

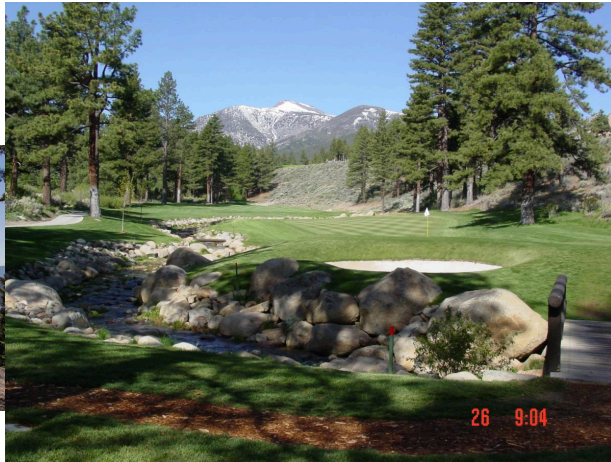
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August, 2021



### MONTREUX GOLF & COUNTRY CLUB AND SURROUNDING AREAS OF RENO, NEVADA



## EDAWN: ECONOMIC DEVELOPMENT AUTHORITY

### Greetings!

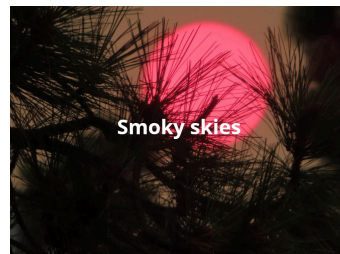
I thought it would be fun to include information on the Lake Tahoe Loop (click above) - a trip you might enjoy to take once the smoke has cleared.

Sales continue to be brisk in Montreux, with almost all the new Parc Foret released in contract already. I have seen a slight slow down in sales, perhaps due to school's reopening and people going back to the office to work.

According to the Reno MLS in July 2021, the Reno/Sparks area had 627 sales of existing single-family homes, a decrease of 2.2 percent from June 2021 and a 16.5 percent decrease from July 2020. The report listed the median sales price for an existing single-family residence in Reno/Sparks in July 2021 at \$530,000; no change from last month, and an increase of 22.6 percent from the previous year

### Quick Links

- TAX ADVANTAGES OF MOVING TO NEVADA
- City of Reno
- Renoairport.com
- Visit Reno Tahoe
- Reno Is Artown
- Nevada Art
- Reno Philharmonic
- Nevada Discovery Museum
- US National Weather Service Reno Nevada



Montreux Sales, August: Active & Pending 2021 Active & Pending

Please find attached an update on Sales in our area and Active listings which are once again minimal.

**Galena Forest Estates, St James and Scotch Pines, July 2021**

**Vacant Vacant land Area 171 August 2021**

If you would like more information please do not hesitate to email or call me at [louise@montreuxreno.com](mailto:louise@montreuxreno.com) 775-750-1901.

**MONTREUX MEMBERSHIP NEW PRICING**



Click above to read Montreux's Newsletter, Summer Bear Tracks.

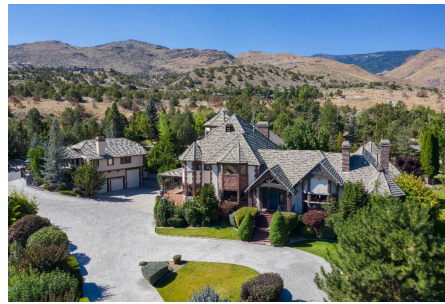
## HOMES AND LOTS FOR SALE



**Address: 5223 Nestle Court  
Montreux Golf & Country Club  
Price: \$ 3,600,000**

**MLS#: 210012753**

Rare Creekside single-level in Montreux! Quality-built by HomeCrafters, this luxury home offers the finest level of customized finishes incl. walnut floors, travertine tile and soaring wood beam ceilings, Knotty alder doors, 400-bottle temperature-controlled wine room, chef's kitchen, heated master bath floors, & a wood-burning fireplace in the Family Room. Backyard entertaining options abound, w/ built-in BBQ, two fire pits & multi-tiered patios. Tranquil & private setting adjacent to the magnificent Galena Creek!



