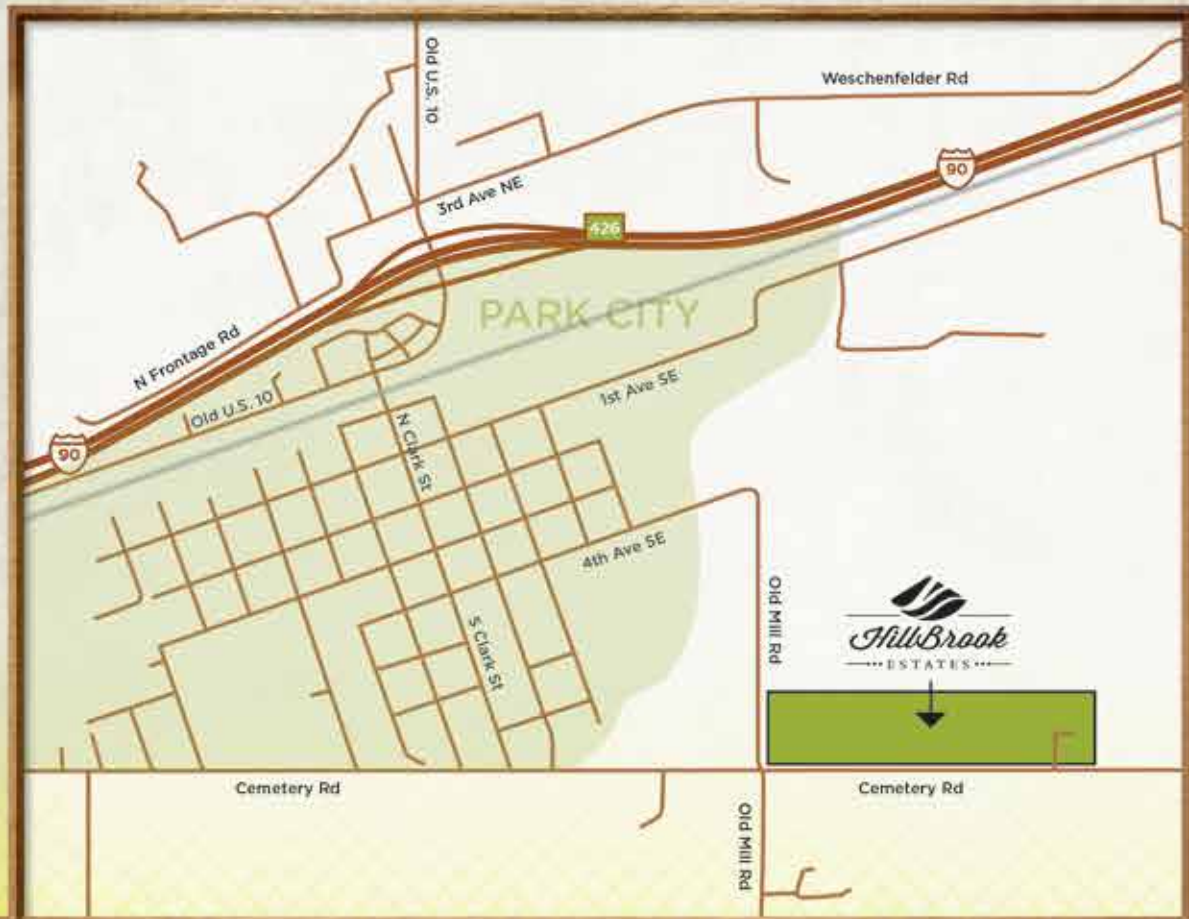


◆◆ VICINITY MAP



Located just east of Park City, MT, on Cemetery Road, HillBrook Estates provides easy access to many of the area's desirable attractions. Convenient access to I-90, Billings, Laurel, 60 minutes to Red Lodge, MT, Yellowstone National Park, and just minutes from four major rivers.



