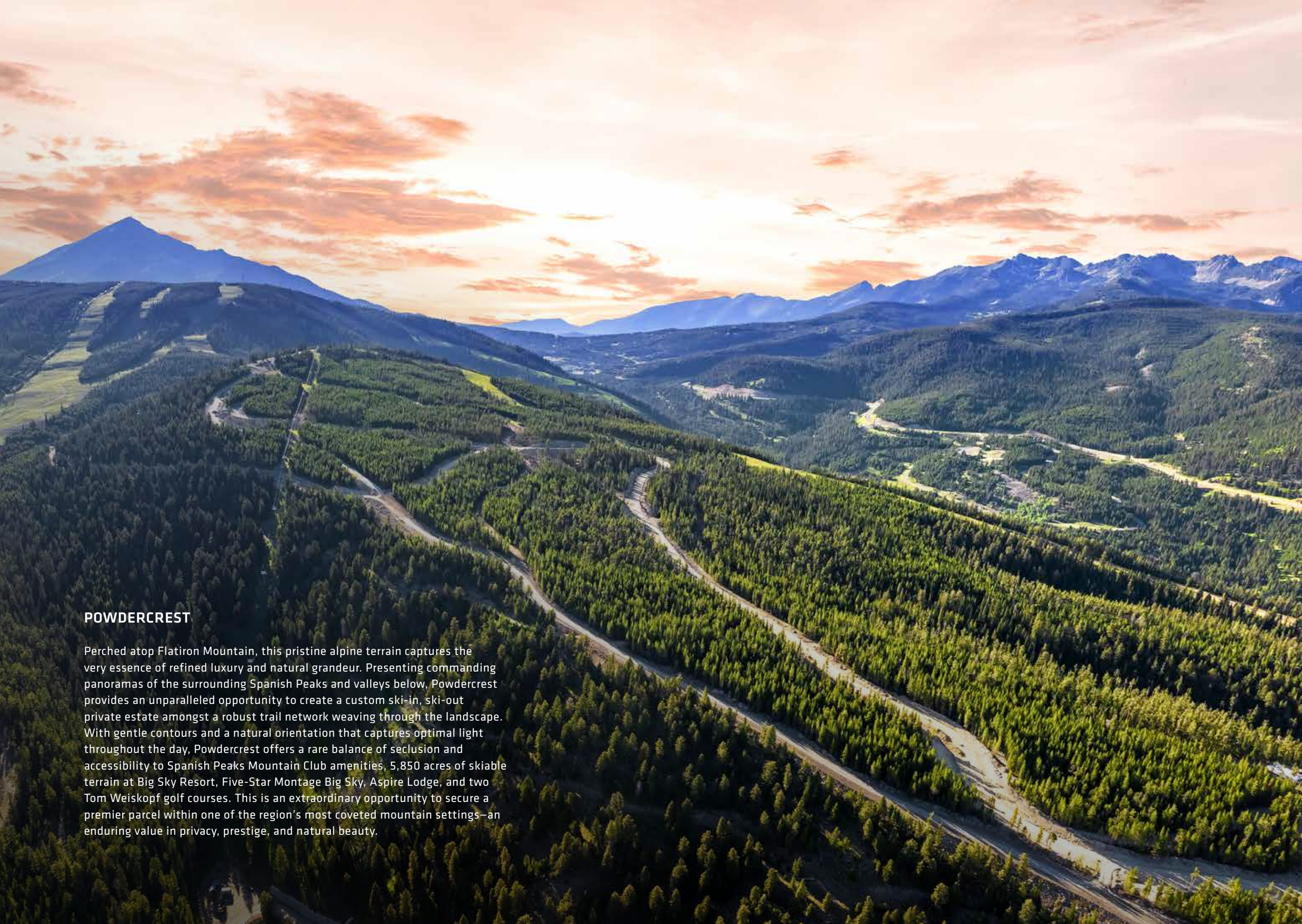




SPANISH PEAKS

MOUNTAIN CLUB





POWDERCREST

Perched atop Flatiron Mountain, this pristine alpine terrain captures the very essence of refined luxury and natural grandeur. Presenting commanding panoramas of the surrounding Spanish Peaks and valleys below, Powdercrest provides an unparalleled opportunity to create a custom ski-in, ski-out private estate amongst a robust trail network weaving through the landscape. With gentle contours and a natural orientation that captures optimal light throughout the day, Powdercrest offers a rare balance of seclusion and accessibility to Spanish Peaks Mountain Club amenities, 5,850 acres of skiable terrain at Big Sky Resort, Five-Star Montage Big Sky, Aspire Lodge, and two Tom Weiskopf golf courses. This is an extraordinary opportunity to secure a premier parcel within one of the region's most coveted mountain settings—an enduring value in privacy, prestige, and natural beauty.



