



Montréal Reno Real Estate Representative

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December 2018

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

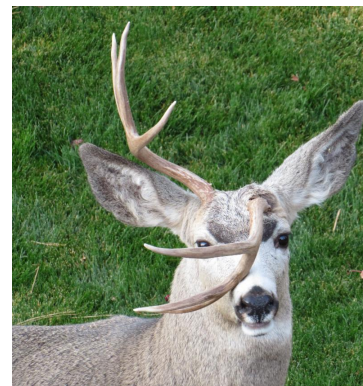
Dear,

Hope this email finds you all well and I wish you a Happy Holiday Season. I am going to give you my opinion of The Reno Real Estate Market this year to date and for 2019.

As of today , 24th Dec there have been 38 sales at Montreux with an average sales price per sqft of \$393.70. There are 18 sales pending and 15 homes active. Incredible...I do believe this has to do with the job growth, low unemployment, rising wages and all the Californians relocating to our Tax Friendly State.

This last quarter we have seen active sales slow down and 49 percent price reduction. Sellers need to be realistic in setting the list price of their homes as listing too high can delay the sale of the home. 2019 I believe will be similar to this year as we still have low inventory and our population is growing. Prices will have to be more realistic. The average price of a typical luxury house in Reno is \$ 1.6 million - up 30 percent in one year.

[First Centennial Title Market Report](#)



Commercial Update of the Reno Area

### 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.



**5820 Strasbourg Court \$1,575,00**  
3 Bedroom and bathroom on suite, office and 3 car garage. Single story on a half acre lot.

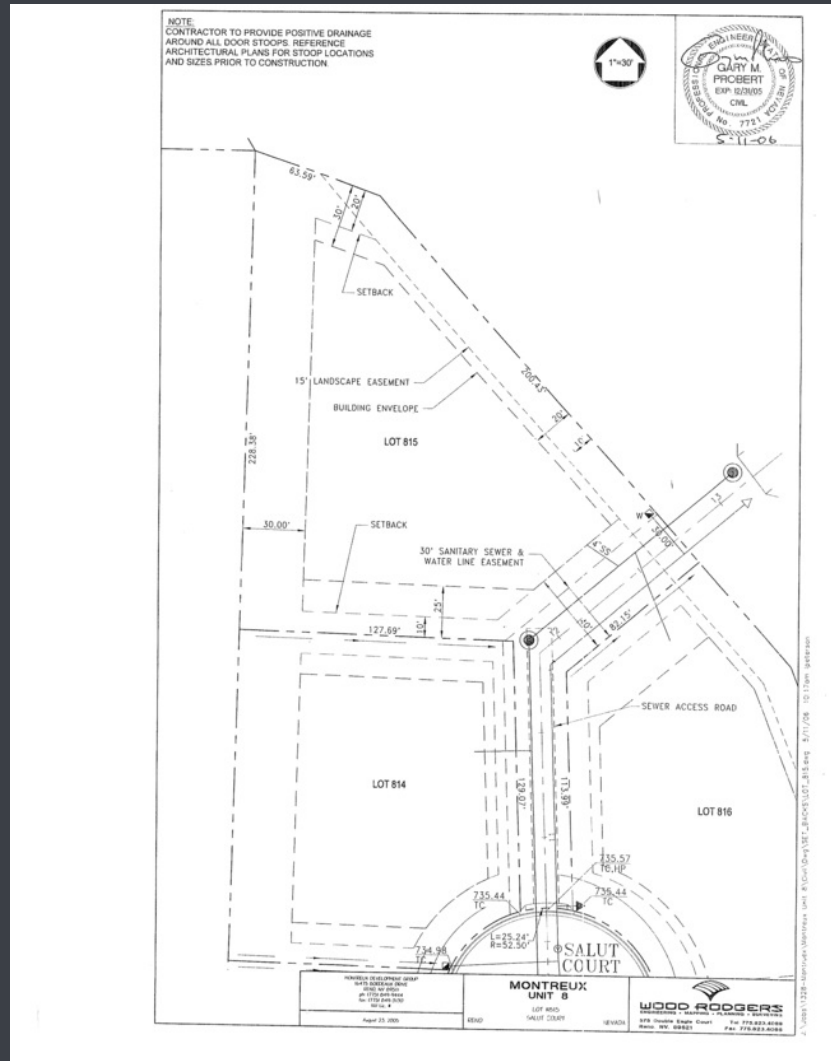


**6574 Champetre Creekside Manor \$1,725,000**  
3,047 sq feet. 3 bedrooms and bathrooms. Single story. Vaulted ceilings and abundant windows create a home filled with natural light and views. ICF construction



## 16845 Salut Court, \$380,000

Lot 815, 0.81 acres situated at the end of a cul-de-sac  
Flag lot with magnificent views of Mount Rose.



