

Explore

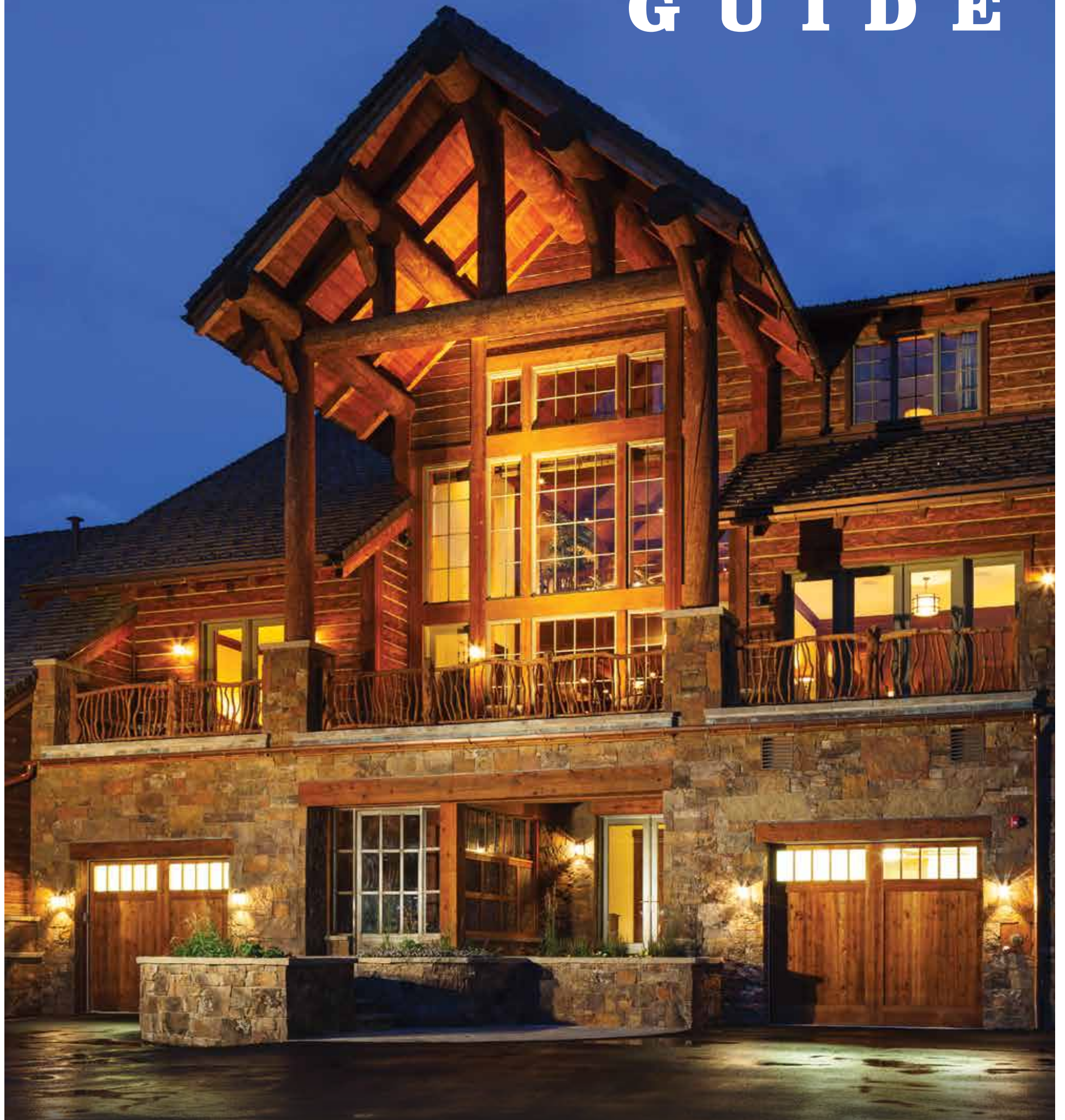
Big Sky

NOVEMBER/DECEMBER 2014

# REAL ESTATE

Featured listings & local expert knowledge

# GUIDE



CONTINENTAL  
CONSTRUCTION

Exterior view of Yellowstone Club Lot 503.  
Learn more about this listing from Continental Construction on pg. 4



# South Fork 5 Subdivision

## Residential building lots



- Prices start at \$105,000
- Lots range in size from 8,045 to 13,750 s.f.
- Single Family homes with an accessory apartment allowed as a conditional use.
- Preliminary plat now, final plat this winter
- Taking reservations now to close mid winter

Twenty years ago the Cronin family launched the first phase of the South Fork subdivision, with a vision of creating a residential community where locals could live in Big Sky.

Unlike most of the development in the area, which was focused on second homeowners, South Fork had full-time residents in mind. Since 1993, 71 houses have been built in three different phases, and a large portion of the local community has called South Fork home. They've raised families there, and enjoyed everything that living near a world-class ski area provides.

The Cronin family is announcing the last phases of South Fork, Phase 5. There are 29 lots, with 18 being released this winter. If owning a piece of South Fork is on your list, this is your last chance because there isn't any land to develop after this. Don't look for trophy homes here; think modest, unpretentious, comfortable and affordable. There's no gate, membership fee or glossy brochure. You'll know your neighbors, walk to the school bus stop and live in the middle of Big Sky.

We're taking contracts now for the 18 lots released this winter, and once we receive final plat approval from the county – which is expected by February – we can close the contracts and transfer title to the new owners. Lots are priced from \$111,000–\$132,000 and range in size from 8,400–13,750 square feet. Sewer, water, power and phone are installed and the lots will be ready to build upon final plat approval. At press time, six lots are under contract.

An 800-square-foot accessory apartment will be allowed on each lot, as defined by the Gallatin County Planning and Zoning Committee. This development is a conditional use – owners will need to apply for and receive permission for the apartment from the zoning board. These structures will be rentable, so an owner could live in an apartment and rent the house, or vice-versa.

South Fork Phase 5 will have its own homeowners association, and is not part of Big Sky Owners Association. Dues are estimated to be \$500 per year and cover snow plowing and road maintenance, as well as weed spraying. The HOA will require a completion bond before construction starts, to insure that projects are completed as planned, and on time. There is no time limit as to when an owner must start to build, but once they do, they will have one year to complete the project. Architectural guidelines for buildings will encourage innovative design, but not require large houses. In a nutshell: If it looks like a design would fit in the other phases of South Fork, it should be approved by the architectural committee.

