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October/November 2016

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

Dear,

It is time for me to go on my annual holiday to South Africa, so this newsletter is for both October and November. I wish you all the best over the Thanksgiving holiday and may you enjoy your family and friends. Here is the latest 3rd Quarter 2016 Market Report Luxury Trends update for you to review.

[Luxury Trends Report - Magazine-style](#) and
[Market Trends Report - PDF Version](#)

At present in Montreux there are approximately 32 homes on the market with 5 pending and 15 sold to date.

Tom Fennell from the Dickson Commercial group has shared with us these reports : [3rd Quarter 2016 Office Report](#) [Industrial Report](#) and [Retail Report](#)

Autumn colors and a magnificent rainbow after 3.5 inches of rain in Galena Forest and the Montreux area last week.



HOMES FOR SALE

MONTREUX PENDING

\$1,299,000

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
\$2,395,000 **REDUCED \$100,000**
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.



1000 Douglas Fir Drive **PENDING**

\$825,000

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 \$189,000

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.

16860 Salut Court

Lot 816 \$279,000

MLS #160014514

Custom homesite in Montreux. 0.56 acre. Cul-de-Sac with magnificent views of Mount Rose and Slide Mountain. Home of a PGA Tour. All levels of Membership are available separately directly from the club.

SIGNATURE EXECUTIVE ESTATE

6667 Windy Hill Way: 6.42 acres \$1,799,000



Signature executive estate acreage commanding expansive, magnificent 360 degree views - moon rises over city lights, sunsets amid mountain peaks, green meadows below, and blue skies above. Family held since 1959, this large exclusive lot is located on a private road and offers remarkable seclusion. Situated above, yet near the city, it is amazingly accessible - 15 minutes to the airport and 45 minutes to Lake Tahoe. Large trees, rock wall terraces and partial irrigation await a landscape architect's touch .A 40 x 80 (3200 SF) outbuilding easily accommodates 12 cars. February 2016 ALTA Survey indicated current zoning HDR, possibly allowing subdivision. The property has two wells. Owner offers a portion of the total water rights appurtenant to the land: 12 AF of Truckee River rights, three shares in The Last Chance Irrigation Co., and 12 AF of supplemental groundwater rights. More primary and supplemental rights and ditch shares are available for additional consideration. One of a kind.

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 Linda Beatty, Membership Relations, at Linda@montreuxgolf.com or 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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