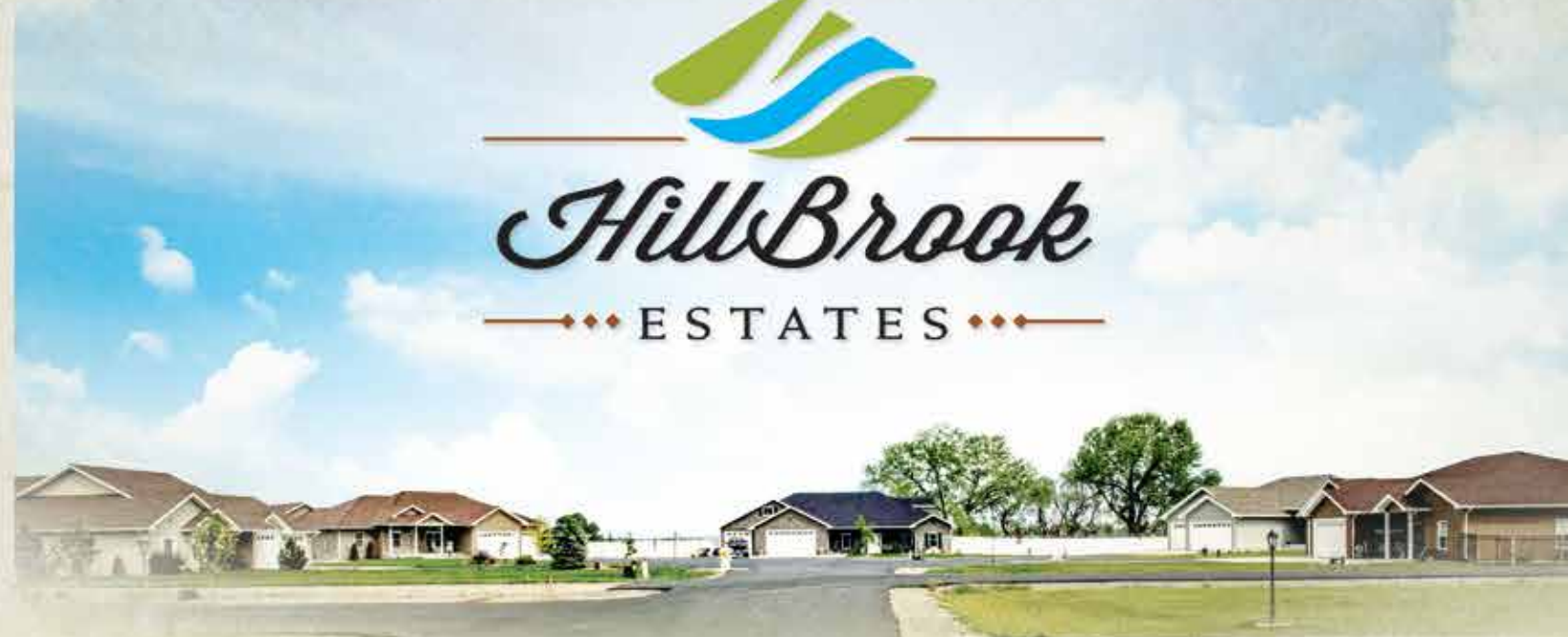
Offered by: **Ryan Brownell**

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CREATE YOUR LIFESTYLE, CARVE OUT YOUR FUTURE



IT'S RARE TO FIND A HOME WHERE YOU ACTUALLY FEEL WELCOMED.

Resting just north of the Yellowstone River near Park City, a beautiful new project has emerged. HillBrook Estates, located just minutes from Laurel, represents an exceptional opportunity to become part of the area's most desirable residential community. Comprised of only 37 dedicated building lots, HillBrook Estates has been designed to complement the far reaching vistas of the

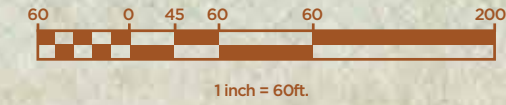
Beartooth and Pryor Mountains, while admiring a sunrise on the Rims just to the north.

This is an inspired place to create a life, where green open spaces, and a simplified everyday living yield the perfect opportunity to enjoy a relaxing stroll with family, or neighbors, while becoming lifelong friends.

www.hillbrookestates.com

◆◆ MASTER PLAN MAP

BUILDER/OWNER/DEVELOPER
MYRON & BRIAN GROSS



This master plan illustration is an artist's interpretation. Please see the subdivision plat documents as recorded with Stillwater County, Montana for all technical details and legal requirements. The Developer reserves the right to change or modify the master plan without prior notice or obligation.

ALL THE RIGHT REASONS, CALLING YOU HOME AT THE END OF THE DAY.

Dedicated to open space, each HillBrook Estates lot ranges between .62 acres and up to 1.02 acres, providing space, solitude and expansive views.

The HillBrook subdivision is a carefully designed home ownership, reflecting traditional architectural style, with codes, covenants and restrictions ensuring neighborhood appearance and consistency.

Each homeowner has their own well for unlimited water and the sub-division is on a public sewer system. High speed internet is also included keeping you connected to what matters in life.

HillBrook Estates is destined to become a community of understated sophistication, inspiring you to experience your life, the way it was meant to be.

Begin your day with a sense of belonging.

End each day knowing you made the right choice.



COMFORTABLE

CONNECTED

HILLBROOK ESTATES UNDERSTANDS TODAY'S ACTIVE LIFESTYLE AND FAMILIES ARE ON THE MOVE, WHICH MEANS TAKING ADVANTAGE OF MONTANA'S GREAT OUTDOORS. KNOWING THAT EACH OWNER MAY HAVE SPECIAL RECREATIONAL VEHICLE NEEDS, FULLY HEATED INDOOR SPACE OR EXTERIOR STORAGE IS AVAILABLE FOR BOATS, PWC, MOTORCYCLES, RVS AND TRAILERS. FEEL CONFIDENT YOUR EQUIPMENT IS SAFE AND SECURE, JUST SECONDS AWAY FROM YOUR FRONT DOOR WITH EASY ACCESS DAY OR NIGHT.