



Montréux Reno Real Estate Representative

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December 2017

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

THE NEW NEVADA

Dear,
HAPPY HOLIDAY'S TO ALL. Hope you all had a wonderful time and I wish you the best for 2018. Here is an overview of this years activity in the Montréux area. It has been an incredible year. 15 homes are at present Active, 6 homes Pending and a total of **35** homes **SOLD** this year. As we can see it is a sellers market. The average price for a sale was \$350 per sq ft with the highest being \$488 per sq ft. 14 lots sold this year. We are very hopeful that next year we will continue to see such success in Montréux and the entire Reno area. If you are thinking of selling or buying a home please do not hesitate to call or email me for a list of homes on the market in our area or an update on prices around our area.

[Reno-time Market Profile](#)

HOMES FOR SALE

YOUR NEW HOME - YOUR NEW LIFESTYLE

6826 De Chardin Lane

MLS #170005579

\$4,499,000 reduced

Exclusive Executive lifestyle at your door step
Smart Home

6 Bedrooms & Bathrooms. 8,247 sq ft. 0.98 acreage.

This stunning home located just minutes from Toiyabe National Forest and a short drive from beautiful Lake Tahoe, immerses one in nature while being close to the conveniences of Reno/Tahoe. The home is tucked just below the snow-capped views of Mt. Rose with a wilderness area enveloped by fresh air and the smell of crisp Ponderosa Pines. Virtual Tour: 6825dechardin.com





6105 Lake Geneva PENDING

\$2,395,000

MLS #150009615

5,094 sq ft - 4 bed & bath, study, wine cellar, 3 car garage.

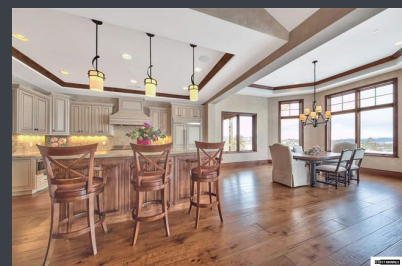
This elegant custom home within the exclusive gated community of Montreux sits on a ridge above the Jack Nicklaus Signature 17th hole overlooking Galena Creek and features panoramic views of Mt. Rose, Slide Mountain and the Virginia Foothills. Enjoy the lifestyle on the beautifully landscaped terraced 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.



5615 Alpinista Circle SOLD

MLS # 170001674 \$1,798,000

Fabulous home on the 10th fairway with magnificent views. Open floor plan, 4 bedrooms/bathrooms



306 East Jeffrey Pine

MLS # 170012768

\$1,199,000

Located in "Scotch Pines" a private gated community with towering pine trees in the Galena Forest area. Single story, open floor plan and a backyard that is perfect for outdoor entertaining. Just 15 minutes from Reno Tahoe International Airport, 10 minutes to Mt Rose Ski Resort and 20

minutes from the beaches of Incline Village. Wake up to the sound of whispering pines and fresh crisp mountain air. Out door activities year round from biking, hiking and snow shoeing.



SIGNATURE EXECUTIVE ESTATE

6667 Windy Hill Way: 6.42 acres \$1,273,000

REDUCED TO \$900,000



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 Jackie Latragna, Membership Sales Director, 775-849-1090 ext. 121 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



Montrêux Specialist and Mt. Rose Corridor

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Although the information above is deemed reliable, Dickson Realty does not guarantee its accuracy. If your property is currently listed for sale, this is not intended to be a solicitation.