



Montréux Reno Real Estate Representative

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February 2018

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

Dear,

The snow levels this year are as strange as they were last year with barely any snow at my home. After 36 years of living in Galena Forest Estates I have never seen it like this before however I do hear that there is much more expected this Thursday and Friday.

Montréux has **SOLD** 9 homes this year already and has 8 Active listings and 4 pending. Never have I seen so few homes on the market in Montréux, so if you are thinking of listing your property please do give me a call and I would be more than happy to meet with you.

Please find below 2017 **Year End Market Luxury Report**, and some other interesting articles.

[Luxury Trends Report - PDF download](#)

[ECONOMIC REVIEW FOR 2017](#)

[RESIDENTIAL & COMMERCIAL DEVELOPMENT UPDATES](#)

[ADVANTAGES OF NEVADA TAXES AND RESIDENCY](#)



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



16860 Salut Court

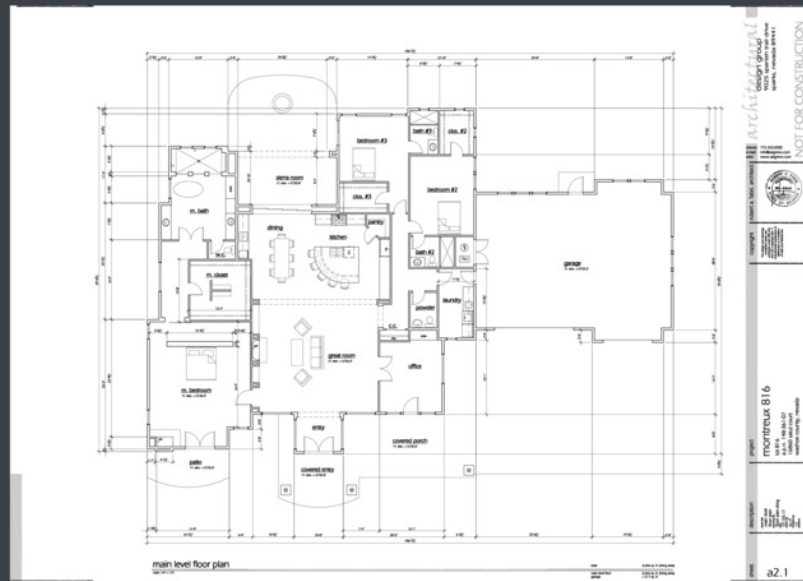
Approved Spec home to be built.

3,556 sq feet \$1,490,000

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.





306 E Jeffrey Pine \$1,199,000
 4 Bedrooms 3 1/2 Bathrooms, 3 garages 3,508 sq ft
 #170012768

YOUR NEW HOME - YOUR NEW LIFESTYLE. Located in "Scotch Pine Estates" a private gated community with towering pine trees in the Galena Forest area. Single story, open floor plan and a back yard 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. Close to restaurants, movie theaters, golf, skiing, hiking, biking.



SIGNATURE EXECUTIVE ESTATE

6667 Windy Hill Way: 6.42 acres
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.