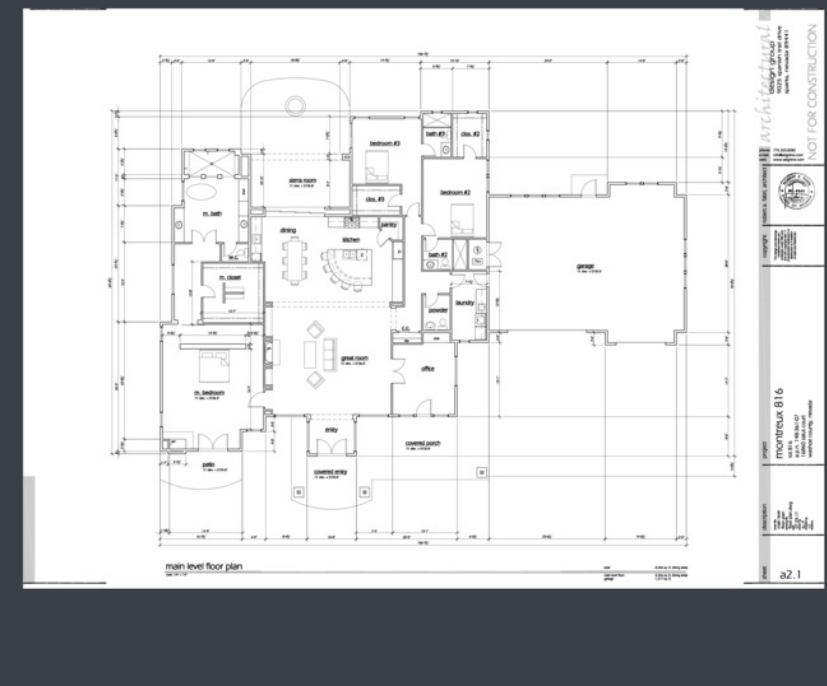
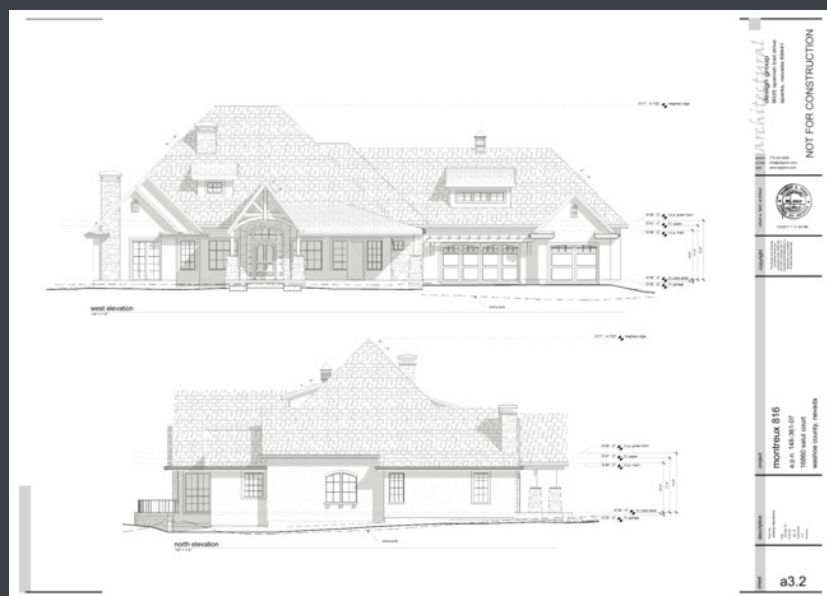
## 16860 Salut Court

Approved Spec home to be built.

3,556 sq feet \$1,540,000

MLS # 170013126

This home is a spec home soon to be under construction. Open floor plan with 3 bedroom suites and an office. 3,556 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.



**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



Montrêux Specialist and Mt. Rose Corridor

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