

BELGRADE, MT

-BIG SKY-

# BIG *Life*

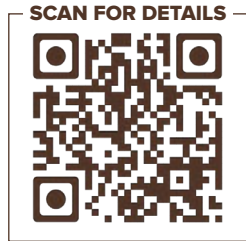
*Call Montana Home*



PRESCOTT RANCH <sup>MT</sup>



# LUSITANO PLAN 1

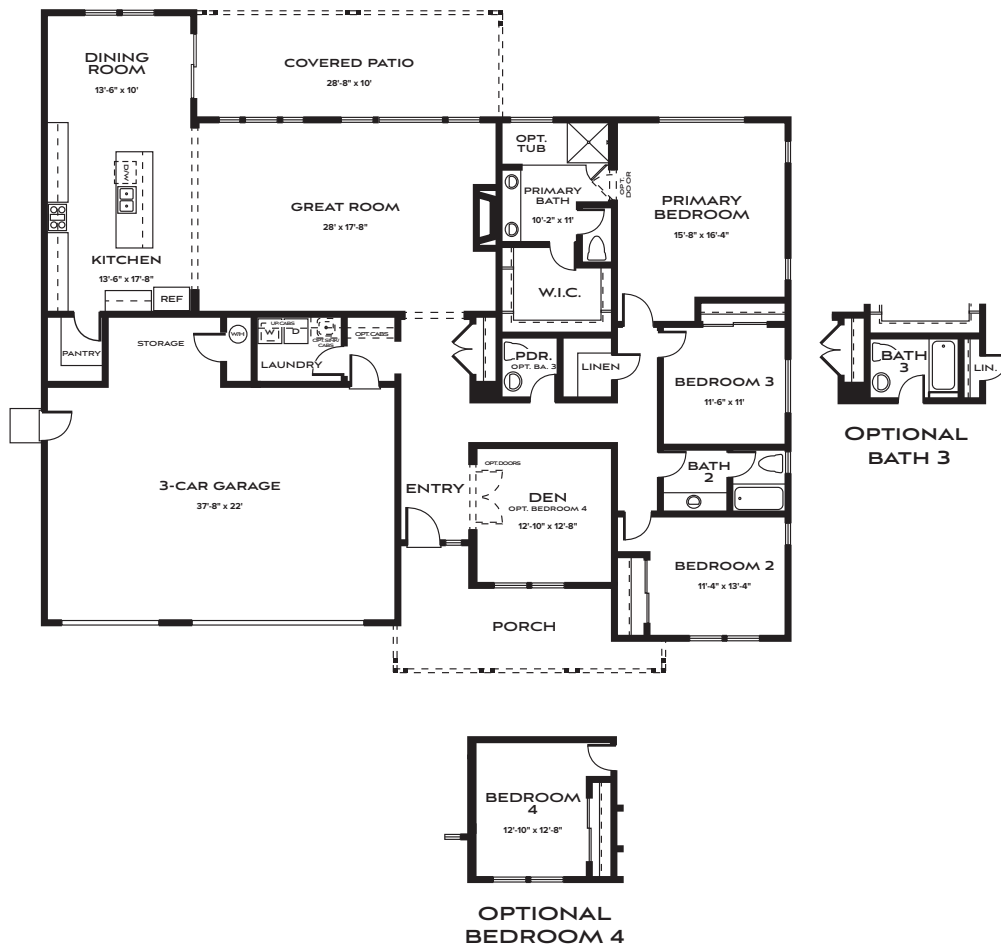


2,557 square feet | Single Story

3 - 4 Bedrooms | 2.5 - 3 Baths | 3 Car Garage

Options: Bedroom 3 | Bath 4 | Tub at Primary Bathroom

*Charm and sophistication typify this 2,557 square foot home. The well-designed, open-concept great room, kitchen, dining room set the stage for elegant entertaining, gracious family gatherings, and relaxing personal moments. Enjoy exquisite use of outdoor living with covered patio and generously sized backyard. Note the natural cozy feeling that still offers clean and modern living space accentuated by the incredible surrounding landscape.*



FARMHOUSE (A)