**Address: 4259 Plateau Road  
Caughlin Ranch Area  
Price: \$ 2,800,000**

**MLS #: 210008466**

This property has all the amenities one could wish for - it is a lifestyle. With masterfully accomplished construction, spectacular city skyline views, privacy and security behind 2 iron gates. Secluded on 2.40 artfully landscaped acres, the main home consists of 4 bedrooms, 4-1/2 baths, superbly designed for a smart, flowing floorplan with generously sized rooms, high ceilings and many custom enhancements. The guest home has a kitchen, family room with fireplace, 2 bedrooms, 2 baths. Besides the media room and separate

Exceptional curb appeal with welcoming gated courtyard entry. Gourmet kitchen is a culinary delight with Sub-Zero refrigerator, 6-burner Wolf Range + griddle, Bosch oven and two Bosch dishwashers, convection microwave, warming drawer, and honed granite countertops. Walk-in pantry and butler's pantry. Dramatic wood coffered ceiling in living room with huge view windows. Newly-polished travertine tile, and new window coverings. Three fireplaces – two gas, one wood-burning. Master features a separate space perfect for a second office. Toasty warm heated floors in master bath, jet tub, and steam shower with rainforest and multi-head shower system. Dual walk-in closets with phenomenal 24-drawer island and full-length glass storage. 1,500 SF 3-car garage + Golf cart parking with brand new epoxy floors. Abundant built-in cabinets and shelving, including a custom "Gift Wrap Station." Covered patio with built-in Thermador BBQ, two built-in fire pits, multi-tiered patios and walkways. Copper gutters, 800 roof snow hooks, central vacuum.



5760 Nordend Way  
Montreux Golf & Country Club

**Price: \$ 4,100,000**

**MLS # 210012560**

Located in the Chalets at Montreux, this Monet (plan 2) is truly a work of art. Being sold completely furnished. Enjoy the beauty of modern meeting mountain in this well appointed furnished, semi-custom home boasting beautiful antique rustic pine beams, indoor/outdoor fireplaces, custom Omega cabinetry throughout, Cambria stone countertops, Johnson Hickory English Pub Rye hardwood flooring, Marvin integrity windows, and so much more. Sales price includes all furnishings and equity golf membership at Montreux. This

family room with kitchen access, there is a massive lodge-style gathering room with linear fireplace and wet bar, for a variety of happy occasions. From there, a secret loft/observatory and outdoor star-gazing tower offers spectacular sky and downtown Reno views. The luxurious elevator provides extra convenience for a home of this scope. Swimming pool, hot tub, batting cage and an enclosed gazebo. Main house is 7,130 sq. ft. plus a guest house of 1,304 sq.ft. 6 garages of which one is a 42" deep RV garage. Call listing agent for a private tour today.

The home has it's own private gate to enter the **Steamboat Ditch Trail**

The trail is about 15.4 miles.

**Satellite image of 4259 Plateau**



5925 Cartier Drive

Montreux Golf & Country Club

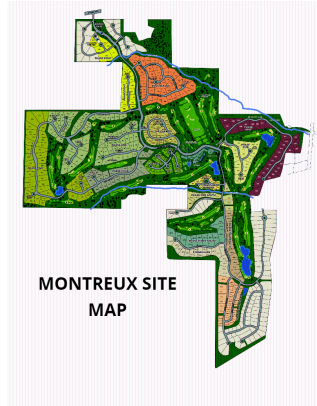
**Price: \$ 4,000,000**

**MLS #: 210007985**

Custom Montreux estate backs to undevelopable golf course open space & views on the 13th Fairway. Meticulously built & maintained. Main Level: Great Room open to Kitchen & Nook, Formal Dining Room w/ Butlers Pantry, Master Suite, Solarium breezeway extends to private Guest Suite. 2 Powder Baths on entry level. Two guest suites, office and family room upstairs. Optional second office in the family room. Radiant floor heating both levels plus gas forced air backup. Cul-de-Sac setting. 24 Hour Gated

exclusive 23-home community is located in the heart of the gated Montreux golf community, within walking distance of the grand clubhouse and Jack Nicklaus Signature Course. Included is the Equity Golf Membership.

Security. Tall pines, beautiful landscaping and a super deck help you enjoy the views. Brazilian Cherry floors, central vac, water softener, programable lighting, copper gutters & downspouts (some heat tape), epoxy garage floors. Seller's Equity Sport Membership is available (upgradable to Golf or down-gradable to Club House Only).



Bambi



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