HOMESITE DETAILS

- ❁ 31 homesites range from 1.81-10.42+/- acres
- ❁ Each lot is situated for one single-family residence
- ❁ Spacious, heavily timbered lots allow for an intimate mountain dwelling
- ❁ Thoughtfully designed lots maximize scenic mountain views
- ❁ Future ski lift to enhance the ski-in, ski-out experience
- ❁ Neighborhood trail system connects to entire network for hiking, mountain biking, snowshoeing, and Nordic skiing
- ❁ Spanish Peaks Custom Home Program available
- ❁ Located near future Upper Powdercrest residential and amenity development
- ❁ Short drive to the new Aspire Member-Only Lodge
- ❁ Connection to Spanish Peaks community water system and the Big Sky County Water and Sewer District



We are pleased to offer Spanish Peaks Members an exciting new approach to creating and building your home in the mountains. We have collaborated with an array of architects to create a wide variety of design options for these homesites to meet your personal tastes and mountain lifestyle needs.



Together, we will work with you to guide you during the entire process, ensuring that the vision you have for your home doesn't just meet your expectations, but surpasses them.

The goal is simple: we want to bring you a seamless and optimized experience when choosing your building package and design plans, as well as save you time and money. This new approach is not only highly efficient, but allows us to provide you with personal attention, and exceptional resources throughout the entire buying and building experience.



Design Build living, kitchen, and dining room conceptual rendering

BUILD BENEFITS

- ❖ Detailed and accurate timeline from start to finish of the build process
- ❖ Professional communication throughout the process
- ❖ Tangible time and cost savings on architectural design
- ❖ Choose a floor plan layout and size to suit your needs

DESIGN PROCESS

- ❖ A choice of three exterior finish options
- ❖ Design visualization resources to envision the look, feel, and functionality of the finished home
- ❖ Interior design consultations
- ❖ Strategic design guidance supported by company research and emerging finish and scheme trends