Big Sky has changed a lot since the 1980s when we started planning South Fork, but a lot has stayed the same. We've seen a few booms, a recession and a recovery. The snow is still just as soft, but the skis are better. There are private developments for the mega-rich, but there's still a place for a humble person to live in South Fork.



PHOTOS COURTESY OF RANCH AND RESORT GROUP



# Southwest Montana real estate market recovering rapidly

BY TYLER ALLEN  
EXPLORE BIG SKY SENIOR EDITOR

BIG SKY – The economy in southwest Montana is booming and Big Sky is at the epicenter. The pickup trucks that pile into the Conoco at the corner of Highway 191 every evening, the cement trucks that rumble daily through Gallatin Canyon, and the large buildings popping up in Big Sky Town Center are all indicators of a brisk economic recovery.

Big Sky-based Centre Sky Architecture has filled 12 new positions in the last two years and in June opened a second office in Four Corners to accommodate the influx of employees, according to Project Manager Kelsey Ward.

“We went from four [new residential] projects in 2012 to about 24-28 projects at one given time in 2014,” Ward said. She added that this is the first year in the last 10 that Centre Sky has had 100 percent of its projects follow through to construction.

Rotherham Construction is also feeling the regional recovery and has worked on a number of projects in Big Sky’s Town Center during the last five years. Among other projects, the Bozeman-based company has built Lone Peak Cinema, the East Slope Outdoors building, Roxy’s Market, the RJS Building (home of the EBS office), and is soon to complete the TNG tower across the street from Fire Pit Park.

Rotherham hopes to break ground on a three-story building attached to East Slope this spring, according to owner Phil Rotherham. It’s also finishing the Block M townhome project in downtown Bozeman and plans to break ground on phase two in December.

“We are significantly busier than the last three to five years,” Rotherham said.

Rotherham is also on First Interstate Bank’s advisory board and the data

he’s seen from the bank’s economists shows that Gallatin County and several areas in eastern Montana – communities like Richland and Dawson near the Bakken oil play – are the most active in the state.

“The real estate market in Big Sky continues to trend upward,” said Ania Bulis, broker at Christie’s International Real Estate Pure West. “Sales are steady, inventory levels have come down, and as such, prices are continuing to rise. We’re seeing more and more people looking to purchase second homes and investment type properties.”

Brett Tudsbury, associate broker at Coldwell Banker RCI Realty has been in the Bozeman real estate market for 10 years and echoed those sentiments.

“Between this year and last, the biggest difference is lack of inventory,” Tudsbury said. “It’s hard to find property for buyers, prices have gone up, [and] the foreclosure and short-sale market has dried up.”

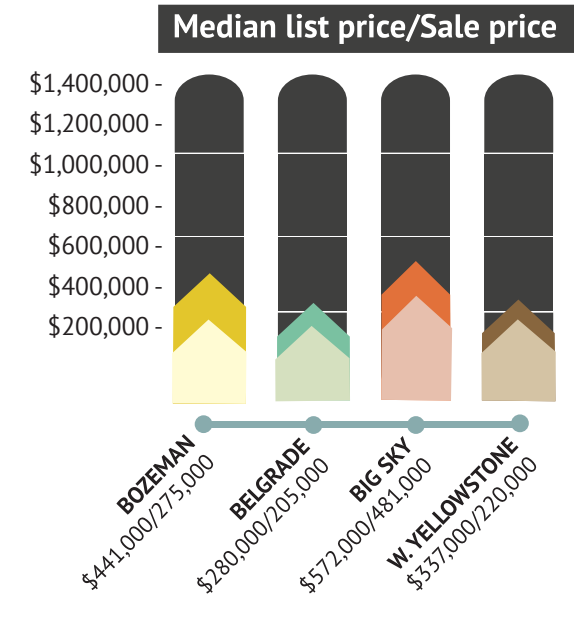
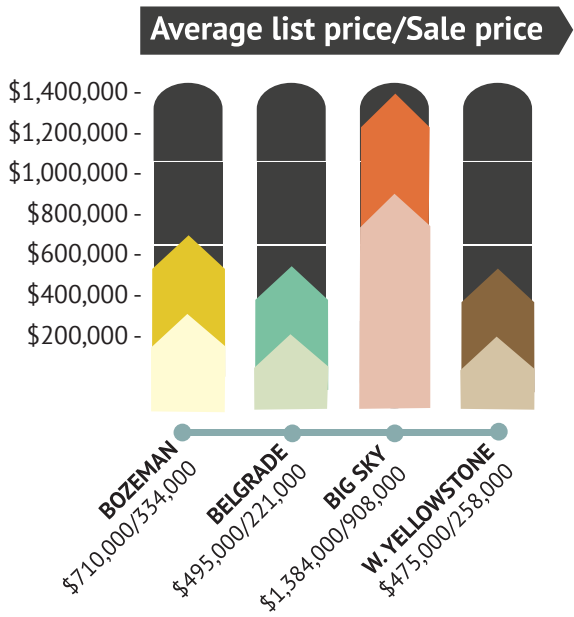
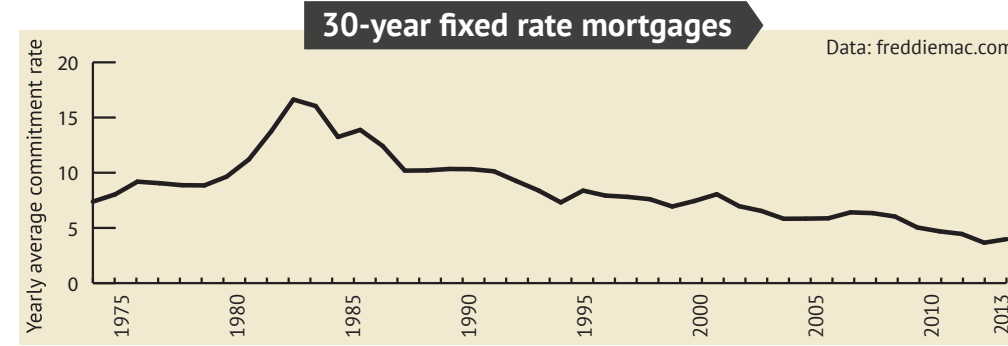
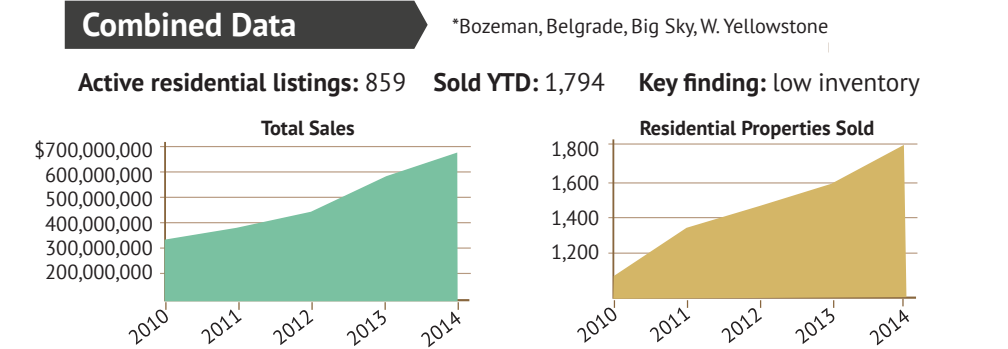
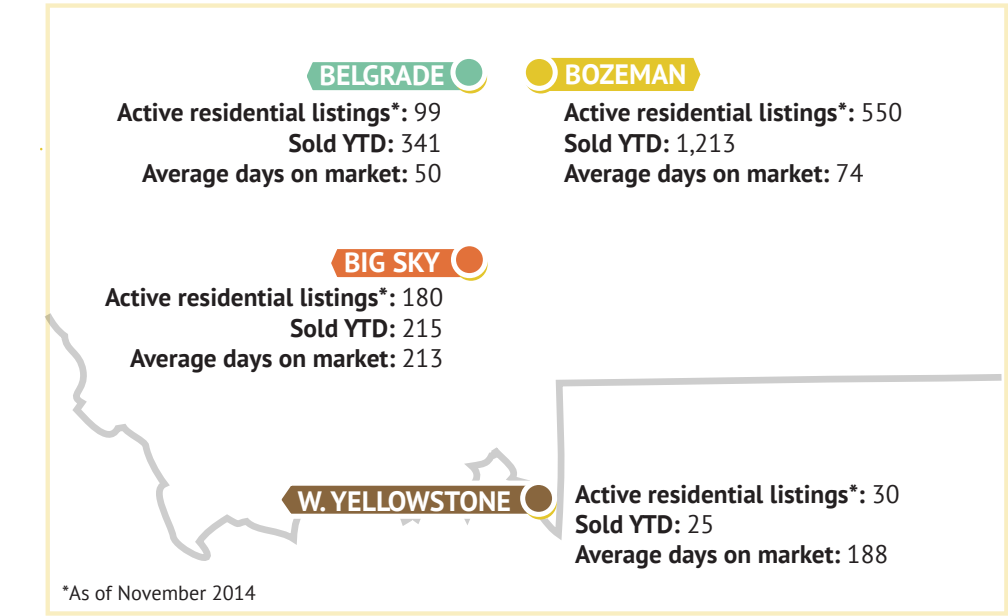
Tudsbury noted that the market is reminiscent of the early part of the last decade before the world financial crisis of 2007-2008, but there’s more caution on the part of buyers.

