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July 2016

DISCOVER A NEW HOME WHERE THERE'S NO STATE TAX [THE NEW NEVADA](#)

Dear,

Here is the LUXURY TRENDS 2nd quarter 2016 Market report from the Market leader for you to review.

Renown Health announced a new partnership with Stanford Medicine which makes Northern Nevada better in a multitude of ways that our community should celebrate. The partnership strengthens the world class reputation that the Reno area is cultivating and the partnership should increase the number of specialists who train and provide care in Northern Nevada.

The Barracuda PGA tournament has come and gone and we all enjoyed the the players - congratulations to the winner, Greg Chalmers.

At present we have 36 listings in Montreux, 3 pending sales and 10 closed to date. Average list price is \$369.60 per sq ft. and the sold price is \$329.72 per sq ft.

Lastly, there is a new Reno Art Town website located here: [Reno Art Town Website](#).

HOMES FOR SALE

MONTREUX

20685 Margaux Road **REDUCED \$64,000**

\$1,375,000

MLS # 160004716

3,699 sq ft, 4 bedrooms, 4 1/2 bathrooms, single story, Office/Den 3 garage

This luxurious custom built home within the exclusive private gated community of Montreux Golf & Country club has a Signature Jack Nicklaus golf course plus 4 practice holes. 24 hour security. Open floor plan is perfect for ease of living and elegant entertaining. Formal dining room. Wide Plank European white oak flooring, maple and knotty alder cabinets, solid quartzite and marble on all kitchen & bath counter tops. Thermador appliances & beautiful light fixtures.



6105 Lake Geneva **REDUCED \$100,000**

\$2,395,000

MLS #150009615

5,094 sq ft 4 bed & bath, study, wine cellar, 3 car garage.

This elegant custom home within the exclusive gated community of Montreux sits on a ridge above the Jack Nicklaus Signature 17th hole overlooking Galena Creek and features panoramic views of Mt. Rose, Slide Mountain and the Virginia Foothills. Enjoy the lifestyle on the beautifully landscaped terraced patios perfect for outdoor entertaining and featuring a sunken hot tub and outdoor kitchen. The floor plan is perfect for ease of living and elegant entertaining. Equity golf membership included in price.



5920 Cartier

\$1,374,000

MLS #150009616

3,500 sq ft.

Huge upgrades in this home. All Viking appliances, all custom tiles in bathrooms and kitchen. Upgraded cabinets throughout home. 2 master suites and hard wood floors in most areas. Upgraded tiles in all bathrooms. The home faces South on the back end of the driving range with magnificent views of Mount Rose and Slide Mountain. Huge patio with upgraded pavers and a beautiful fire pit. Instant hot water installed. Equity golf membership included in price.



3800 Boulder Patch **REDUCED \$149,000**
\$1,350,000
MLS #160002450
3,942 sq ft.

4 bedrooms and bathrooms, with Mother-in-law quarters.
Fantastic views of Mt Rose and a water feature done by Artistic
gardens. Outside fire place. Landscaping is exceptional.



1000 Douglas Fir Drive
\$849,000
MLS # 160010040
4 bedroom 3 bathrooms, 2 story, 1.16 acre in Galena Forest
3,095 sq feet.





Montreux Lot for Sale

16920 Salut Court

Lot 819 \$225,000

MLS # 140014573

Custom homesite 0.49 acre located in a private gated community, Montreux Golf & Country club, which boast a Jack Nicklaus Signature Golf Course and its own PGA tournament. Magnificent mountain views of both Mt Rose and Slide Mountain. On a Cul-de-sac. HOA are \$250 a month which includes, 24/7 manned gate and includes roving patrols, maintenance of all common areas and snow removal. All utilities are underground, no time limit required to build. A sports golf membership comes with the lot.

Montreux Memberships

Membership has increased, as follows:

Full Golf Equity	-increase from \$27,500 to \$32,500
Sports	-increase from \$21,500 to \$24,000
Clubhouse	-increase from \$ 3,500 to \$ 5,000

Please contact Membership Relations, at 775-849-1090 regarding Executive and Corporate pricing.

MY CONTACT INFORMATION

If you would like a complete updated sales list please email me at louise@montreuxreno.com, or contact me on my cell phone at **775 750-1901**. I am also available to show property outside of Montrêux. Please contact me if you need any help in purchasing your dream home. Send me what you are looking for and I will get back to you with details. You can also search the MLS from my website. I would be happy to list your home or property if you are in the market to sell: www.montreuxreno.com.

I look forward to hearing from you.

Sincerely,
Louise Simpson



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