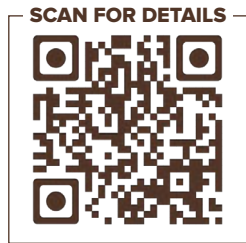
CRAFTSMAN (B)

TRADITIONAL (C)

(406) 551-9656 | PrescottRanch@BatesHomes.com | BatesHomes.com



# LUSITANO PLAN 2

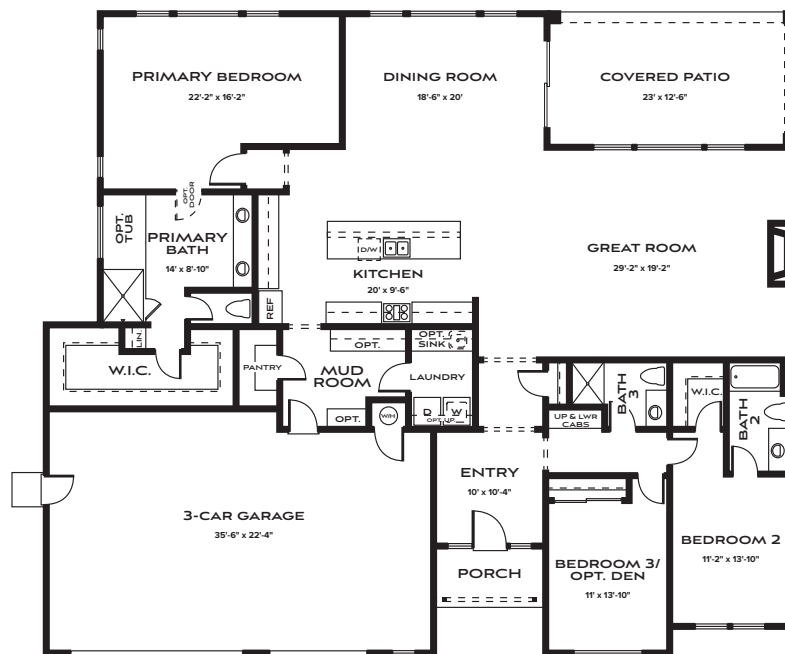


2,842 square feet | Single Story

2 - 3 Bedrooms | 3 Baths | 3 Car Garage

Options: Den | Tub at Primary Bathroom

*Blending seamlessly with its surroundings, the design becomes a backdrop for life's best moments. A sunlit entry leads into a great room framed by expansive windows—a Bates Homes signature—that inspires connection and creativity. With four bedrooms including a retreat-like primary suite, three baths, and a versatile mud room, every detail is crafted for comfort, possibility, and everyday ease.*



OPTIONAL DEN



FARMHOUSE (A)



CRAFTSMAN (B)

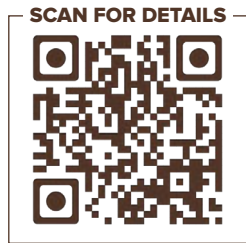


TRADITIONAL (C)