“It seemed like that market in ’05-’06 got a little reckless towards the end there,” he said. “Buyers [now] seem to be a little more careful with their decision than back then. They’re making more informed decisions, and getting professional advice when they’re buying and selling.”

With 30-year, fixed-mortgage interest rates hovering around 4 percent, according to Bankrate.com, and the global economy slowly recovering, the region should continue to see rapid growth.

“I think we’re going to have a big year next year,” Tudsbury said. “Everybody’s pretty optimistic the market is going to continue on the path it’s going for a while.”

## Southwest Montana residential real estate data



- Key findings:**
- A continuation of low inventory throughout the region points to increasing prices
  - Statistics from the past 5 years show a steady increase in both sales volume and revenue
  - 60% increase in properties sold from 2010 to YTD
  - Substantial differences between average and median sales prices notes the inclusion of more expensive property sales in those areas



# Continental Construction

## Yellowstone Club Slopeside 503



Continental Construction has once again brought a new level of excellence to the real estate market with the offering of this magnificent home set in the Yellowstone Club in Big Sky, Mont. Perched directly on the main ski slope just above the Warren Miller Lodge, the lucky family that decides to call this home will enjoy ski-in, ski-out access to winter adventures from two floors of the three-story residence.

The entire home is set on a direct axis to an unimpeded view of Lone Mountain, celebrating the magic of Montana's unique mountain environment. This theme is pronounced by the dramatic alignment of the public spaces in a two-story volume with the living room set at one end and balanced by the dining room that enjoys the spectacular panorama, dominated by Lone Mountain, at the other. Set between these spaces, and fully engaged with them, is a jewel box of a kitchen. Grand in scale, the entire room is paneled in fine-crafted wood paneling evoking the character from ages past.

A family room set above the kitchen also takes full advantage of the views in both directions and allows for immediate connection to who-



Fine crafted paneling highlighted with hammered steel blends seamlessly with the appliances and work areas. Point and counter point are approaches used throughout the home and here reveal themselves in broken-edge countertops and the live-edge television cabinet. PHOTOS COURTESY OF CONTINENTAL CONSTRUCTION

ever may be in the adjacent spaces. This family-oriented design is another consistent theme throughout the home. Communication, interaction, togetherness, and bonding are the ethereal concepts that inform all aspects of the layout and overall design.

Gracious accommodation for an active family and a full contingent of guests is central to the planning of the home. All six bedrooms have high-value views, on-suite

bathrooms, and fully fitted closets. The master suite features an intimate sitting area, large closets and a dramatically themed bath. Bedding throughout is tastefully luxurious, furnishings are of the highest order, and the overall aesthetic is one of timeless old-world quality.

Throughout the home, great care and skill is apparent in the magnificent woodwork, sensuous materials, charismatic fittings, and quality furnishings. Timber trusses, oak paneling,

reclaimed wood floors, and stone-feature walls work in harmony with the latest in technological conveniences, top of the line appliances, and accommodation of the modern American family's lifestyle.

This home is truly one of a kind. The fortunate family that will call this masterpiece their own will be the final piece of the puzzle. Adventures await and memories will be made. This is a refuge that will be treasured for generations to come.



The stunning breadths of the views reach their zenith in the dining room. Towering windows celebrate the majesty of Lone Mountain, while letting ample sunlight wash into the space. The stars at night, brilliant beyond description in Big Sky, silhouette the iconic shape of the peak that defines this region.



