

BELGRADE, MT

-BIG SKY-

# BIG *Life*

*Call Montana Home*



PRESCOTT RANCH <sup>MT</sup>



# MORGAN PLAN 1

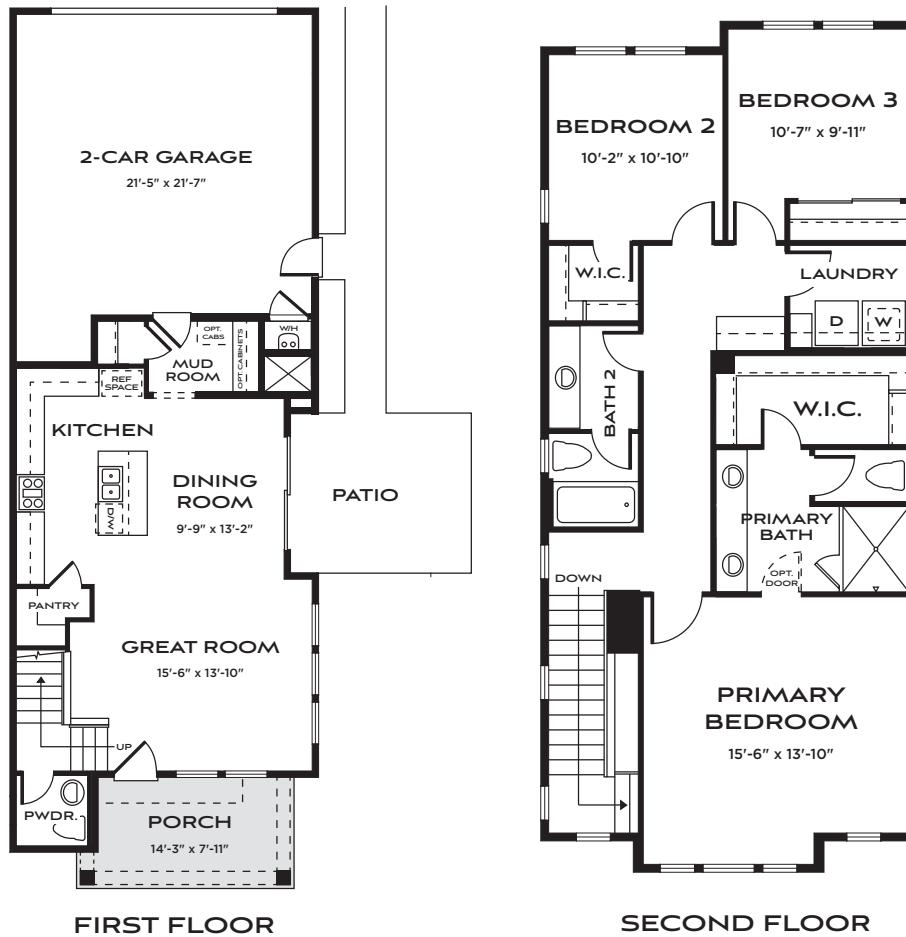
SCAN FOR DETAILS



1,761 - 1,800 square feet | Two Story

3 Bedrooms | 2.5 Baths | 2 Car Garage

*This home blends open living with comfort and flexibility. The spacious great room and gourmet kitchen with island are ideal for entertaining, while upstairs bedrooms — two with walk-in closets — offer room for family, guests, or a home office.*



FARMHOUSE (A)



CRAFTSMAN (B)



TRADITIONAL (C)

