



YELLOWSTONE CLUB



ANDESITE RIDGE | 114

VIEW OF LONE PEAK



- ANDESITE RIDGE 114 -

8,592 TOTAL HEATED LIVABLE SQUARE FOOTAGE

Andesite Ridge 114 is a custom residence thoughtfully designed to tuck into a gentle slope, where the land unfolds to reveal incredible views of the Rocky Mountains, including Cedar Mountain, the Spanish Peaks, the Gallatin Range, and the iconic backdrop of Lone Peak. This home offers more than abundant views: with over 8,000 square feet of heated, livable space, there's ample room for family ski trips and summer adventures.

Guests to the home will appreciate the thoughtful flow and contemporary mountain design. From the main entrance, gathering spaces abound, including the great room, outdoor patio, and kitchen/dining area. Details like the butler's pantry, mud room, and ski room allow for easy organization and storage. Also on the main level, the master suite reads like its own separate wing, complete with office space and private patio.

The home's lower level features two additional bedroom suites and a spacious bunk room, plus tons of extras, like the rec room, billiards room, bar, and massage room. Above the garage, two more guest suites offer a quiet getaway. From this home's location on Andesite Ridge Road, Club amenities and base area attractions are all a short drive away.

FEATURES

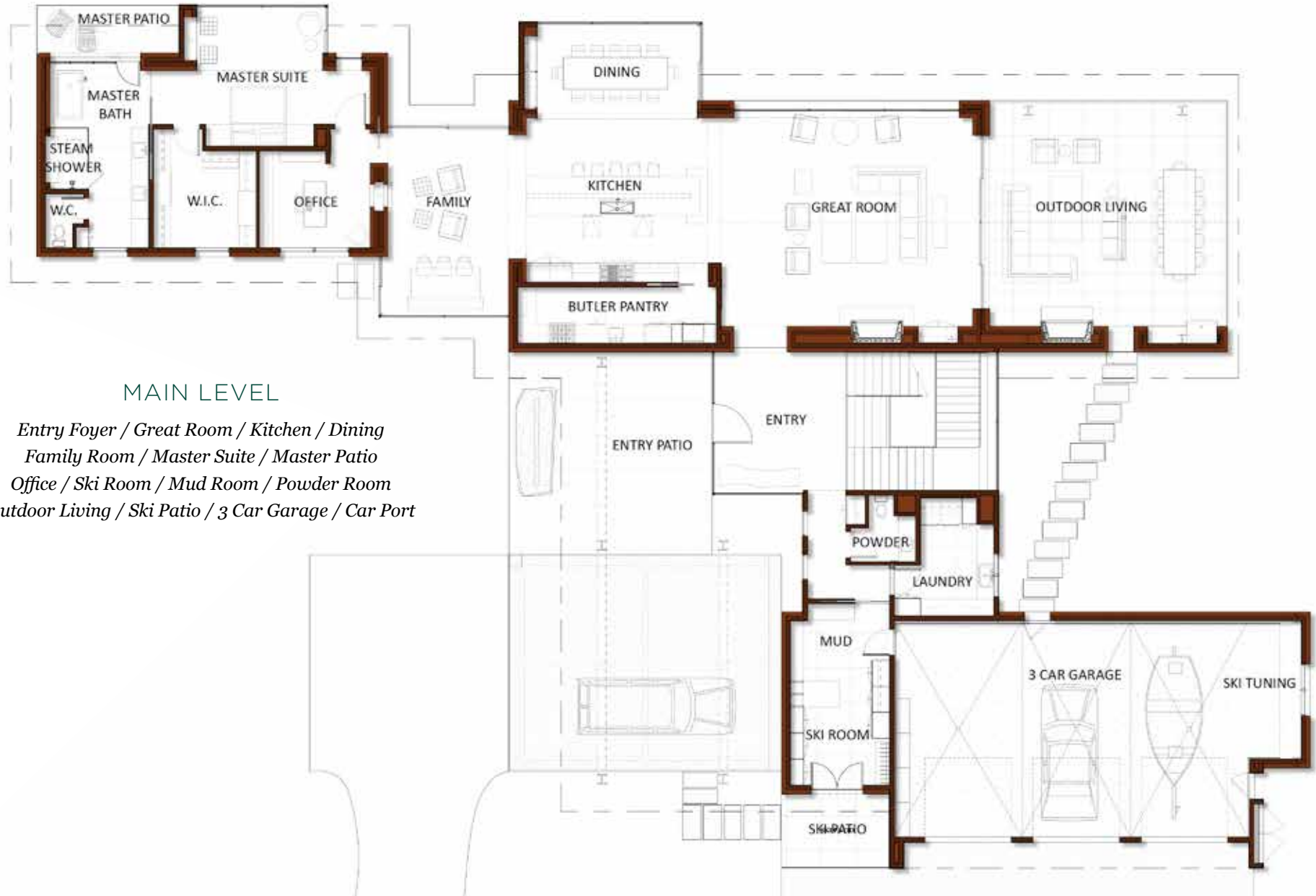
6 Bedrooms
8 Bathrooms
8,592 sq. ft.
3.83 Acres
3 Car Garage

Views of Lone Peak, Cedar Mountain,
Gallatin Range, and Spanish Peaks
Outdoor living areas
New Construction

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.

