



Montréux Reno Real Estate Representative

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YOUR NEW HOME - YOUR NEW LIFESTYLE
WHERE THERE'S NO STATE TAX
THE NEW NEVADA

April 2019

Dear,

Spring has arrived! What an extraordinary time of year this is. Flowers are blooming, trees are budding, eggs are hatching. It also might be the time to think about listing or buying a home. Montréux this year has already sold 5 homes, has 3 pending and 15 homes on the market. Between Galena Forest Estates, St James and Scotch Pines there are 16 active homes and 4 have been sold to date. If you are interested please do not hesitate to call or email me so that we can have a private conversation: louise@montreuxreno.com or 775-750-1901.

Here is some interesting information on Montréux that I thought I would share with you. There are approximately 400 homes in Montréux either completed or in some stage of construction. There are approximately another 89 lots that have yet to be built on and about 75 lots that have not been released yet.

Total build out is 558, give or take a half dozen. I toured the Clubhouse to see the new changes that are going on and I do believe it is going to be fantastic. I have included a market report done by Oliver Luxury Real Estate for your to review below:

[2019 Q1 Reno Market Report](#)
[2019 Q1 Incline Village Market Report.](#)

[MONTREUX; APRIL ACTIVE HOMES AT PRESENT](#)

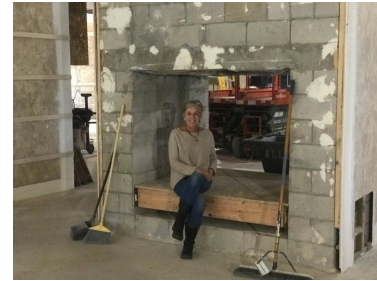
[Cross-country Skiing Returns to Spooner Lake State Park](#)

Our wild life at Montréux has just been fantastic. The **Eagle** has landed again with a mate at Montréux. In addition, **Montréux has seen it's first bear this year already!**

According to Heather Reich, a Biologist at the Nevada Department of Wildlife: "I think it might be Green number 9. He'd be a three year old kid originally from Stateline. He was caught last year (his third capture) in Little Valley at 200

pounds, so he'd be at least that much, possibly more. Not much of a problem at this point, more just habituated (as displayed in the photo)...but one to keep an eye on!!"

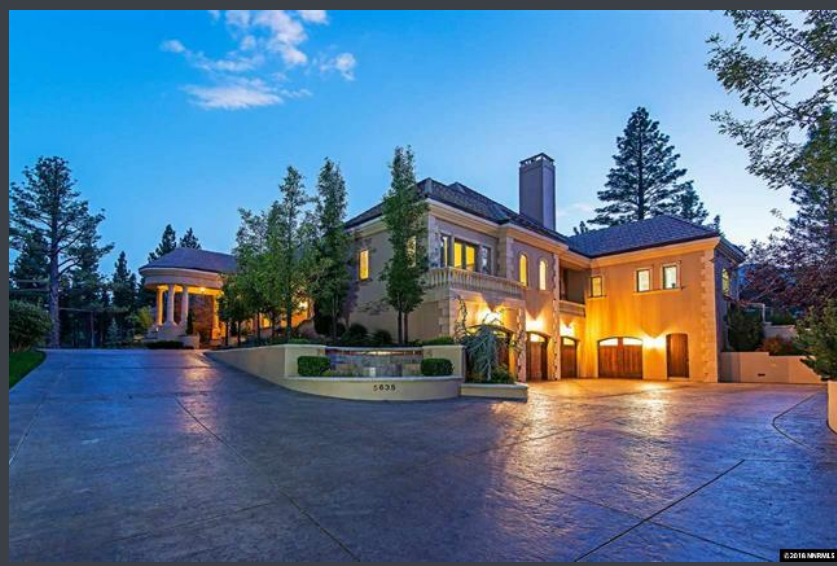
CLUB HOUSE UPDATES.



HOMES FOR SALE

5635 Foret Circle **\$5,950,000**

9,100 sq ft, 4 bedrooms, 5 bathrooms and 4 garages. Situated on a cul de sac and surrounded by the 13th, 14th and 15th fairways.