Design Build home conceptual rendering

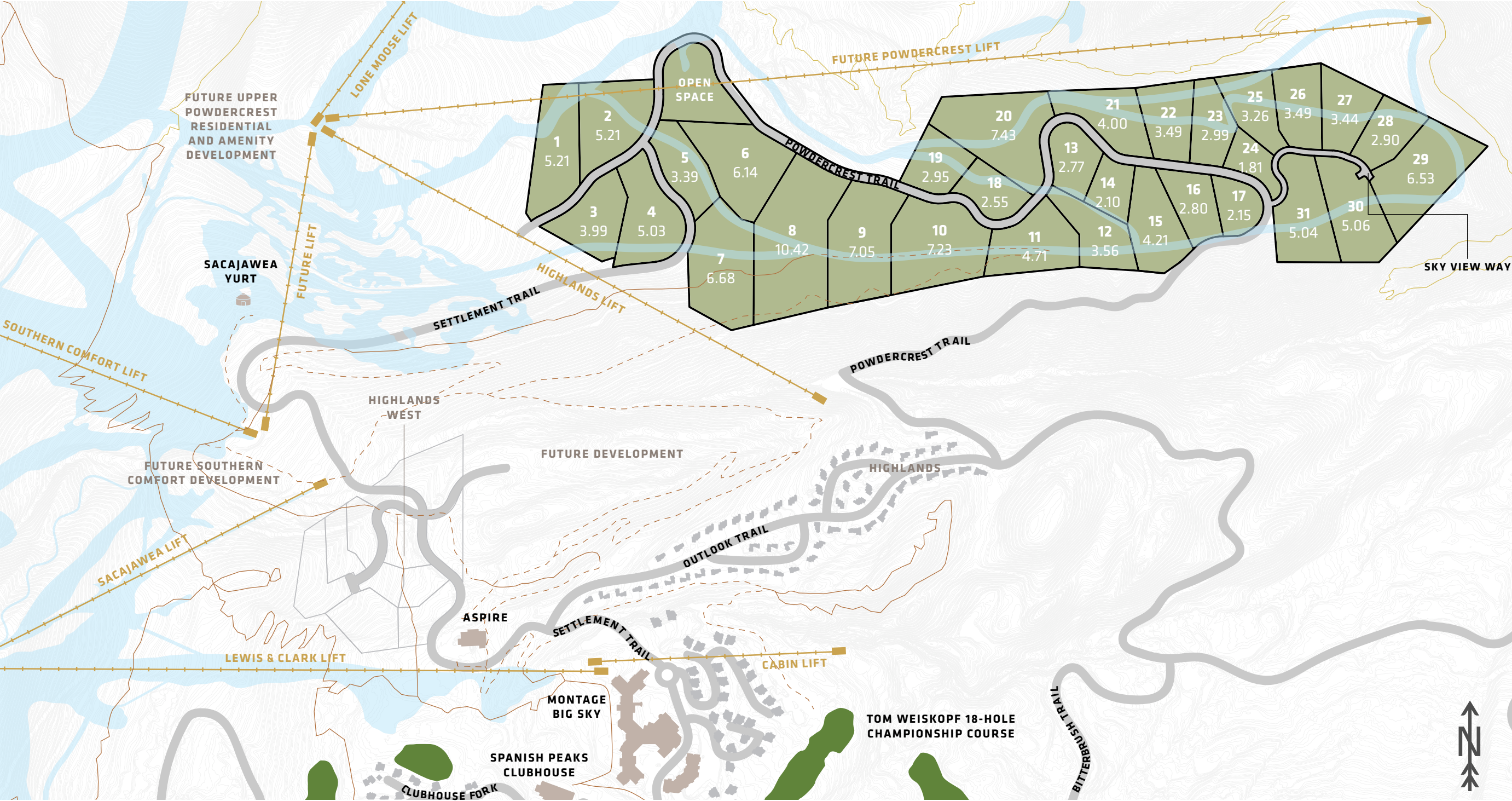


Design Build primary bedroom conceptual rendering



Panoramic views of the Powdercrest homesites and the Spanish Peaks range.

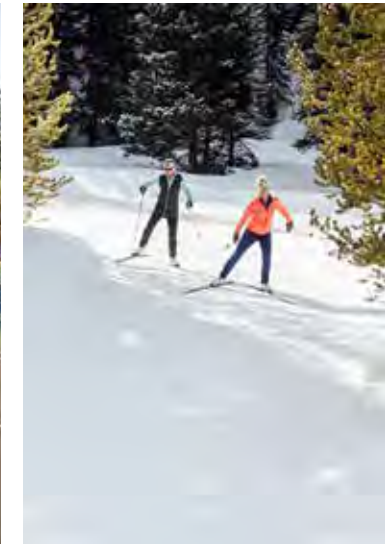
NEIGHBORHOOD MAP



- LOT
- SKI TRAILS
- MULTIPURPOSE TRAILS
- FUTURE MULTIPURPOSE TRAILS
- MOUNTAIN TO MEADOW TRAIL



The Spanish Peaks Clubhouse is home to the dining room, Clubhouse bar, fitness center, golf/ski pro shop, locker rooms, outdoor pool and hot tubs, and more. Start your golf day right at the Clubhouse, and in the winter you can put on your skis and head right to the lifts.



ASPIRE



Exterior conceptual rendering

Welcome to the new Aspire Lodge at Spanish Peaks. Designed to inspire Members through its architecture and interior design, the lodge features a wide range of amenities, including two pools, a fitness center, youth programs, a new restaurant and bar, and, through SP Outfitters, amazing outdoor and indoor recreation and adventures. Aspire was designed to be 70% more energy efficient than standard buildings. Materials, construction practices, solar energy and more all come into play with this extraordinary new lodge. The highly awarded and visionary firm of Lake Flato Architects designs buildings that first and foremost are in harmony with the land. The new Aspire Lodge seamlessly combines outdoor and indoor spaces that are both inspired and functional.



Exterior conceptual rendering



Restaurant conceptual rendering

THE 28,000 SQUARE-FOOT BUILDING WILL BE HOME TO:

- A new restaurant, bar, and pizza kitchen
- Youth and outdoor adventures
- Fitness and workout studio
- Three-point basketball gym and indoor climbing wall
- Game room
- Fort Peaks kids' programming
- A family pool, slide, and hot tubs; and a separate, dedicated two-lane fitness pool

18-hole Championship Golf Course. 7,200 yards of masterful Tom Weiskopf design that combines challenge, playability and magnificent mountain views.



The Par 3 course at Spanish Peaks is a spectacular addition to the golf experience at the Club. The Tom Weiskopf designed course, features 10 of Tom's favorites holes from around the world.



Spanish Peaks offers skiers and boarders direct access to the 5,850 acres of terrain at Big Sky Resort. You can ski right from the Clubhouse to explore incredible groomers and glades, or venture up to the top of Lone Peak and experience some of the finest alpine steeps in the country.