The dramatic arrival point for the home is the stair hall. Designed around a central open mineshaft elevator, the massive timbers, raw welded metalwork, and flamed and wire-brushed stone floors are countered by fine woodworking, handmade light fixtures, and fine art. All these elements set the tone for experiencing the rest of the home.



# PURE BIG SKY

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Make your Montana dreams a reality with a specialized loan from American Bank. We offer a variety of real estate loans that are sure to fit your needs along with the home town personalized service you deserve.

In 1947, American Bank opened its doors as Livingston State Bank in the town of Livingston, Montana. We were then, and remain today, a full-service, family-owned bank with a focus on providing the kinds of products and services customers in Montana need. The backbone of American Bank remains what it was back in '47 — relationships. We take personal pride in our ability to customize products and services to our customers needs.

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[americanbankmontana.com](https://www.americanbankmontana.com)

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# Black Bull



Black Bull's five Club Homes all enjoy Bridger Mountain views. PHOTOS COURTESY OF BLACK BULL



Enjoy hassle-free living in one of our turn-key Club Homes.



Each club home boasts high-end finishes and attractive features throughout.

## Black Bull Releases 5 New Club Homes

Black Bull, one of the premier golf communities in the Northern Rockies, has just released five new models of its club homes.

Black Bull is a private golf community based in Bozeman, Mont. – a town quickly becoming known as one of the country’s “most livable” places. The club’s culture represents what some would describe as a modern spin on the gated community – where privacy is more to ensure peace and quiet, and amenities are focused on the things that make a positive difference on one’s daily life, rather than what’s flashy.

That being said, one rather impressive amenity is the club’s championship golf course, designed by legendary golfer and course designer Tom Weiskopf. There’s top-notch dining, mountain views on three sides, and the spacious swimming pool is another strong attraction – fairly unique in this part of the world – but it’s the real estate options that deliver a significant point of interest.

“Here at Black Bull there is, of course, the opportunity to build your own custom home on one of our lots,” said Black Bull’s General Manager David Baucom. “But with the changes in living habits, and this region’s rapidly growing popularity as a second-home destination, our club homes are getting a lot of attention.”

These club homes boast all the quality and attention-to-detail of a custom home, but

with turn-key convenience. Do you prefer to spend your time enjoying Montana’s world-renowned fly fishing and skiing, rather than mowing your lawn? Do you like to enjoy a few months in desert climes, but don’t want to leave your home unattended? Would you simply like to remove house maintenance from your to-do list? Several different floor plan layouts provide the flexibility to match individual needs and priorities.

These are all reasons that the club homes at Black Bull have been popular since they were first released in – but with every month that passes, another reason that homebuyers are looking hard at Black Bull is the value.

“To build one of these club homes today would cost, by multiple estimates we’ve received, somewhere in the neighborhood of 12-15 percent more than the current listing price,” Baucom said. “This is because construction here is simply booming. In fact, those costs seem to be increasing something like 1 percent every month, so these homes have never been a better value.”

*Black Bull offers tours of club homes, including the five latest models, and appointments are recommended. Visit [blackbullbozeman.com](http://blackbullbozeman.com) or call the sales office at (406) 556-5011 for further information, to get a brochure with floor plans, or to schedule a tour.*





*just listed*

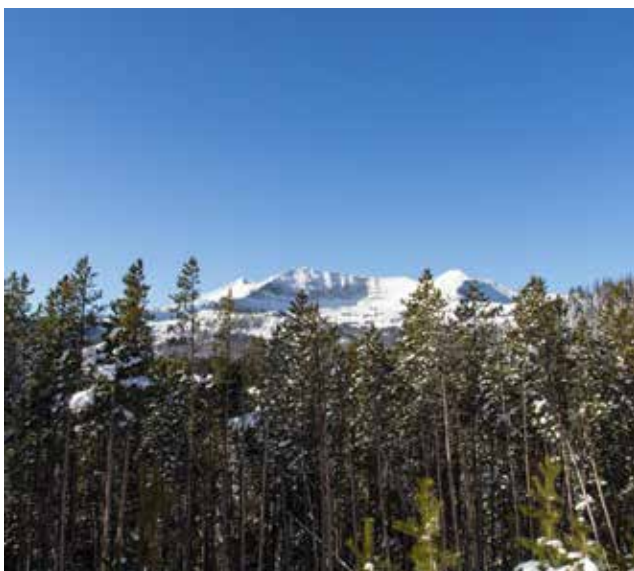


**Sunrise Ridge 35B<sup>+</sup>**

**Yellowstone Club**

3 bedrooms, 5 bathrooms / 3,120 SQ FT.

