



YELLOWSTONE CLUB

# AMERICAN SPIRIT | 803

7 Union Drive



FRONT ENTRANCE

## - AMERICAN SPIRIT 803 -

7 UNION DRIVE

Custom Residence 803 is tucked into the beloved American Spirit neighborhood, slope-side to Pioneer Mountain and across the river from Lone Peak. Its location on Union Drive is a short walk from the famed Rainbow Lodge and its many neighborhood amenities. And while it's true that the setting of this home sets a grand first impression, it's the countless features inside the home that create a lasting impact.

The home's main level features many of the gathering and entertaining spaces, from the great room and adjacent dining room, to the bright and roomy kitchen, filled with a cook's favorite gadgets. Swing open the double glass doors for full access to the amazing covered deck, which lives like a second great room with its comfortable couches, overhead heat lamps, large TV, and deluxe outdoor grill area. Happy, worn-out skiers will flock to this cozy corner of the home, no doubt ending the evening in the adjacent hot tub.

The main level also features the incredible master suite. Here, the home's owner will enjoy a relaxing retreat, complete with private balcony, fireplace, soaking tub, stone shower, and huge walk-in closet. Three additional bedroom suites, including a spacious bunk room, are located on the home's upper level. The upstairs north-facing suite boasts its own private deck, also with amazing views of Lone Peak.

While spacious, the scale of the home is immensely livable and cozy, with rooms that feel just the right size, not oversized or too immense. This intentional approach to scale makes this home delightfully functional. Warm neutral tones coupled with upscale fixtures and furnishings lend the home a modern feel; numerous thoughtful touches, like the ski room, wine fridge and bar area, and cozy seating nooks throughout make this home feel like a private retreat. Base area amenities are just a short drive down the hill, making it so easy to enjoy the Yellowstone Club lifestyle.

FOYER





GREAT ROOM

# - AMERICAN SPIRIT 815 -

7 UNION DRIVE

## FEATURES

4 Bedroom

4 Bathroom + 1 Powder Room

4,476 heated, livable square feet

Covered patio with heat lamps, TV, custom grill area

Ski in/Ski out access

Ski room with benches, lockers, boot dryers, exterior door

Views of Lone Peak, the Spanish Peaks, Pioneer Mountain

Close proximity to Rainbow Lodge and all of its amenities

Warren Miller Lodge, YC's Clubhouse, and golf course accessible via a short drive

