

124 Ulerys Lakes Road – The Rocking LP

**Located in Moonlight Basin's gated Ulerys Lakes neighborhood on 20+ acres
6 bedrooms, 10 bathrooms, 9,288 sf, 2,500 sf patio/decks
Offered at \$29,995,000**

Welcome to the Rocking LP Retreat! In order to fully understand the home and its unique features, we highly recommend you first take a look at the detailed floor plans and renderings in the link below. This will give you a great idea of the interior and exterior flow and look of the home. Then we recommend reviewing the rest of this document to fully understand the features, finishes and detailed thought put into the design of the home. Enjoy!

Please review this link first - [Floor Plans & Renderings - 02.14.23](#)
Virtual walk thru tour - <https://www.lonepinebuilders.com/Lot18/>

Architect – Haven Architecture LLC, Boston, Massachusetts
Builder – Lone Pine Builders Inc, Big Sky, Montana

FEATURES AND AMENITIES

Exterior & Interior Overview:

- 1- Modern Alpine Hygge ('hōögə, 'hōögə/) a quality of coziness and comfortable conviviality that engenders a feeling of contentment or well-being. The Hygge lifestyle is about taking time away from the daily rush to be together with people you care about - or even by yourself - to relax and enjoy life's quieter pleasures
- 2- Exterior finishes include Wood Siding in both nickel gap and rainscreen applications
 - a. Main Siding Component: Species Accoya Wood Cladding in Cuyahoga (gray transparent finish)
 - b. Accent Siding Component: Weatherboard Timber
 - c. Lower Level and Accent Component: Pennsylvania Flagstone
- 3- Wood siding features include:
 - a. 50-year above ground warranty
 - b. Insect barrier that is indigestible to wide range of insects, including termites
 - c. Non-toxic and recyclable
 - d. Naturally Insulating
- 4- Stone siding
- 5- Roofing materials include Composite Cedar Shakes, Standing Seam Metal, & EPDM with chimney made of Pennsylvania Flagstone and custom metal cap
- 6- Composite Cedar Shake features include:
 - a. CeDur synthetic roofing products
 - b. Most realistic synthetic roofing shake
 - c. Class 4 impact rating
 - d. Class A fire rating
 - e. Fire resistant and will self-extinguish flame spread
 - f. Lightweight
 - g. Solid product throughout - no cavity back

- h. Resistant to moss, lichen and insects
 - i. Made in USA
- 7- Standing Seam metal features include:
 - a. 24 Gauge Metal Standing Seam
 - b. Color: Matte Black
- 8- EPDM features include:
 - a. Ballasted Roof System
 - b. The Original Sustainable Roof
- 9- Custom lighting by Riflesso Interiors, Arteriors and Visual Comfort
- 10- Main Level: 1,390 sq foot patio and outdoor kitchen with architectural lighting. Covered and uncovered spaces, with spectacular views of Lone Peak and Fan Mountain, including remote-control screen surrounding the covered portion of the patio, see link: [Landing Page - Patio Screens | Phantom Screens](#). La Cantina folding glass doors utilized from dining to patio for seamless indoor/outdoor living, see link: [LaCantina Doors](#)
- 11- Lower Level: 1,140 sq foot patio with covered and uncovered space, architectural lighting, a 10-person hot tub and remote-controlled screen surrounding the covered portion of the patio. La Cantina folding glass doors utilized from living room to covered patio for seamless indoor/outdoor living. Ceiling heaters in covered patio.
- 12- A pathway behind the home leads you to a place where you can truly blend into the nature surrounding your home. It is a manicured space like no other that lets you experience calmness and peace and presents an escape from the busyness of the world in your own backyard. Included in this exceptional getaway are outdoor games, a sauna, a tree-bar, ziplines and access to unbeatable hiking and ski touring trails all lighted with custom outdoor lighting. Your own private powder in the winter months!
- 13- Retaining wall made from Pennsylvania Flagstone and Boulders
- 14- JELD-WEN EpicVue® windows, La Cantina folding wall system, with heated sloped trough drains and Renlita Foldaway exterior door, see link: [The Renlita S-3000 Foldaway Vertical Retractable Door - Bing video](#)
- 15- JELD-WEN EpicVue® features include:
 - a. Patented AuraLast pine that protects against wood rot, water damage, and termites. Water-based process fortifies wood all the way to the core, providing an exclusive level of protection
 - b. Modern Precision
 - c. Direct-Set Corner Windows
 - d. Three coats of silver that lines the glass to make it the most energy-efficient standard glass in the industry
 - e. High-Grade Low-E Glass that helps homes stay cooler in the summer and warmer in the winter
 - f. Dirt-Resistant Glass
 - g. Ultravue® Screen for clear viewing
 - h. 20-year limited warranty
- 16- Custom stained interior doors by Lux Doors
- 17- Artwork by Kevin Noble
- 18- Professionally selected interior finishes with custom Italian Stone Fabrications and custom Italian cabinetry