- ANDESITE RIDGE 114 -

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MAIN LEVEL

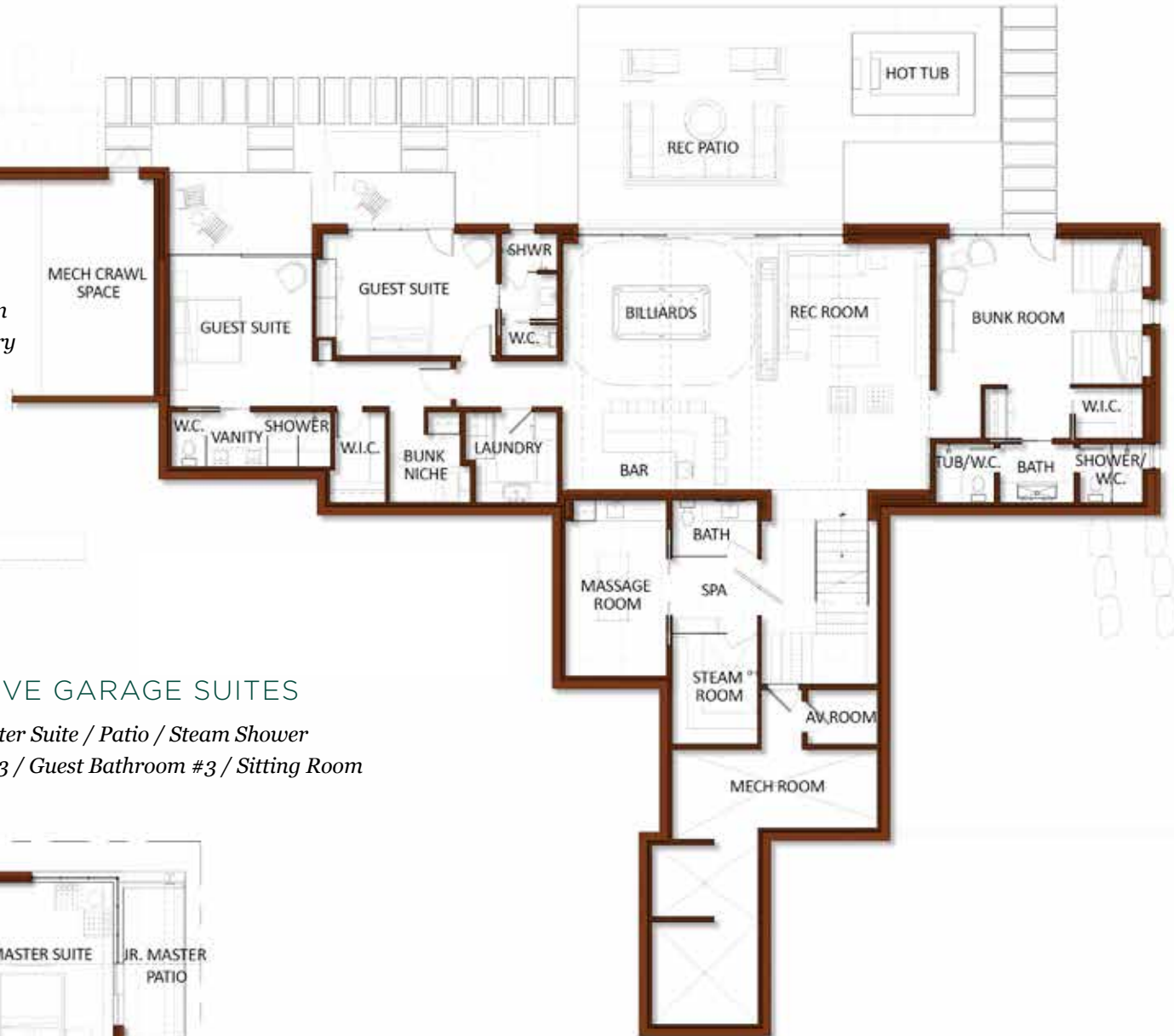
*Entry Foyer / Great Room / Kitchen / Dining
Family Room / Master Suite / Master Patio
Office / Ski Room / Mud Room / Powder Room
Outdoor Living / Ski Patio / 3 Car Garage / Car Port*