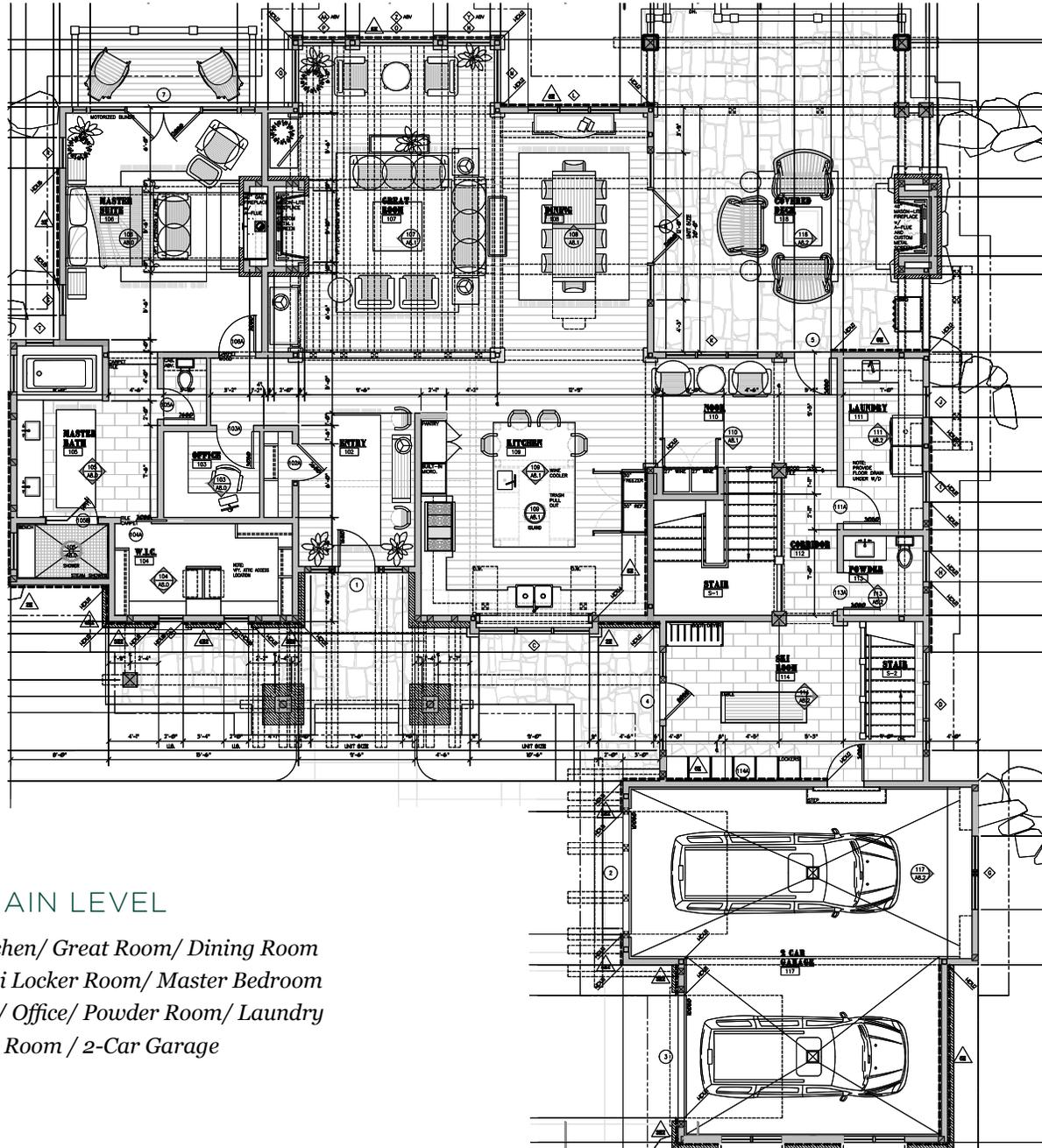
This residence is located within Yellowstone Club, a 15,200 acre private, gated community located in Big Sky, Montana. Yellowstone Club is the world's only private ski and golf community, encompassing thousands of acres of private skiing along with a championship golf course designed by Tom Weiskopf.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