Electrical and AV:

- 1- Lutron HomeWorks QS Lighting System
- 2- Lutron HomeWorks QS Automated Shades
- 3- UniFi network management. A single integrated interface, a true multi-application network operating system that monitors all your home electronics, online networks, home security, phone systems, door access and more.
- 4- Sporting Simulator in Golf Simulator/Theatre room by Full Swing, Champion Proven Technology
- 5- Sony Movie Theatre Projector with 260" screen
- 6- Sony BRAVIA TV's
- 7- RBH Speaker Systems

Mechanical:

- 1- Aquasana Rhino Water Filtration System for entirety of house
- 2- ACT Oxygenation system in all bedrooms
- 3- Radiant in-floor heat throughout
- 4- Radiant heat in outdoor patios
- 5- Snow-melt on driveway pad
- 6- Supplemental HVAC with air conditioning, humidification, makeup air and HRV system
- 7- Temperature sensors throughout that automatically communicate with your alarm system
- 8- Water-Cop sensors that automatically turn water off when a leak or freeze is present
- 9- Fire-suppression
- 10- Professionally designed wine cellar
- 11- Radon Mitigation System
- 12- Generator

MAIN LEVEL

Mudroom:

- 1- Custom cabinetry by Riflesso Designs
- 2- Italian Flame finished Slate floor with in-floor radiant heating

Powder Room off Mudroom:

- 1- Trough Console Sink by Stone Forest
- 2- Custom Italian sink hardware
- 3- Luxury Toto toilet

Butler's Pantry off Mudroom:

- 1- Authentic butler's pantry
- 2- Professionally organized custom luxury pantry by Riflesso Designs
- 3- Custom indoor/outdoor bar cart
- 4- Custom indoor/outdoor kegerator and tap
- 5- Custom fabricated Italian stone countertops
- 6- Subzero 30" Refrigerator, Panel Ready

Laundry Room off Mudroom:

- 1- Custom cabinetry by Riflesso Designs
- 2- Two LG front loading wash towers
- 3- Laundry Jet laundry chutes with ports in guest bedrooms, gym, garage and hot tub areas

Kitchen:

- 1- 23' ceilings incorporated with steel trusses with wood accents throughout
- 2- Professionally organized custom luxury cabinetry by Riflesso Designs
- 3- Custom Italian fabricated countertops, sink and backsplash by TD Stone
- 4- Custom lighting by Arteriors and Visual Comfort
- 5- Subzero 36" refrigerator, panel ready
- 6- Subzero 36" freezer, panel ready
- 7- Subzero 18" wine cooler, panel ready
- 8- Wolf 30" stainless steel double oven
- 9- Wolf 30" stainless steel microwave drawer
- 10- Subzero 24" refrigerator drawer, panel ready
- 11- Wolf 30" stainless steel coffee system
- 12- Wolf 48" stainless steel range top with 6 burners and an infrared griddle
- 13- Wolf stainless steel downdraft ventilation
- 14- Two Cove 24" stainless steel dishwashers

Great Room / Entry:

- 1- 23' ceilings incorporated with steel trusses with wood accents throughout
- 2- Floor to ceiling custom designed fireplace with Italian stone, steel and Pennsylvania Flagstone
- 3- Custom floating stair case with architectural lighting and a Shou Sugi Ban accent wall and a glass enclosure going down to the lower level to help keep sound from traveling between floors
- 4- Custom lighting from Visual Comfort
- 5- Big Ass Fans Ceiling Fan
- 6- Custom sculptural floor to ceiling coat rack in the entry
- 7- European white oak floors
- 8- JELD-WEN Epicvue® front door

Garage:

- 1- Custom Flow Wall build out
- 2- Levrack cabinet system
- 3- Dog wash station
- 4- Car wash station
- 5- Ski/Snowboard Rack
- 6- 24 place boot/glove dryers
- 7- Solid Aircraft Epoxy floor base with Vented Grid Lock tiles

Executive Office:

- 1- Custom cabinetry and shelving by Riflesso Designs
- 2- Full JELD-WEN Epicvue® windows for incredible views and seclusion
- 3- Bathroom with steam shower with access from office and gym

Gym:

- 1- Custom luxury in-home gym with garage door
- 2- Peloton Rowing Machine
- 3- Peloton Treadmill
- 4- Peloton Stationary Bike
- 5- PRX Elite Home Gym Package
- 6- Rouge Heavy Bag
- 7- BowFlex Dumbbells
- 8- Title Boxing Speed Bag
- 9- Keiser Functional Trainer
- 10- ½" rubber rolls flooring
- 11- Laundry Jet Port
- 12- Bathroom with steam shower with access from office and gym

Master Suite:

- 1- 19' ceiling incorporating steel trusses with wood accents throughout
- 2- Big Ass Fans ceiling fan
- 3- Entrance of room has custom accent wall with built in faux door into closet
- 4- Seamlessly flowing room with the correct thought put into placement of doors throughout the suite
- 5- Completely private suite in its own corner of the house, with a private 540 sq ft balcony and private 2-person hot tub, with incredible views of Lone Peak and Fan Mountain
- 6- Custom walk in, his and hers closet by Riflesso Designs
- 7- Asko stackable washer and dryer
- 8- Mr. Steam shower with bench and floor to ceiling glass with rain head, and detachable/adjustable wand shower head
- 9- Custom fabricated free-standing tub and sinks by Kreoo
- 10- Italian fabricated floors, countertop, backsplash, and shower walls by TD Stone
- 11- Custom Lighting by Arteriors and Visual Comfort
- 12- Programable electric hardwired towel warmer rack in bathroom for warm towels at every use
- 13- Luxury Toto Toilet
- 14- Fireplace

Powder room off Great Room:

- 1- Custom fabricated floating vanity by TD stone
- 2- Luxury Toto Toilet
- 3- Hammered copper sink by Waterworks
- 4- Italian stone accent wall

LOWER LEVEL

Bunk Rooms:

- 1- Custom built-in bunk beds with twin beds on top and queen beds on the bottom

- 2- Two bunk rooms each with their own bathrooms including custom cabinetry by Riflesso designs and countertops, floors, and backsplashes by TD Stone

Laundry Room:

- 1- Custom cabinetry by Riflesso Designs
- 2- LG Washtower

Family/Game Room, Bar & Wine Room:

- 1- Custom cabinetry by Riflesso Designs
- 2- Countertops by TD Stone
- 3- The Galley work station bar sink, stainless steel
- 4- Subzero 30" refrigerator/freezer, panel ready
- 5- Wolf 24" speed oven, stainless steel
- 6- Subzero 24" beverage center, panel ready
- 7- Cove 24" dishwasher, stainless steel
- 8- 500+ bottle glass wine cellar
- 9- Custom lighting by Arteriors and Visual Comfort
- 10- Accordion doors bringing you out to the indoor/outdoor living space with 10-person hot tub
- 11- Programable electric hardwired towel warmer rack for hot tub towels
- 12- Laundry Jet port for hot tub towels
- 13- Billiard Factory full size custom pool table and shuffle board

Golf Simulator/Theatre Room:

- 1- Custom golf bay from Full-Swing, over 13 available sports and movie watching capabilities with architectural lighting
- 2- Golf bag and single club storage
- 3- Bar station with popcorn machine and Subzero 24" Beverage Center
- 4- Glass door with smart glass that can you can turn opaque at the touch of a button
- 5- Custom Moonlight Golf Course themed artwork
- 6- Custom movie theatre furniture

Guest Bedroom Suite:

- 1- Custom cabinetry by Riflesso Designs
- 2- Bathroom floor, backsplash, and countertops by TD Stone
- 3- Laundry Jet port
- 4- Lighting by Arteriors and Visual Comfort
- 5- Bathroom with shower

Mechanical Room:

- 1- Work in Progress

UPPER LEVEL

Two Guest Suites:

- 1- Custom cabinetry by Riflesso Designs
- 2- Bathroom floor, backsplash, and countertops by TD Stone
- 3- Laundry Jet port
- 4- Lighting by Arteriors and Visual Comfort
- 5- Each bedroom includes a private full bathroom ensuite

OR...

Option for Caretaker/In-Law Suite (pricing tbd):

- 1- Custom cabinetry by Riflesso Designs
- 2- Italian countertop and backsplash fabrication by TD Stone
- 3- Wolf 36" oven and cooktop
- 4- Subzero 30" refrigerator/freezer
- 5- Wolf 24" microwave drawer
- 6- The Galley workstation sink
- 7- Laundry Jet port
- 8- Lighting by Arteriors and Visual Comfort

OUTDOOR AREAS

Covered Patios:

- 1- State of the art patio spaces with remote control screens and large-scale accordion doors to create a seamless indoor/outdoor living experience
- 2- Outdoor kitchen with Wolf 42" Grill, Gozney Pizza Oven, Evo Flat Top Grill
- 3- Custom outdoor weatherproof cabinetry by Riflesso Designs
- 4- Big Ass Fans outdoor ceiling fan
- 5- Bromic electric ceiling heaters in covered spaces
- 6- Professionally selected and designed architectural outdoor lighting
- 7- Four-sided floor to ceiling fire place, custom designed bench seating with built in wood storage underneath

Outdoor Getaway:

- 1- A pathway behind the home leads you to a place where you can truly blend into the nature surrounding your home. It is a manicured space like no other letting you experience calmness and peace and presents an escape from the busyness of the world in your own backyard. Included in this exceptional getaway are outdoor games, a sauna, a tree-bar, zip-lines and access to unbeatable hiking and ski touring trails all lighted with custom outdoor lighting. Your own private powder during the winter months!

The Rocking LP Change Order Options

***Pricing to be determined if interested**

- 1- Detached structure:
 - o Current: not included.
 - o Option: add custom barn for additional vehicles or toys, basketball court, additional entertaining space, etc.
- 2- Above Garage:
 - o Current: two bedrooms each with attached full bathroom
 - o Option: change to caretaker/in-law suite with open kitchen/living room, bedroom, full bathroom
- 3- Garage:
 - o Current: two car garage plus outfitted gym in third garage bay
 - o Option: remove gym to have three car garage

List of Most Noteworthy/Unique Features per the Architect & Builder

1. Indoor/Outdoor Living Spaces provide connection on two separate levels, outdoor patio area open to manicured property creating a park-like setting, approx. 2,500+ sf of outdoor living
2. Master Suite – private wing of the home, includes gas fireplace, custom dressing room with washer/dryer, huge views of Lone Peak from both the bedroom, bathroom (with steam shower and soaker tub) and private deck. Deck features hot tub only accessible via the master suite.
3. Golf Simulator/Theatre Room includes plush stadium seating for golf spectators and comfortable seating for family movie time or viewing sports events
4. Family/Game Room features full bar/kitchen and glass wine room.
5. Level of finishes and thought going into the systems/operations of the residence – no corners were cut, the flow of the home and how it will live has been carefully considered in the design and organizational features
6. The property itself is incredible – access to backcountry skiing and hiking on your own 20 acres, the work that has gone into the property to manicure and selectively cut trees to keep the ‘nestled in the forest’ feel while capturing the expansive mountain views from the homesite and the property has been a true labor of love for the owner.