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# MORGAN PLAN 2

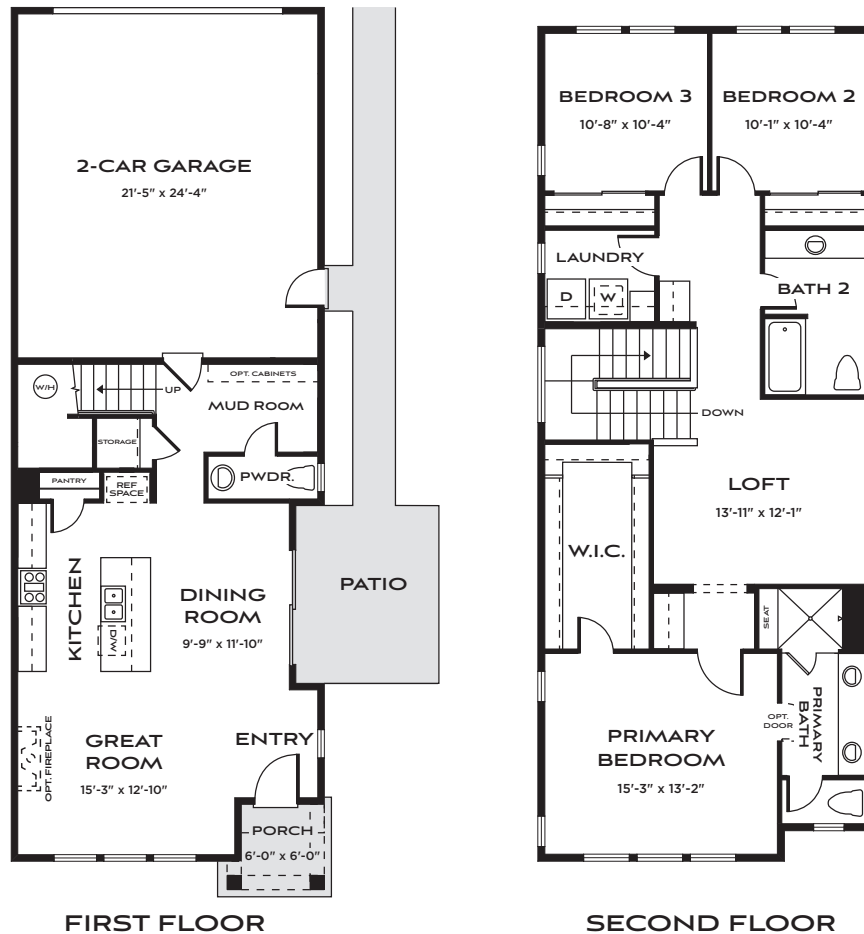
SCAN FOR DETAILS



1,849 square feet | Two Story

3 Bedrooms | 2.5 Baths | 2 Car Garage

Plan 2 welcomes you with a charming front porch and an open first floor where the great room, kitchen, and dining area connect seamlessly to the side patio. Upstairs, a spacious loft adds flexibility for entertaining, work, or play, while three bedrooms provide plenty of room to unwind.



FARMHOUSE (A)



CRAFTSMAN (B)



TRADITIONAL (C)

