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May 2016

**DISCOVER A NEW HOME WHERE THERE'S
NO STATE TAX
THE NEW NEVADA**

Dear,

Summer has arrived and we are experiencing warmer days and lots of rain which of course our area needs so badly. The snow flowers are up and the Dogwoods blooming. The area has not looked so green and lush in years.



The real estate market has been very slow in the high end market with 6 sales and 3 Parc Foret pending to date in Montréux.

Dickson Realty is among the top U.S. rankings for REAL Trends and RISMedia Power Brokers Lists. Designated Top Reno-Tahoe Firm and in the top 275 nationwide. The Real Trends and RisMedia reports listed Dickson Realty with 2,751 closed transaction sides and \$995,066,113 in sale volume for 2015. Nancy Fennell, president of Dickson Realty said, "It is important to give our clients exceptional service with buying and/or selling their home. Dickson Realty agents are experts providing experience and market leadership. The rankings are a true testament to these values"

\$1.2 Billion is going to be spent in the West 2nd district Downtown Reno in the next 10 years. For more on this please go to [Who is proposing to build a \\$1.2B project in downtown Reno?](#)

HOMES FOR SALE

MONTREUX

20685 Margaux Road

\$1,375,000

REDUCED \$64,000

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

\$2,495,000

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
\$1,299,000
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
\$1,350,000
MLS #160002450
3,942 sq ft.

REDUCED \$149,000

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.



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:

Equity Golf membership contribution is \$27,500 with dues at \$875 per month.

Equity Sports membership contribution is \$21,500 with dues at \$338 per month.

Equity Club membership contribution is \$3,500 with dues at \$102 per month,

Please contact Heather Olson, 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 Montr  ux. 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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Although the information above is deemed reliable, Dickson Realty does not guarantee its accuracy. If your property is currently listed for sale, this is not intended to be a solicitation.

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