6574 Champetre Creekside Manor **\$1,725,000**

3,047 sq feet. 3 bedrooms and bathrooms. Single story. Vaulted ceilings and abundant windows create a home filled with natural light and views. ICF construction



16860 Salut Court **\$1,650,000**

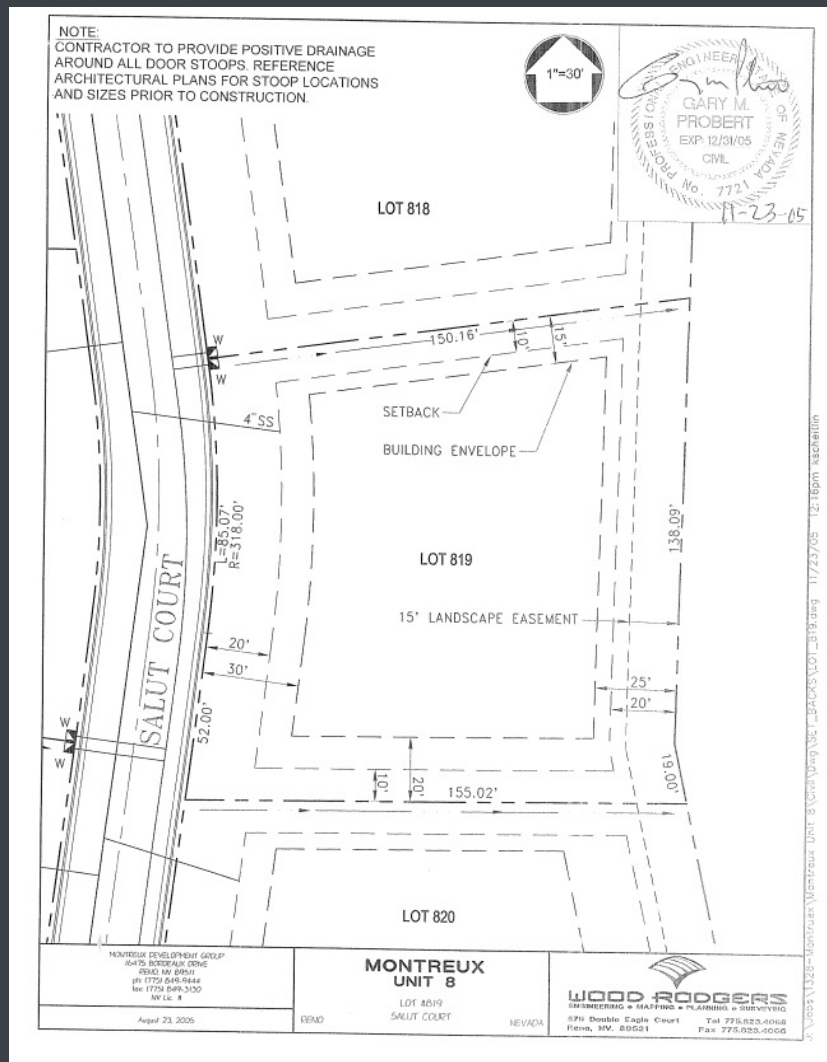
Approved Spec home to be built.
3,558 sq feet
MLS # 170013126

This home is a spec home. Open floor plan with 3 bedroom suites and an office. 3,558 sq ft. Buyer can choose all of their own interior finishes. Fantastic views of Mt Rose and the East mountains. Located on a cul-de-sac. Located in premier gated golf course community of Montreux, 20 mins from Lake Tahoe and 15 mins from Reno/Tahoe International airport. Close to restaurants, movie theaters, golf, skiing, hiking, biking and Galena trails.



16920 Salut Court, lot 819 **\$299,000**

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 \$265 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.



Montreux Memberships

RECENTLY INCREASED

Full Golf Equity	- \$37,500	\$875 monthly dues
Sports	- \$27,500	\$338 monthly dues
Clubhouse	- \$7,5000	\$102 monthly dues

Please contact Jackie Latragna, Membership Sales Director, 775-683-3123 or jackie@montreuxgolf.com regarding Legacy Golf and Corporate Golf 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



Montrêux Specialist and Mt. Rose Corridor

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OLIVER

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