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# MORGAN PLAN 3

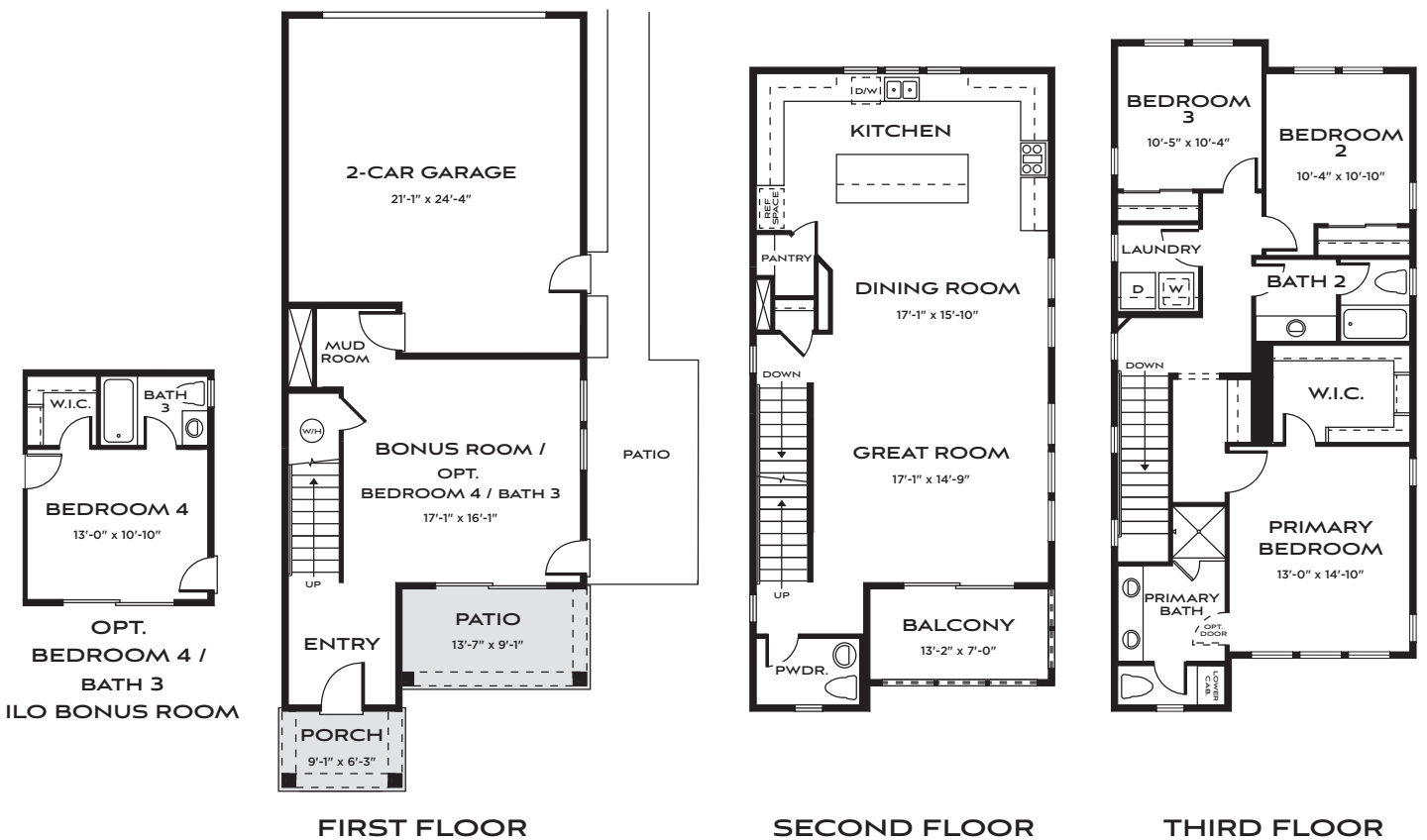
SCAN FOR DETAILS



2,327 square feet | Three Story

3 - 4 Bedrooms | 2.5 - 3.5 Baths | 2 Car Garage

Live with ease in a home that brings people together. Sunlit spaces upstairs make everyday moments—cooking, homework, or relaxing—feel connected and effortless. Retreat to your private primary suite, or head to the bonus room for movie nights, workouts, or playtime—the choice is yours.



FARMHOUSE (A)

CRAFTSMAN (B)

TRADITIONAL (C)

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# MORGAN PLAN 4

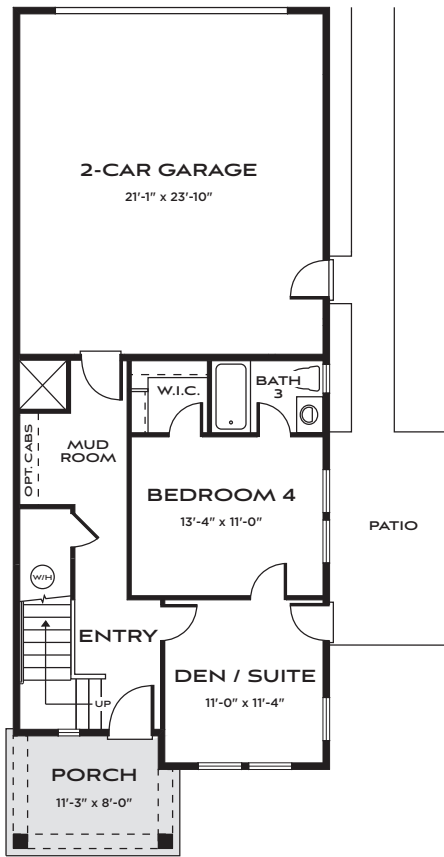
SCAN FOR DETAILS



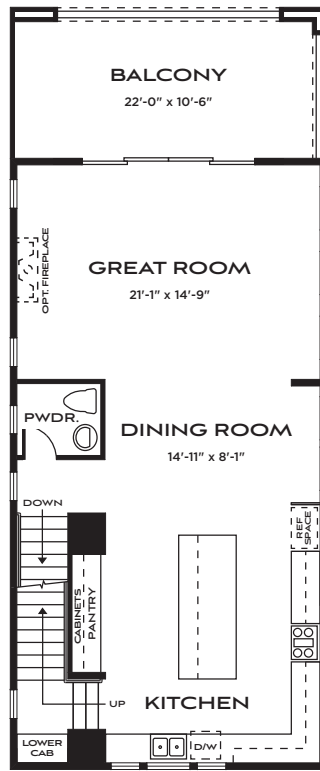
2,541 square feet | Three Story

4 Bedrooms | 3.5 Baths | 2 Car Garage

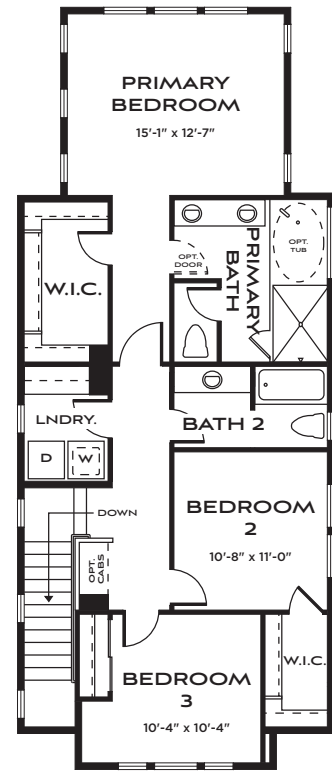
Plan 4 is where everyday life feels like a getaway. Welcome guests with a private suite on the first floor or claim the den as your creative space. Upstairs, laughter and conversation flow easily from the kitchen to the great room and out onto the balcony—your perfect spot for golden-hour dinners and evening breezes. When the day winds down, retreat to the top floor where the owner's suite and bedrooms create a serene haven for rest and recharge.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FARMHOUSE (A)