OUTDOOR LIVING SPACE

# - AMERICAN SPIRIT 803 -

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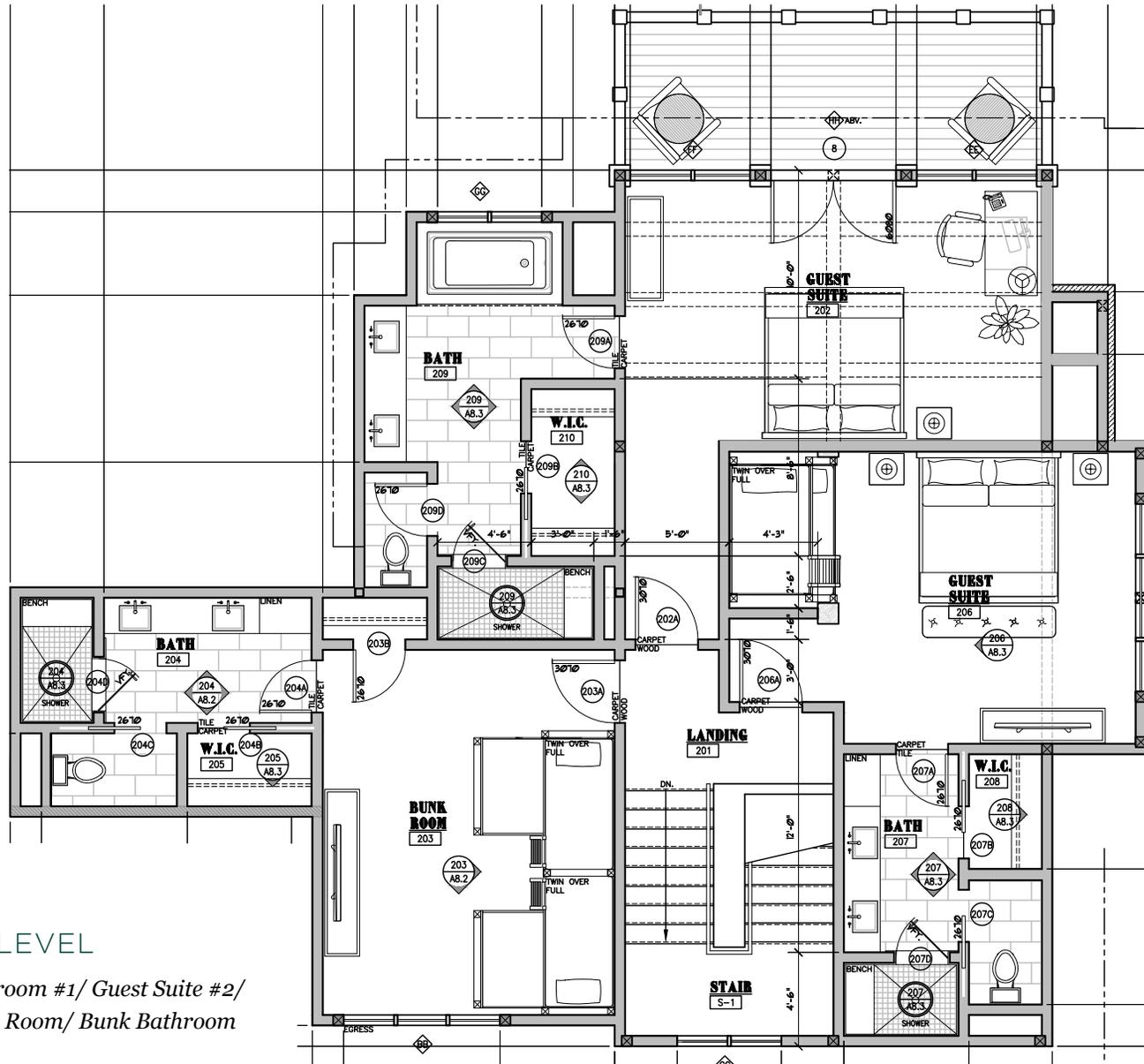


## MAIN LEVEL

*Entry Foyer/ Kitchen/ Great Room/ Dining Room  
Covered Patio/ Ski Locker Room/ Master Bedroom  
Master Bathroom/ Office/ Powder Room/ Laundry  
Nook / Room / 2-Car Garage*