\$3,995,000



**Lot 338 Bristlecone Drive<sup>+</sup>**

**Yellowstone Club**

14.6 ACRES

\$4,950,000



**Lot 144A Pumice Road<sup>+</sup>**

**Yellowstone Club**

2 ACRES

\$1,950,000

*incredible listings, impressive results*



*just sold*

**SOLD**



**Yellowstone Club**

Offered at: \$20,000,000

**SOLD**



**Yellowstone Club**

Offered at: \$10,990,000

**SOLD**



**Spanish Peaks Mountain Club**

Offered at: \$2,995,000

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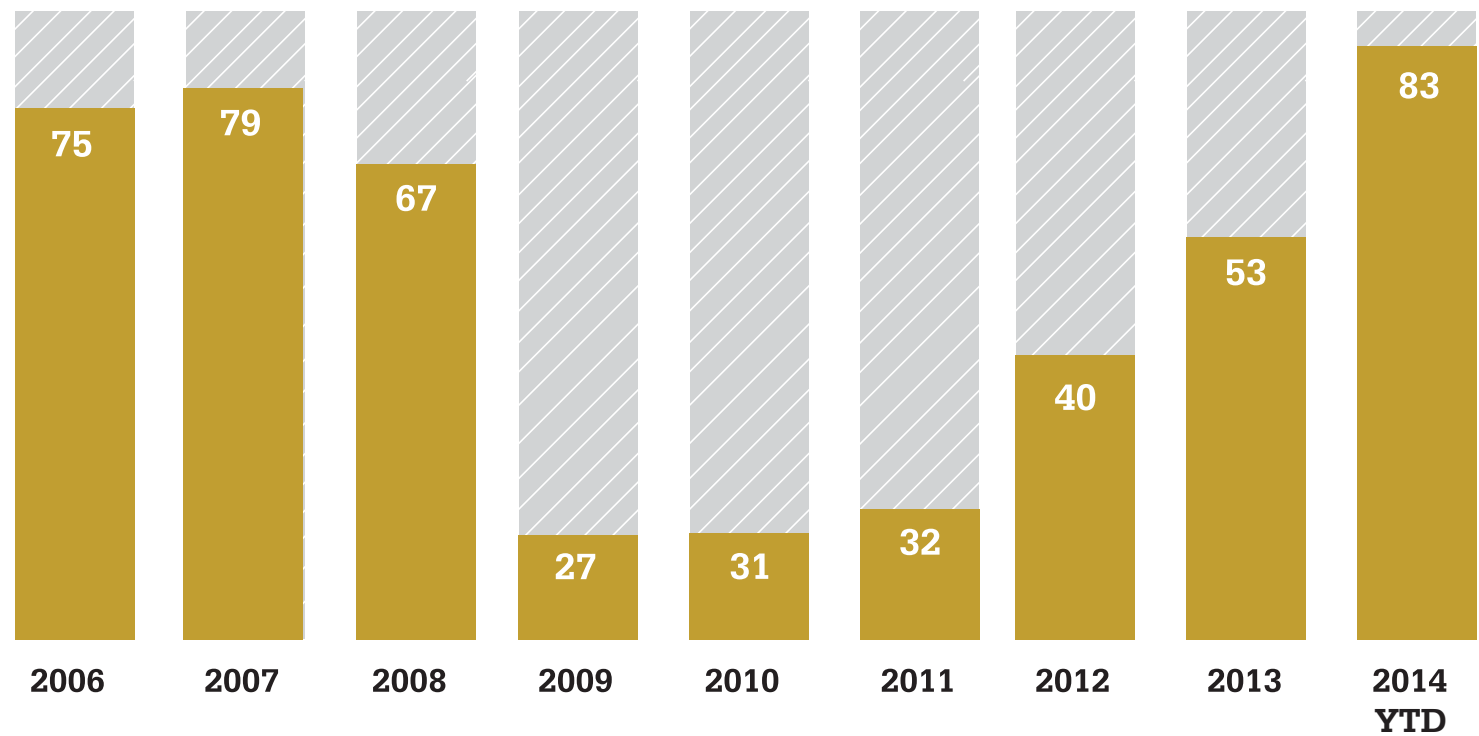
Real Estate Brokerage, Consulting & Development



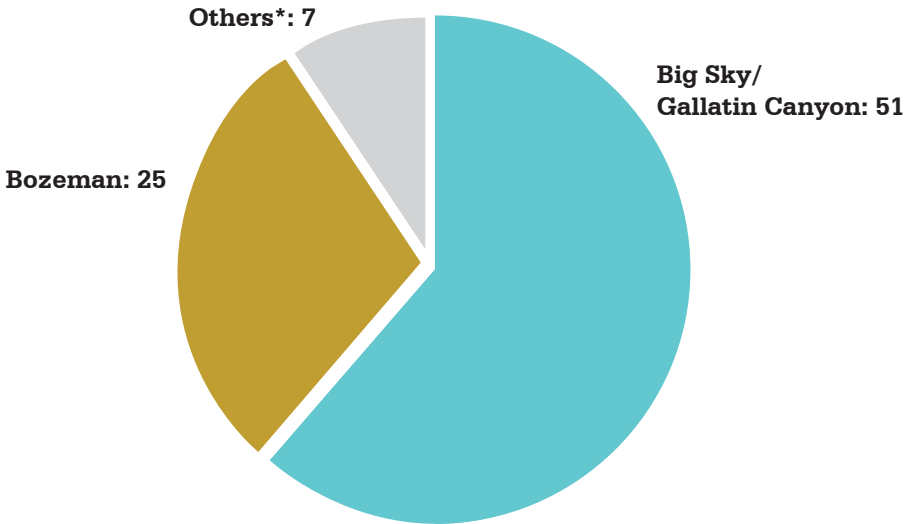
# luxury residence sales statistics

Southwest Montana is showing a healed luxury residence market in 2014, with sales volume surpassing the height in 2006, a welcome sign for the area that is highlighted by a large spike in sales of luxury homes over \$1million sold in Big Sky. This increase was pushed by growing buyer confidence in the months after the merger of the area resorts, an influx of new businesses to the community, and limited current availability of built product.

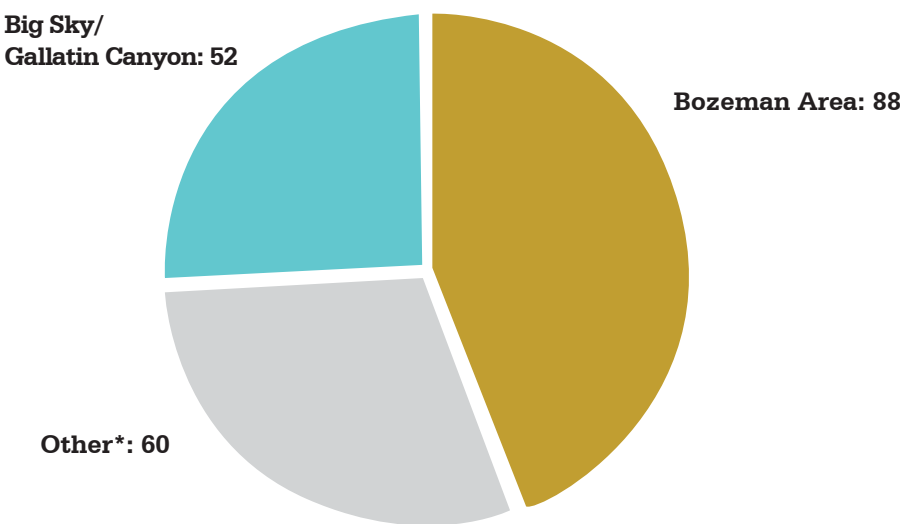
Volume of Luxury Residence Sales over \$1 million in Southwest Montana 2006-2014\*\*