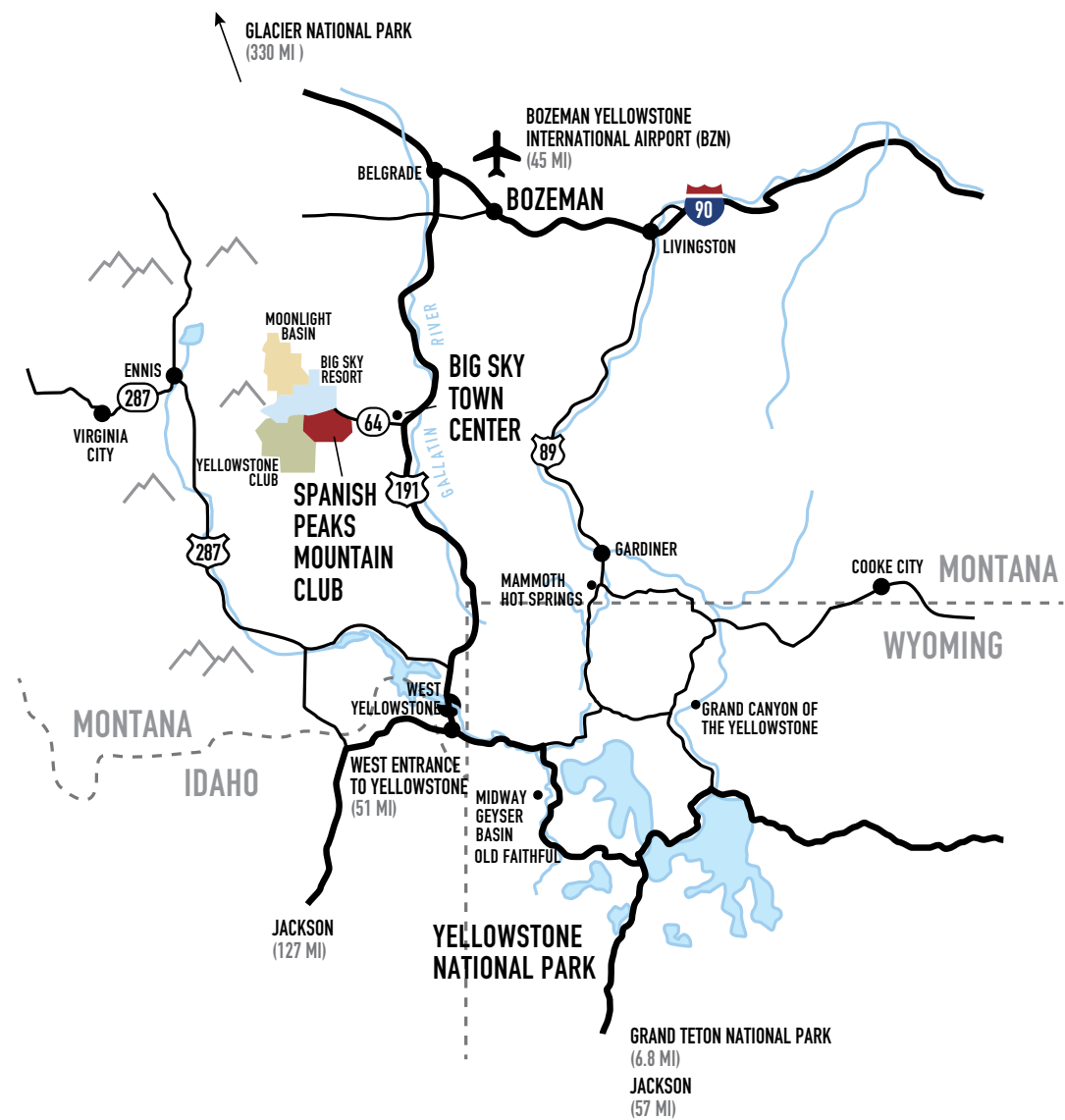
Montage

BIG SKY



A short distance from the Clubhouse is Montage Big Sky. Here, Spanish Peaks Members will receive preferred access to many exceptional amenities, including fine food and drink, Spa Montage, a bowling alley, golf and sports simulator room, and indoor and outdoor pools.





Spanish Peaks Mountain Club is located approximately one hour from the west entrance to Yellowstone National Park and just over an hour south of Bozeman Yellowstone International Airport. Easily accessible on U.S. 191, Bozeman airport offers direct flights to cities such as San Francisco, Salt Lake City, Newark, Chicago, Dallas, San Francisco, Denver, Minneapolis, Atlanta, Portland and Seattle.



SPANISH PEAKS MOUNTAIN CLUB

**BIG SKY, MONTANA
(406) 995-6333
INFO@BIGSKY.COM**

SPANISHPEAKS.COM



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**THE BIG SKY
REAL ESTATE CO.**

**LONE MOUNTAIN
LAND COMPANY**

This project is being developed by Lone Mountain Land Company.