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# LUSITANO PLAN 3

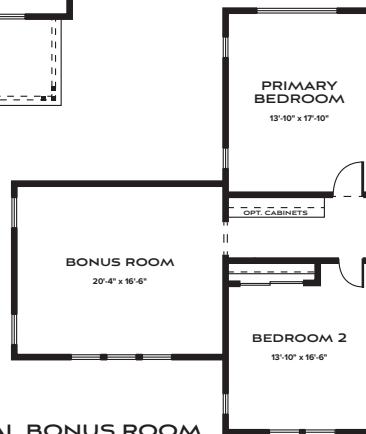
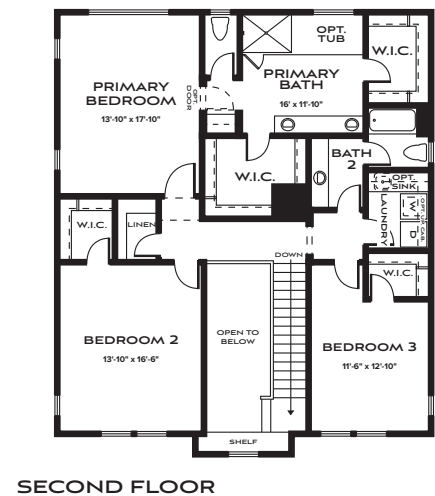
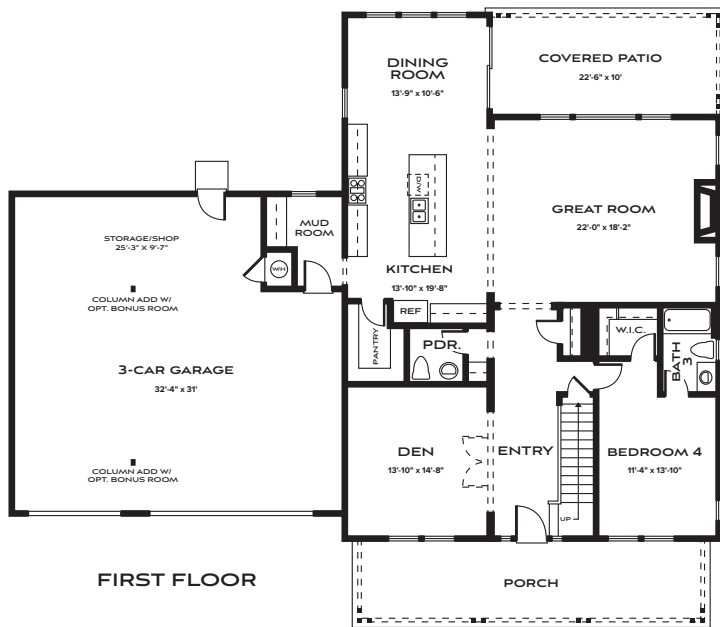


3,175 - 3,538 square feet | Two Story

4 Bedrooms | 3.5 Baths | 3 Car Garage

Options: Bonus Room | Tub at Primary Bathroom

*Set in a premier location, this thoughtfully designed home elevates everyday living. Bright, open interiors create a fresh backdrop for family life, with four bedrooms, a den, three-and-a-half baths, and a versatile bonus room offering space for every chapter of your story. Generous rooms strike the perfect balance of connection and privacy, making it a place where friendships grow and memories are made.*



OPTIONAL BONUS ROOM  
(ADDS 363 SQ. FT.)



FARMHOUSE (A)



CRAFTSMAN (B)



TRADITIONAL (C)

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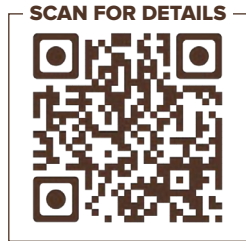


# LUSITANO PLAN 4

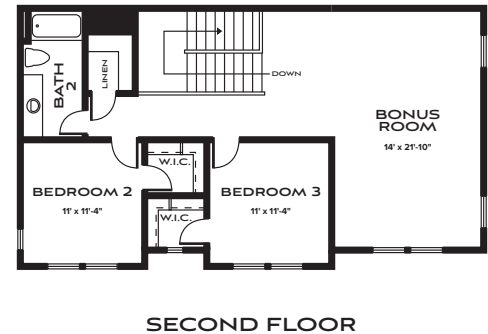
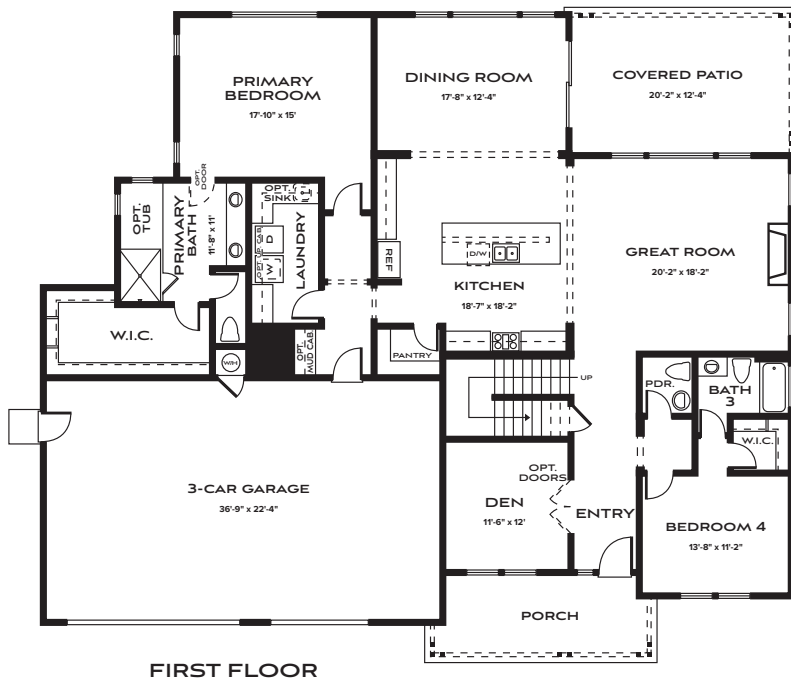
3,396 square feet | Two Story