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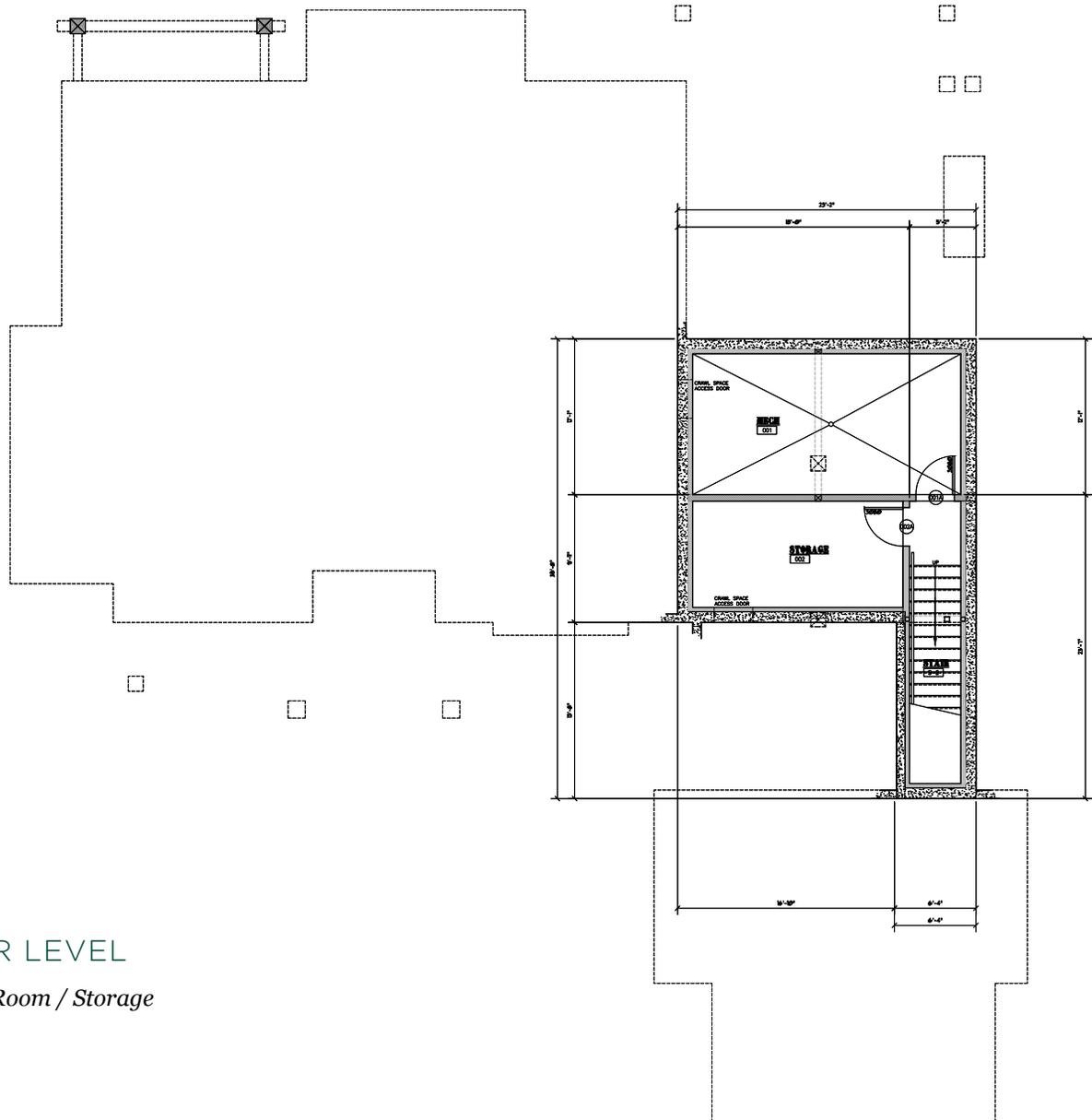


## UPPER LEVEL

Guest Suite #1/ Guest Bathroom #1/ Guest Suite #2/  
Guest Bathroom #2/ Bunk Room/ Bunk Bathroom