2014 YTD residences over \$1M sold by area \*\*



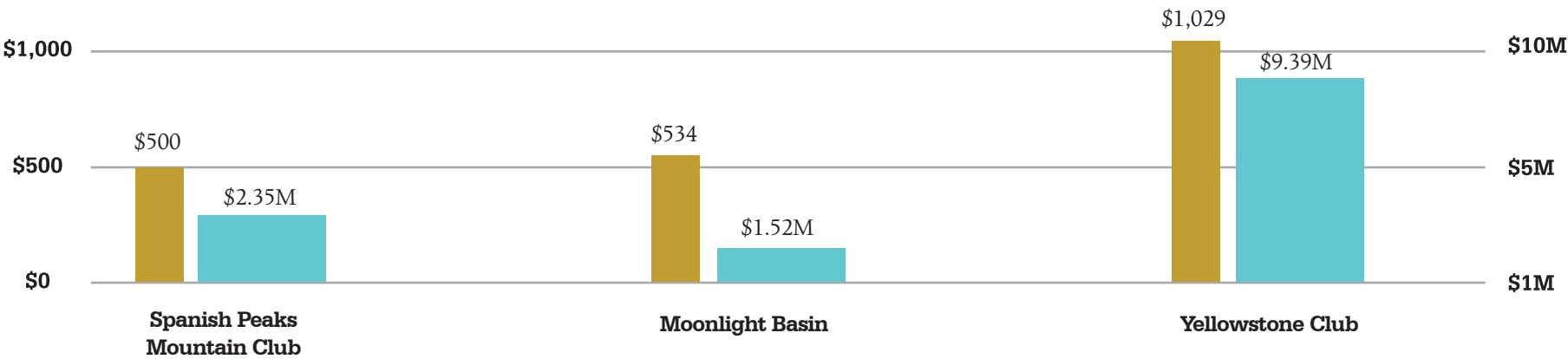
Current Residence Listings over \$1M\*\*



\*Park, Jefferson, Madison and Beaverhead Counties

Average Luxury Sales Price: 2014\*\*

Average price per sq.ft      Average residence sales price



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# Gallatin Club offers elite Gallatin Valley opportunity



At more than 8,900 acres and located just 25 minutes from Bozeman, Gallatin Club creates a sense of community within the Gallatin River Ranch by offering a wide variety of social and recreational activities, as well as amenities. In essence, Gallatin Club gives its members access to the toys, activities, service and experience that are essential to enjoying Montana at its fullest, all year long.

With ownership of an approximately 20-acre Gallatin Club Homestead Parcel within the Gallatin River Ranch, the club provides private river access to blue-ribbon trout fishing on the East Gallatin River, casting ponds, and a professionally designed, five-stand sporting clay range.

Some of the activities offered at Gallatin Club include mountain biking, horseback riding, scenic hiking, geo-cache adventures, guided wildlife viewing, geologic tours, and bird watching. Club members have exclusive access to Polaris 900 ATVs, a drift boat, canoes, kayaks, several options for on-site lodging, and more.

Enjoy access to dedicated concierge services, Fireside at River Camp, the equestrian center's tack room lounge and arena observation deck, Horseshoe Hills Lodge, activities, and seminars. We make it easy to "play where the rivers meet the Big Sky."



PHOTOS COURTESY OF GALLATIN CLUB

As a Gallatin Club member, you'll choose to integrate yourself into the Gallatin River Ranch's comfortable lifestyle and friendly neighborhood.

Visit [gallatinclub.com](http://gallatinclub.com), or call our sales representatives at (406) 284-3200 for information on how to join the Gallatin Club.

# Legends at Bridger Creek Phase 3 receives approval



PHOTOS COURTESY OF FARRAN REALTY PARTNERS

Farran Realty Partners is happy to announce the approval this fall of the third and final phase of the Legends at Bridger Creek development on the northside of Bozeman.

Legends at Bridger Creek is one of Bozeman's premier developments, and offers those with an active lifestyle access to open space and the creature comforts that a Rocky Mountain boomtown like Bozeman can offer.

This will serve as the final phase in the development process. The area is already home to single-family homes designed with Rocky Mountain rustic aesthetics in Phase 1 and 2.

Legends is nestled in between the base of the rolling Story Hills and the dramatic Bridger Range, and delivers a comfortable setting for buyers to construct a dream house with the types of amenities and activities that make Bozeman special. With 13 of the 54 Phase 3 lots bordering

Bridger Creek and nearby proximity to Bridger Creek Golf Course, you don't need to go far to find activity.

Tucked in a water-lined grove of birch and aspens, the 77-acre development offers access to parks, trails, nearby National Forest access, golfing, and fly fishing on the East Gallatin River, or in your backyard on Bridger Creek.

Residents also have access to an 11-acre park, and natural walking trails on

the property connect you with the surrounding areas. The property is also set near the "M" trail and located on the access road to Bridger Bowl Ski Area.

All of this is only five minutes from bustling downtown Bozeman, and a short drive from the campus of Montana State University.

This opportunity not only serves both full- and part-time Bozeman residents looking to be near outdoor activity options, but it's also nearby to the restaurants and shops that Bozeman offers.

To learn more or schedule a visit, contact Brett Tudsbury with Coldwell Banker RCI Realty at (406) 209-4500 or visit [legendsbozeman.com](http://legendsbozeman.com).