- ANDESITE RIDGE 114 -

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LOWER LEVEL

*Guest Suite #1 / Guest Bathroom #1
Guest Suite #2 / Guest Bathroom #2 / Bunk Niche
Rec Room / Wet Bar / Bunk Room / Bunk Bathroom
Massage Room / Spa Area / Spa Bathroom / Laundry
Outdoor Patio / Hot Tub / Mechanical Room*



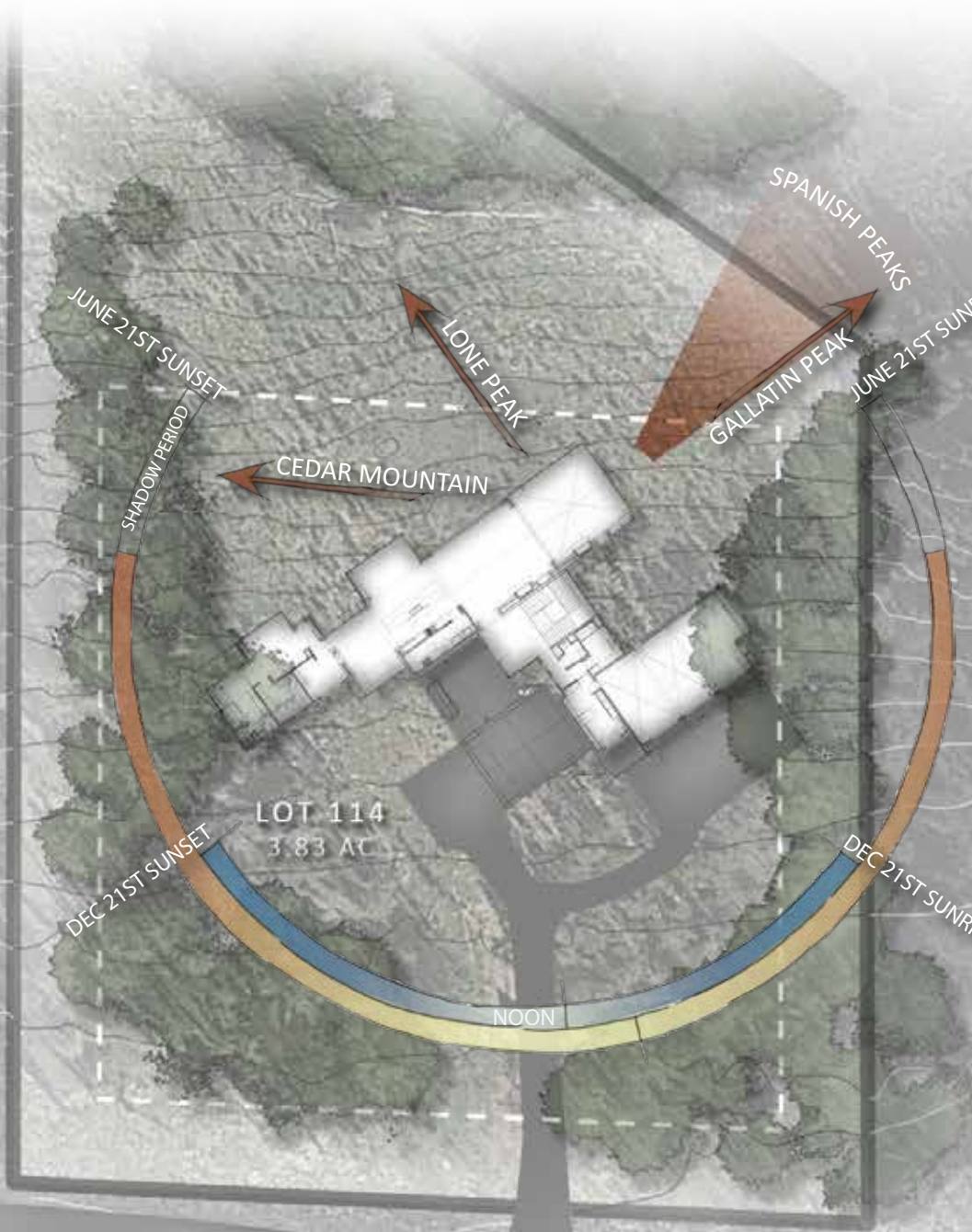
ABOVE GARAGE SUITES

*Jr. Master Suite / Patio / Steam Shower
Guest Suite #3 / Guest Bathroom #3 / Sitting Room*



VIEW OF SPANISH PEAKS





JUNE 21ST SUNSET

SHADOW PERIOD

LONE PEAK

CEDAR MOUNTAIN

SPANISH PEAKS

GALLATIN PEAK

JUNE 21ST SUNRISE

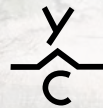
DEC 21ST SUNSET

LOT 114
3.83 AC

NOON

DEC 21ST SUNRISE

ANDESITE RIDGE ROAD



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.