4 Bedrooms | 3.5 Baths | Bonus Room | 3 Car Garage

Options: Tub at Primary Bathroom



*Elegance defines every detail of this thoughtfully designed residence. The main level lives like a single story, where an open kitchen, dining, and great room create a refined setting for gatherings, and the owner's suite offers a private retreat just steps away. Upstairs, two bedrooms, a full bath, and a versatile bonus room extend the sense of grace and comfort, blending beauty with everyday ease.*



**FARMHOUSE (A)**



**CRAFTSMAN (B)**



**TRADITIONAL (C)**

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PRESCOTT RANCH <sup>MT</sup>

## *Living Redefined*

**NESTLED IN BELGRADE, JUST MINUTES FROM BOZEMAN,** Prescott Ranch provides easy access to Montana's natural beauty and urban conveniences. Enjoy proximity to top-rated schools, shopping centers, and recreational areas, all while savoring the tranquility of a close-knit neighborhood.



## **BUILT-IN QUALITY** *you can feel*

At Prescott Ranch, value goes beyond the price tag, it's built into every corner of your home. Each residence showcases Bates Homes' Signature Style Features, a curated collection of designer finishes, innovative layouts, and smart construction details that come standard

### **Exceptional Features Included in Every Home:**

- Choose from 3 distinct home series and 13 thoughtfully crafted floorplans
- Variety of architectural styles, room options, and flexible spaces to fit every lifestyle
- Fully landscaped front and back yards with irrigation and drip systems
- Full perimeter wood fencing for privacy and security
- 9-10' ceilings (per plan), 8' entry doors, and 3-panel interior doors
- Energy-efficient air conditioning system (opt. heat recovery ventilator (HRV))
- Radon mitigation fan for added safety
- High-speed fiber optic internet hookup capabilities
- Abundance of natural light with 2x more windows than the average new home
- Peace-of-mind with a comprehensive 1-Year Builder Warranty