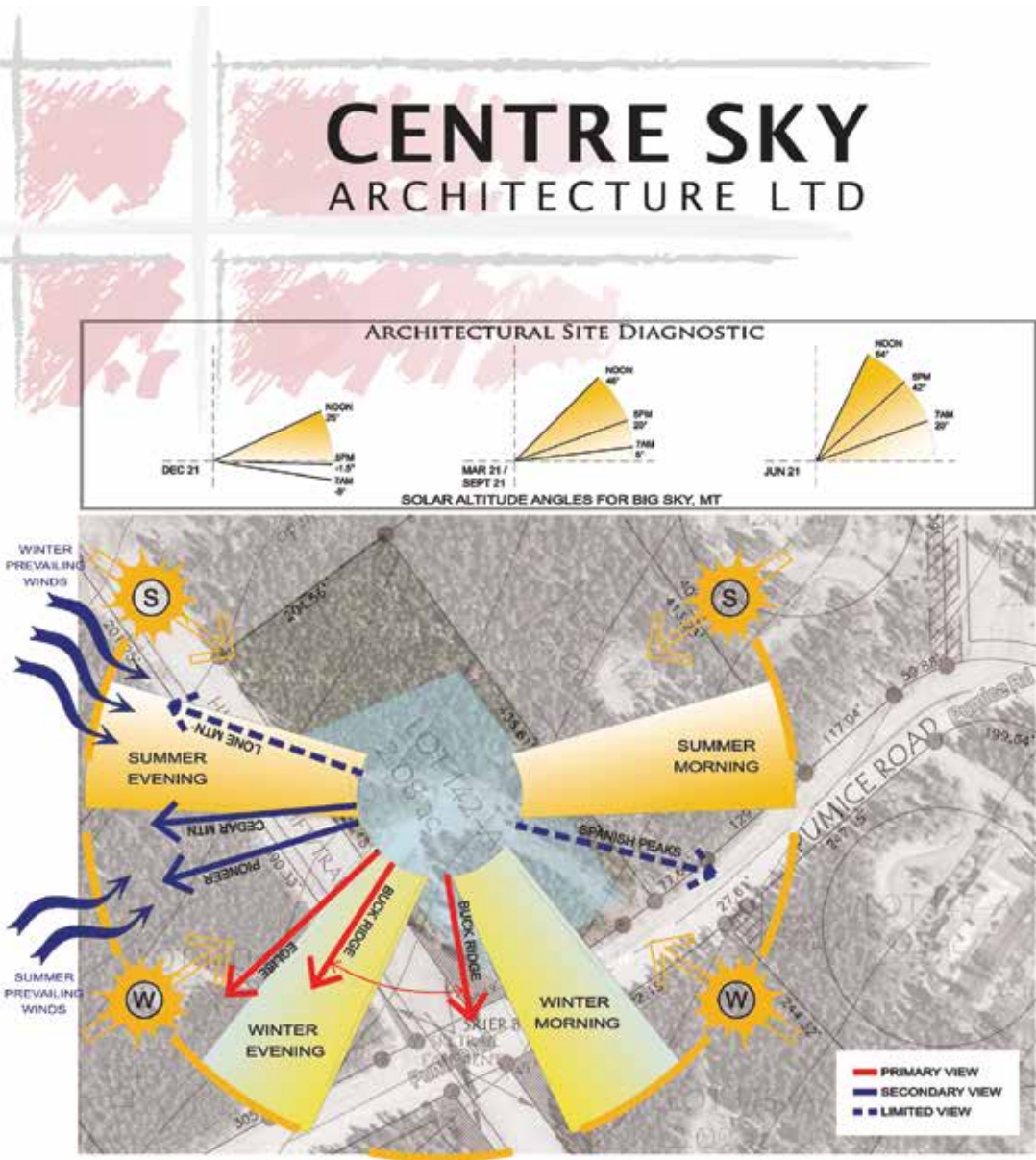


# Early Discovery with the Architect

BY CENTRE SKY ARCHITECTURE

Jamie Daugaard, and our team at Centre Sky Architecture embrace the constant inspiration of our local community of Big Sky, MT to create unique and insightful designs. We are directly above Grizzly Outfitters in Big Sky Town Center if you would like to stop by. The client’s design intent and overall needs greatly influencenes the final design of each project, allowing us to explore an array of design aesthetics ranging from Rustic Traditional to Mountain Modern. Regardless of the aesthetic, Centre Sky listens and interacts with the client and in turn they become part of the design team.

Jamie personally is involved in each project during each stage of designs, developing strong relationships with our clients. Clients are intially taken on a site discovery, allowing Jamie to better understand the potential and challenges of each site, as well as gain a thorough understanding of the client’s goals. At this time the interaction of and interview process intertwine to allow you to see how we work, trade ideas, communicate and possibly begin the process of designing your future home.



The best time to bring in an architect is when you have chosen one or two sites to invest in, have just recently purchased or are at a point to develop. Long before a program, sketches, plans and specifications are developed; there are many discussions and discoveries to be made. One of the most crucial decisions of the building and design process is the site selection. Involving an architect in the selection of a site provides an overall advantage to the entire architectural and construction process.

## Factors Centre Sky takes into Consideration with Selecting a Site

<p><b>Minimize Risk</b> An architect can help to predict and analyze the constructability of a site before any tests are performed. Jamie's experience practicing 10+ years in Big Sky has given him a huge insight as to what limitations and challenges are to be expected when dealing with wetlands, steep and mountainous locations.</p>	<p><b>Coordinate Geotechnical Work</b> Executing geotechnical testing on a site before buying is highly encouraged. A geotechnical test is done to identify any potential adverse soil conditions. Centre Sky coordinates with the geotechnical firm to ensure that all needed tests are performed and coordinated with the structural engineer. Test pit locations are also coordinated based on the potential building location on the site to ensure accuracy.</p>	<p><b>Coordinate Surveying</b> Centre Sky Architecture and the surveying firm works closely together to insure that view corridors, vehicular access and corner markers are included in all site surveys. Jamie goes on site during the site survey to visualize the best vehicular approach, locate architectural significant features and add additional markers as needed.</p>
<p><b>Vehicular Access</b> The approach to a residence is an important factor to take into consideration when selecting a site. Steep sites can be challenging and we look at multiple options and clever applications with roads, retaining walls and landscape.</p>	<p><b>Topography</b> The topography of a site can dictate the costs and overall design form of the structure. It is important to choose a site that allows for the desired architecture to seamlessly be integrated into the site. The site and architecture should not compete against one another, nor shall the site be man-handled to conform. It is vital to consider both the site and architecture of a home when choosing a site.</p>	<p><b>View Corridors</b> Our goal is always to bring the exterior to the interior within appropriate spaces. View corridors should be determined initially with primary and secondary views. The site and schematic programming are then planned around the views. Depending on a number of factors, such as site access, route and zoning constraints, a site may achieve these desired views. These views are attainable due to early site analysis and programming.</p>
<p><b>Architecturally Significant Elements</b> Identifying and preserving significant elements such as tree groupings, rock outcroppings, ravines and water elements can greatly influence the architecture of a house. These elements can help to determine the materiality, orientation, view corridors and relation of the building with its site. Jamie works with the client during site visits to determine what elements are significant to the client and the design.</p>	<p><b>Constructability</b> The possible soil adversity, topography, vehicular access, site restrictions, related costs and architectural requirements all determine the constructability of the site. By initially working with an architect, constructability can be determined if a site presents too many issues to build efficiently and whether a new site should be considered.</p>	<p><b>Solar</b> Natural lighting is important to keep in mind when selecting a site. The orientation of the design should be positioned to allow for optimal solar gain throughout the day. Solar should coincide with the programming to allow for ideal lighting in certain rooms, such as morning light for kitchens. The site in relation to its mountainous surroundings can influence the amount of light available on site.</p>

Working with a preliminary evaluation of your needs, Centre Sky Architecture can help you select a site that presents the best opportunity to construct a sustainable and innovative design outcome







# CONGRATULATIONS ROXY'S!

The Big Sky Town Center, Rotherham Construction and our subcontractor partners offer a warm welcome to Roxy's Market. Congratulations on your opening, and welcome to Big Sky.




