



Montréux Reno Real Estate Representative

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August 2018

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

Dear,

Fall has arrived and so have the incredible autumn colors. Sales have not slowed down with yet another record cash sale of \$4,900,000. At Montreux, we have 15 Active homes, 13 pending and 31 sales to date this year. Average sales price is \$1,983,108 or \$389.10 per sq ft. The Montreux Club house will begin it's renovations soon. Jack's Den is almost done and the pool renovations are complete.

112 Luxury homes sold from January to June 2018 versus 63 homes for the same period last year. Every month this year through June, there were more homes sold over \$1,000,000 than the same month last year, with 10 homes sold over \$2,500,000. We are seeing younger couples with children moving out of the Bay Area, not only for tax purposes, but almost as importantly for lifestyle reasons. Our outdoor lifestyle is perhaps one of the best year round, and Lake Tahoe is a mere 25 minutes away.

Finally, Montreux has had 17 homes over 1 Million, 11 homes over 2 M, 2 homes over 3 M and 1 home at 4.9 M sell to date this year. Impressive!

Please call or email me if you have any questions or if I can assist you in either selling or buying a home. 775-750-1901  
[louise@montreuxreno.com](mailto:louise@montreuxreno.com)

[Reno Sparks Commercial update](#)

### 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.



**6220 Rouge Court \$3,875,000**

9,577 sq feet. 2 story. 4 bedrooms & 5 bathrooms. Fantastic views of Mount Rose. RV garage plus additional garage parking for 6 or 7 more vehicles.



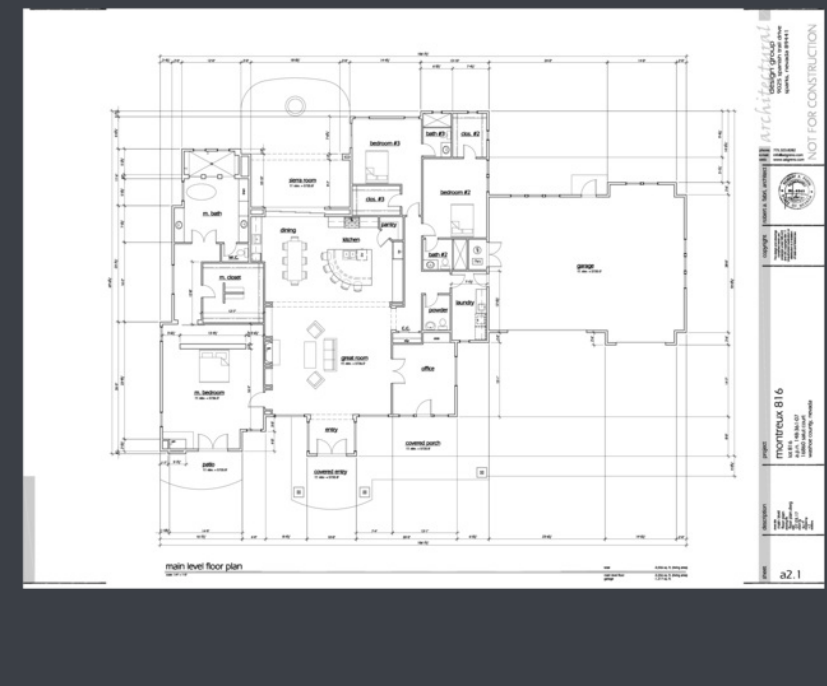
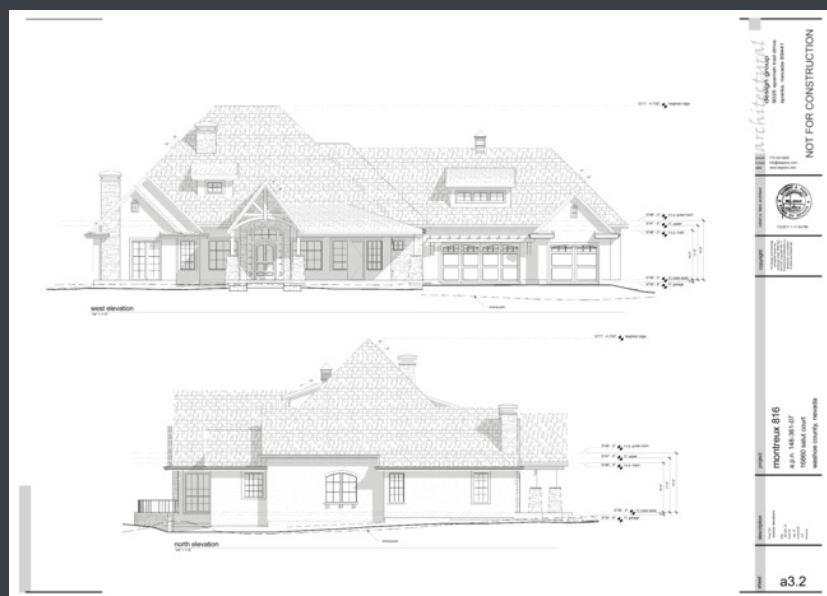
**6570 Champetre Creekside Manor \$1,725,000**

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









**Montreux Memberships**  
**RECENTLY INCREASED**

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

Please contact Jackie Latragna, Membership Sales Director, 775-683-3123 or [jackie@montreuxgolf.com](mailto: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](mailto:louise@montreuxreno.com), or contact me on my cell phone at **775 750-1901**. I am also available to show property outside of Montr eux. 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](http://www.montreuxreno.com).

I look forward to hearing from you.

Sincerely,  
Louise Simpson



Montréal Specialist and Mt. Rose Corridor

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CHRISTIE'S  
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