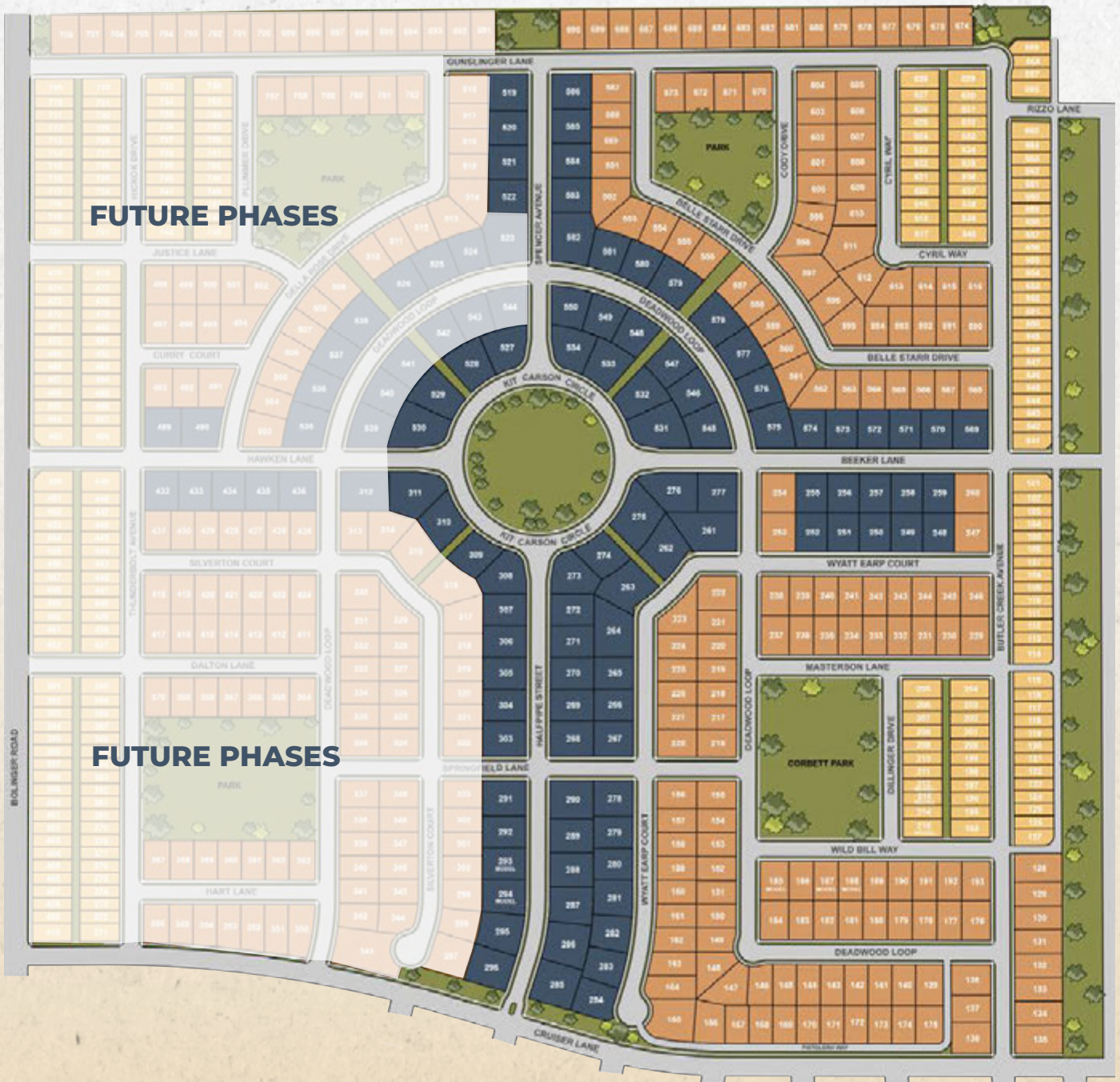
# WHY WE *love it here*

## Location That Works for You

- Just minutes from Bozeman—shopping, dining, healthcare, world-class recreation, and Montana State University
- Convenient access to I-90, the Bozeman Yellowstone Airport, and regional travel routes
- A master planned community setting with five neighborhood parks
- Walk or bike to nearby Belgrade schools—from elementary through high school

## Outdoor Living at Its Best

- Explore the Bridger Mountains, Yellowstone National Park, Blue Ribbon Trout Streams, and Big Sky just a short drive away
- Enjoy skiing, hiking, fishing, and biking—adventure for every season and skill level
- Stunning natural landscapes and wide-open skies make every day feel like a getaway





PRESCOTT RANCH<sup>MT</sup>

# CREATING PLACES *you will love*

At its core, it seems simple: curating and building homes for comfort and livability. Behind the scenes? It's so much more.

At Bates Homes, an interconnected network of intelligent, creative minds are always hard at work refining distinct architectural aesthetics, leading the best in modern design, and planning unparalleled neighborhoods.

The result: inspired homes that represent time-honored craftsmanship, attention to detail, and contemporary style, in breathtaking locales.

(406) 551-9656

[prescottranch@bateshomes.com](mailto:prescottranch@bateshomes.com)

## **SALES OFFICE & MODELS**

805 Halfpipe Street  
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**BATESHOMES.COM**



**VIEW THE HOMES &  
COMMUNITY ONLINE**

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Prices, plans and terms are subject to change without prior notice. Square footage is approximate and will vary from final construction. Any floorplans, elevations and photos are artist conceptions only and are not intended to show specific detailing that may or may not be available. © Bates Homes All Rights Reserved. 08.20.25