## PROUD PARTNERS IN THE DESIGN AND BUILD OF ROXY'S MARKET





# Live Water Properties

Hunting, Ranching, Fly Fishing, Conservation



PHOTOS COURTESY OF LIVE WATER PROPERTIES

Specializing in ranches for sale, Live Water Properties is a unique ranch real estate brokerage company representing clients in the acquisition and disposition of investment quality ranch properties in Wyoming, Montana, Colorado, Idaho, Oregon, Nebraska, California and Utah. Our premier focus includes hunting, ranching, fly fishing and conservation.

Craig Janssen, Associate Broker

Craig has spent the past 12 years successfully specializing in locating, marketing and selling ranch and recreational property with an emphasis on fly fishing and bird-hunting properties. The long list of repeat customers (many of whom have become friends) is a testament to the diligence, professionalism, and dedication to service memorialized during each transaction. Growing up farming, working with and judging livestock, followed by years in the fly fishing industry, have assisted him in the ranch real estate business.

“The Live Water Properties’ advantage is that we bring a team approach with a diverse skillset and experience base,” Janssen says. “We specialize in fly fishing, hunting and agricultural properties.”

Jack McInerney, Sales Associate

Jack has more than 25 years in the financial service industry, the most recent with D.A. Davidson in Livingston. During this time, Jack and his wife Alice have purchased and improved “neglected” fishing and hunting properties in central and western Montana. Lessons learned with regards to fisheries, bird and big game habitats helped give Jack an excellent eye for both improving the diamond in the rough and polishing the already beautiful gem. It has been an opportunity to gain knowledge about Montana water rights and conservation issues impacting landowners in various river basins.

“The attributes most widely sought-after in a ranch investment are location, water, trees, views, fishing and wildlife,” McInerney says. “Not all of these elements fit into every property, though a certain combination is what drives an offer and the ultimate purchase. Our goal is to help buyers understand how to prioritize these attributes to help them find their ideal Montana sporting ranch.”



**Market Highlight:** Shields River Ranch – Livingston, Montana  
894 Acres – Reduced to \$4.39 million



**Market Highlight:** Tillinghast Creek Ranch – Great Falls, Montana  
325 Acres – \$1.2 million

For more information, contact Craig Janssen and Jack McInerney at (866) 734-6100 or (406) 586-6010, Visit [LiveWaterProperties.com](http://LiveWaterProperties.com).



# MONTANA LIVING

## BIG SKY REAL ESTATE

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### CABIN 18

Spanish Peaks Mountain Club - Settlement Cabin. 5BR, 6.5 BA, 3825 sq ft. Well maintained, exquisitely decorated, and fully furnished.

*Offered at \$ 2,195,000*



### GALLATIN RIVER HOUSE

This exquisite, one of a kind, 4BR/5BA custom home stands on 16.848 acres with a third of a mile of Gallatin River Frontage. A Flyfisher's idea of heaven and a must see property for the connoisseur of fine Montana river homes

*Offered at \$ 4,625,000*



### 41 BROOK TROUT

a 3 BR/3.5 BA with attached 2 car garage and amazing media bunkroom is the ideal Big Sky home!. This 2494 Square foot home is located in the South Fork Subdivision, within walking distance to Big Sky Town Center and it's amenities.

*Offered at \$ 689,000*



### 235 CHIEF JOSEPH

This beautifully maintained 5 BR/5 BA showpiece offers an unparalleled view of Lone Mountain and the surrounding mountain ranges. Take advantage of the fabulous deck that is perfect for outdoor entertaining.

*Offered at \$ 1,475,000*



### SUMMIT VIEW LOT 18

A private 3.18 acre homesite in the gated Summit View neighborhood. Homesite offers cul de sac access and is sloped ideally for a walk out lower level. This location offers both privacy and quick driving access to the slopes.

*Offered at \$ 330,000*



### GALLATIN BUILDING #12

Move in condition....new carpet and freshly painted walls. Centrally located in Westfork Meadows, an easy walk to restaurants and shops. Excellent rental history. This unit is Broker owned.

*Offered at \$ 99,000*

**BigSkyRealEstate.com | 406 995-6333 | Located in Big Sky Town Center**



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# SHELTER

## I N T E R I O R S

Shelter Interiors has evolved for Sharon Skrzycki Lohss after nearly 20 years in the interior design industry. Sharon chose Shelter as the name of her interiors business because of how important ones personal residence, or 'shelter' so to speak, is from the elements life presents.

Sharon moved to Big Sky, Montana from North Carolina after graduating from Appalachian State University in 1995. Earning a BS in Interior Design with a minor in Art, she gravitated towards design over fine art. "The elements between art and interior design are very similar. The basic principles of combining scale, perspective, shape, color, and texture all within a format overlap."

After moving to Bozeman from Big Sky a few years later, Sharon worked in several different design-related positions for various companies, rounding out her education in the field, and furthering her knowledge about the importance of attached finishes, furnishings and the attention to detail that make a project personal.

"One of the reasons why I love the profession is because everyday is different. Interior design is a creative and active, multi-faceted profession that is constantly changing," states Lohss. A day in the life could be meeting with clients, architects or builders to shopping locally or abroad for the latest in design trends.

And what has been a welcome design trend for Shelter Interiors is the movement towards mountain modern. This style involves blending a rustic structure on the exterior with clean lines, neutral color palettes, and more contemporary textural furnishings on the interior, the general lightening of tone, a shift in seeing materials move away from the brown earth tones that dominated interiors as well as exteriors, for years, to more whites and greys with pops of color as accents.

Blending rustic and modern is a concept where Shelter Interiors excels. "I'm eclectic. Not everything needs to match. I encourage clients to mix it up a bit because when done right the space is so much more interesting."

Sharon has not only worked in the Big Sky/ Bozeman area, but also, traveled to New York, Chicago, and North Carolina for clients.

**406.219.2138 • [shelterinteriors.net](http://shelterinteriors.net)  
522 W Babcock St. Bozeman, MT 59715**



*Yellowstone Club, Residence*

*New York City, Upper East Side Dining Room*



*New York City, Upper East Side Kitchen*





# BIG SKY TOWN CENTER MONTANA

## DEVELOPMENT OPPORTUNITIES AVAILABLE

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