



Montréux Reno Real Estate Representative

Contact Info

louise@montreuxreno.com

775-750-1901

www.montreuxreno.com

oliverlux.com

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

August 2019

Dear,

The Tortoiseshell Butterflies have descended into our area in the millions. I went on a hike to the meadows to see for myself. Wonderful! See pictures below.

Real Estate at Montreux continues to thrive. Please see attached CMA: [MONTREUX; ACTIVE HOMES AT PRESENT](#)

The Barracuda was a success and Collin Morikawa picked up his first PGA Tour win. Morikawa won the \$635,000 winner's share of the \$3,500,000 purse.

I have included a list of homes that are Active, Pending or have Sold in the Galena Forest, St James and Scotch Pine areas below. Not as busy as the Montreux area, but there are some beautiful homes on the market: [Galena Forest - St James - Scotch Pines](#)

Please read the article attached which gives you a good idea of what the South West Reno Area has to offer: [Secluded areas of the Mountains and the Forests](#)

Enjoy the rest of summer, we have already had a cold snap.





HOMES FOR SALE

200 Black Pine \$795,000 **Lowered to \$782,500**

MLS #190008273

Nestled in the Pine Trees in Galena Forest Estates
3 bedroom, 2 1/2 bath, 0.49 acres. 2 car garage with
Hydraulic lift for a 3rd car. Dumb waiter from Garage to
Kitchen.



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 Drive **\$4,100,000**

This exceptional luxury home is a rare Montreux treasure. Located on 2+ acres, it backs up to Jones Creek & a majestic 77-acre meadow. Open-concept plan w/ downstairs Master. 3 Ensuite Bedrooms, Gym, Office, Family Room. Large Game & Bonus Rooms could easily be converted to additional bedrooms. Distinctive custom finishes throughout. Garage space can harbor an RV + up to 7 other vehicles. Large covered balcony & pristine landscaped backyard brings the outdoors in. 360-degree views will take your breath away!



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

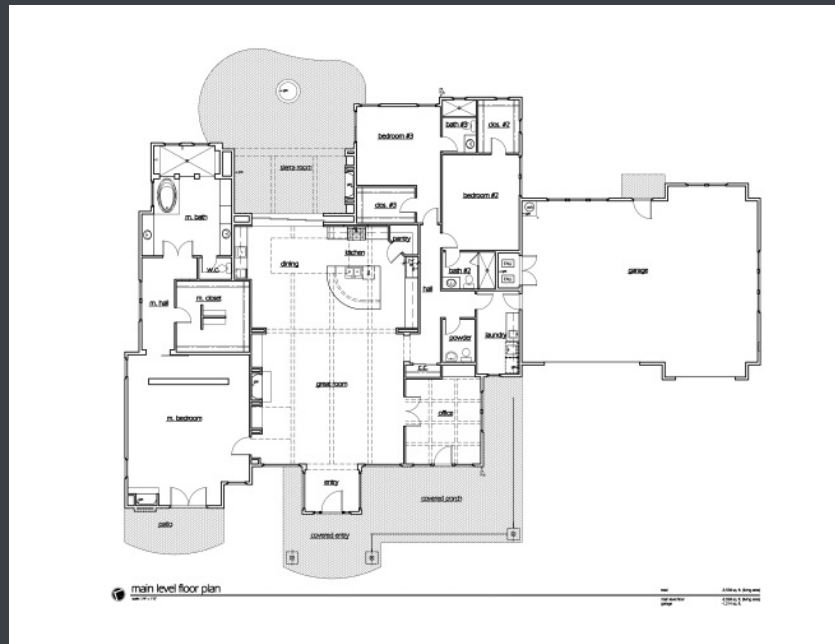
Approved Spec home to be built.