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7 UNION DRIVE



LOWER LEVEL

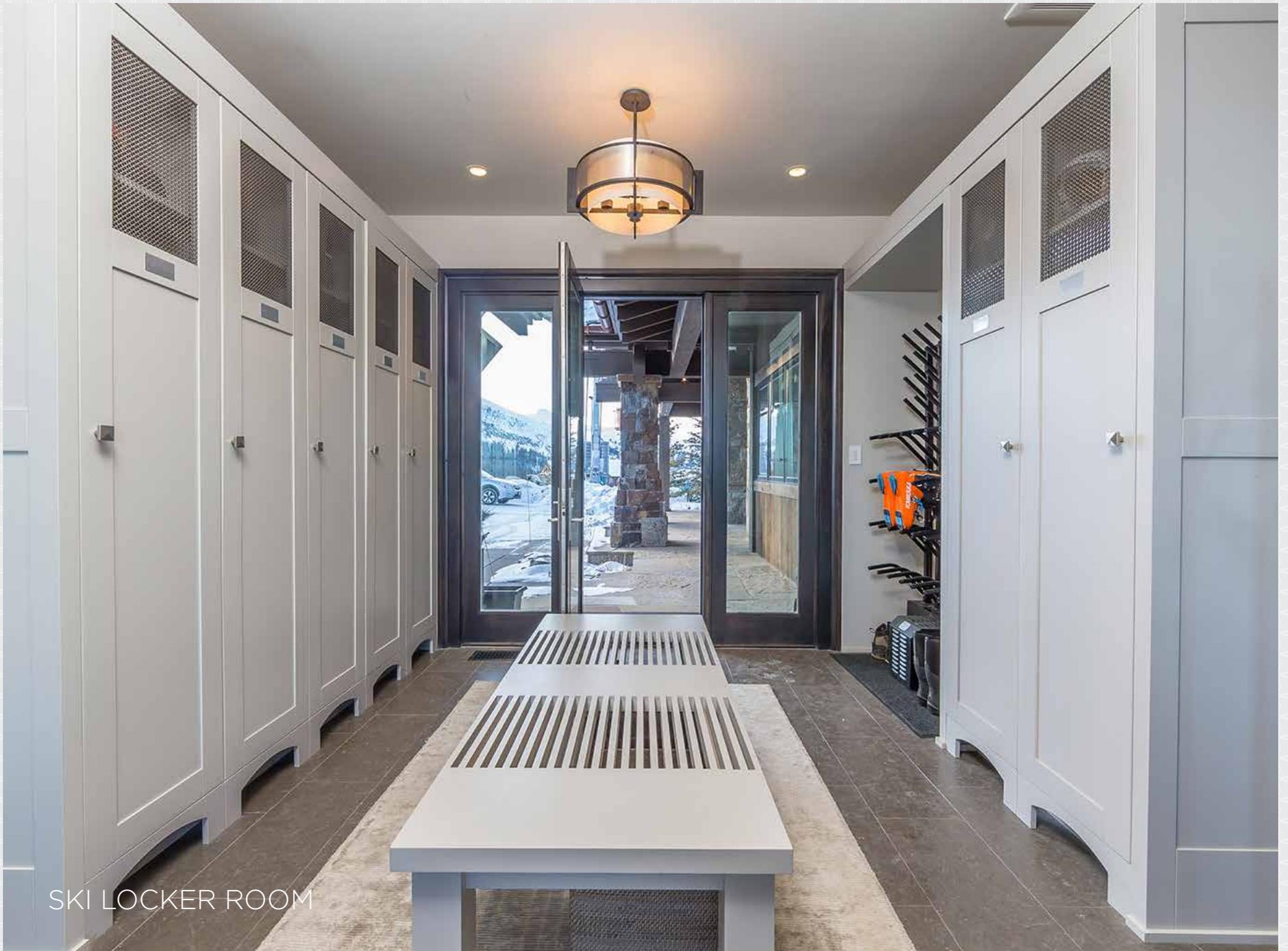
*Mechanical Room / Storage*

KITCHEN



DINING ROOM





SKI LOCKER ROOM

MASTER BEDROOM





MASTER BATHROOM

JUNIOR MASTER SUITE





JUNIOR MASTER BATHROOM



GUEST BEDROOM 1



GUEST BATHROOM 1



GUEST BEDROOM 2



POWDER ROOM



OUTDOOR HOT TUB



FRONT EXTERIOR



REAR EXTERIOR



## 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.