CRAFTSMAN (B)



TRADITIONAL (C)

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## *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



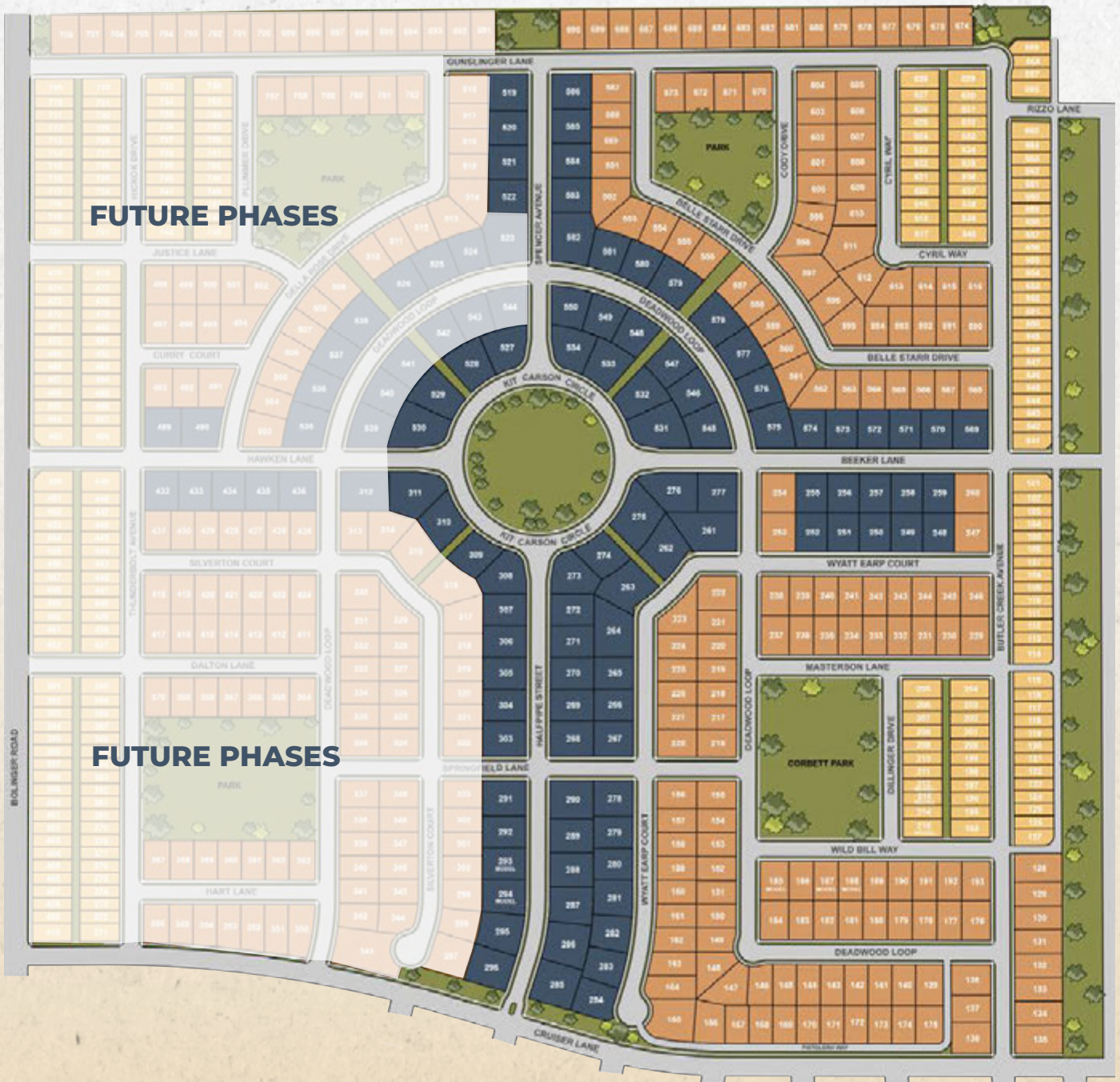
# WHY WE *love it here*

## 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





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# 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.

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

## **SALES OFFICE & MODELS**

805 Halfpipe Street  
Belgrade, MT 59714

**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

