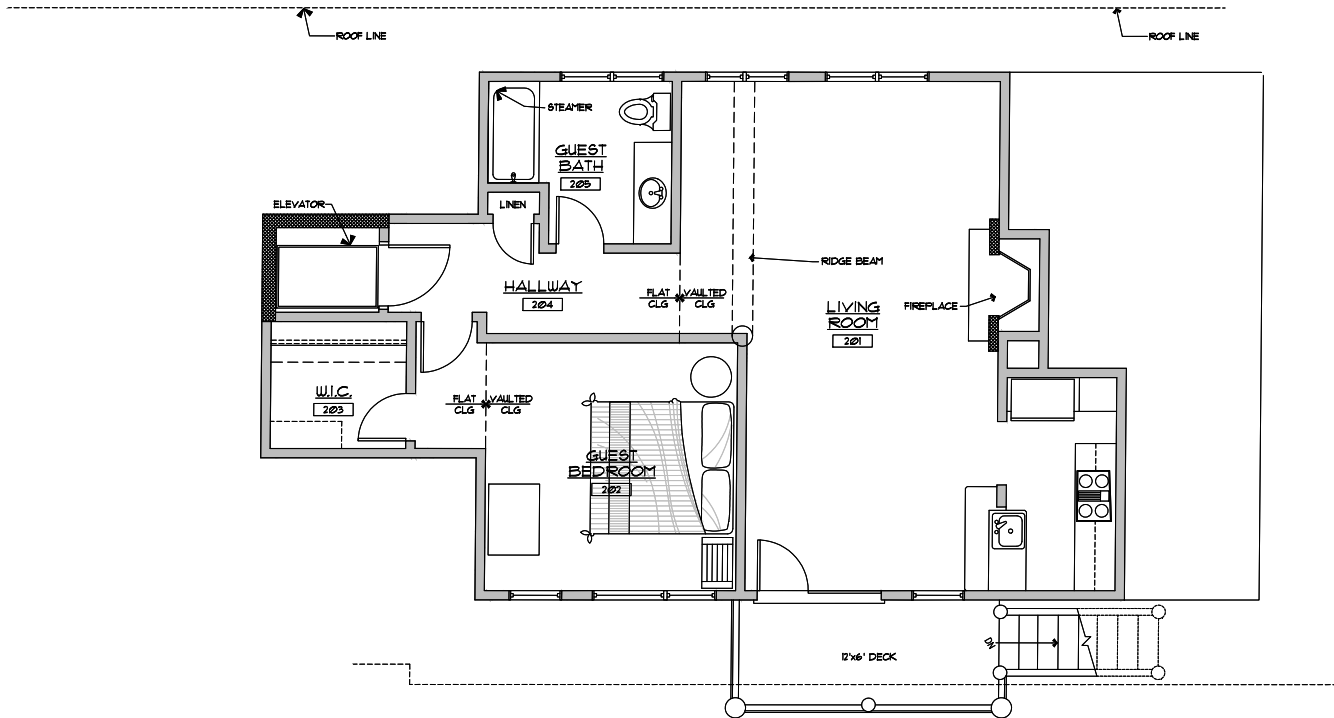


LOWER LEVEL

*Family Room / Game Room / Wine Cellar / Powder Room
 Bed #3 / Bath #3 / Bunk Room / Bath #4 / Bed #5 / Bath #5
 Changing Room / Steam Room / Bath #6 / Pool / Mechanical Room*

- ANDESITE RIDGE 89 -

10,232 TOTAL HEATED LIVABLE SQUARE FOOTAGE



UPPER LEVEL SUITE

*Elevator / Living Room / Guest Bedroom
Guest Bathroom / Deck / Outdoor Staircase*



KITCHEN

DINING



MASTER BEDROOM





MASTER BATHROOM





BREAKFAST ROOM



SUN ROOM

LIVING ROOM



REC ROOM



WINE CELLAR



GUEST BEDROOM #3



GUEST BEDROOM #4



POOL



BUNK ROOM



POOL / STEAM ROOM



GUEST SUITE
LIVING ROOM





SUITE BEDROOM



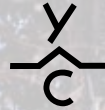
SUITE BATHROOM



ELEVATOR



SUITE EXTERIOR



YELLOWSTONE CLUB

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 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