3,558 sq. feet

MLS #170013126

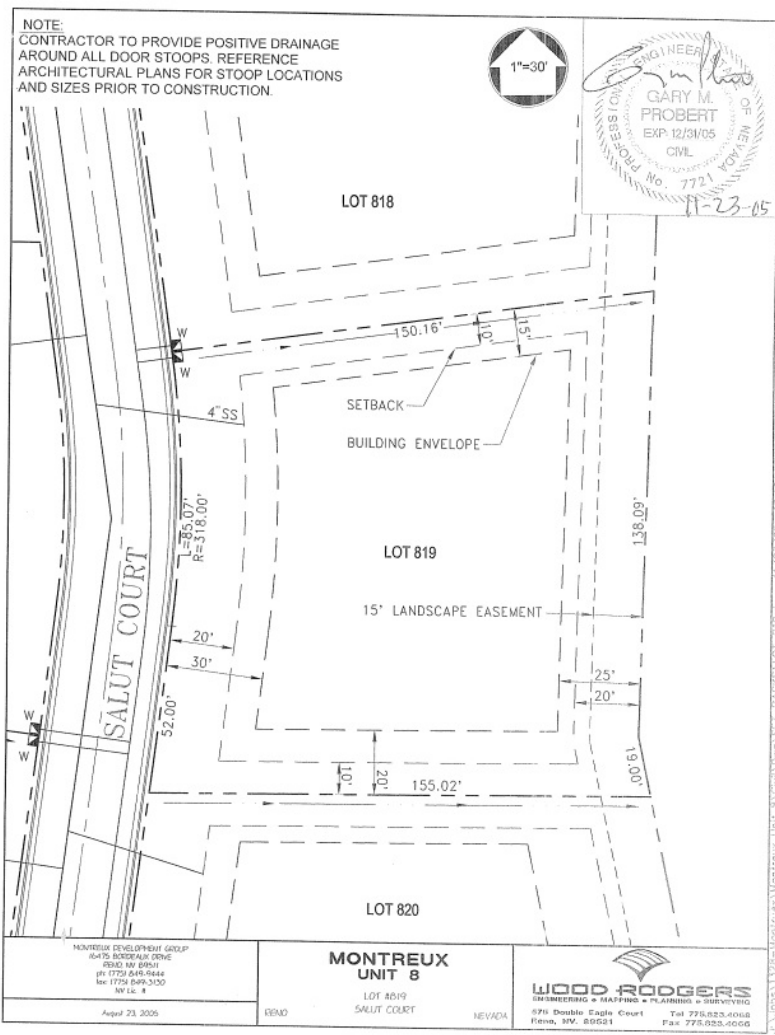
This home is a "build to Suite" home. Open floor plan with 3-bedroom suites and an office. 3,558 sq ft. Buyer can choose all their own interior finishes. Fantastic views of Mt Rose and the East mountains. Located on a cul-de-sac. Located in premier gated golf course community of Montreux, 20 mins from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

airport. Close to restaurants, movie theaters, golf, skiing, hiking, biking and Galena trails.



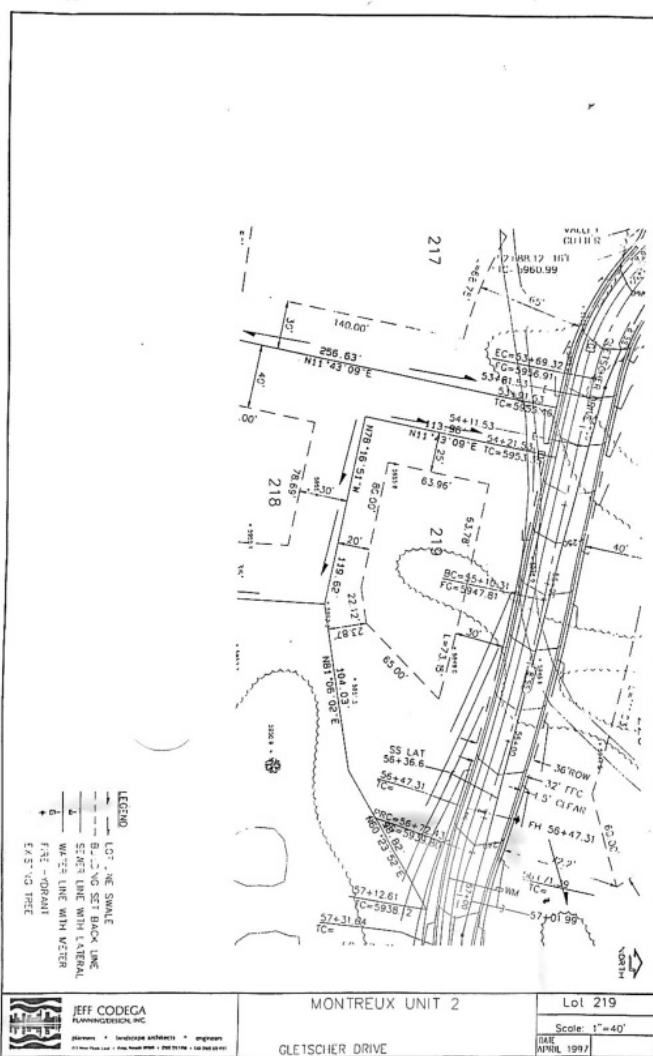
16920 Salut Court, lot 819 **\$299,000**

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.



5965 Lake Geneva Dr. **\$389,000**
 Lot 219 .58 Acres. Completed approved plans included.
 Located on the 16th fairway in Montreux with huge pine
 trees and magnificent views.





Montreux Memberships

[New Membership Prices](#)

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 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.

I look forward to hearing from you.

Sincerely,
Louise Simpson



Montrêux Specialist and Mt. Rose Corridor

Oliver Luxury Real Estate

louise@montreuxreno.com

Cell:775-750-1901

Fax:775-825-1179

www.montreuxreno.com

www.oliverlux.com

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