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

January, 2019

Dear,

It is the 17th of January and as I sit here the snow is coming down. We are expecting a huge snow fall which is wonderful for skiers and of course the region's water supply. As the hustle and bustle of the holiday season has ended, I would like to thank you fellow Montrêux Members for the years of loyalty and support. Please find attached the year end Oliver Reports on the Reno and Incline area, and a CMA of Montrêux's listings today which are very interesting. Please note the Oliver reports are for the 4th quarter only.

[2018 Q4 Reno Market Report](#)

[2018 Q4 Incline Market Report](#)

[Montrêux January 2019 CMA](#)

[Montrêux Construction Updates](#)

The time has come for my annual trip to see my family in South Africa (sunshine and warm weather for me). I will not be available from Jan 22nd to Feb 27th. You can contact me however via my email [louise@montreuxreno.com](mailto:louise@montreuxreno.com), as I will be checking my mail daily. I will have an agent covering for me who will be able to show you homes in the Reno/Montrêux area.

Attached is a very interesting article by Kent Sweet (Inspector) on how Ice Dams form and how to protect your home:

[Ice Dams](#)



**A Beautiful Bobcat seen in Montreux**

**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.



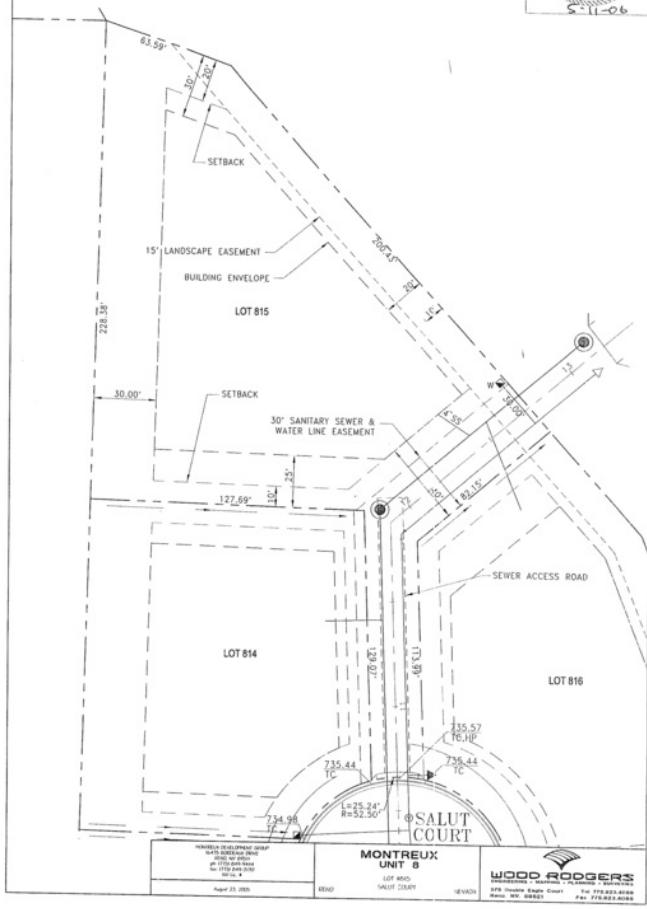


**6574 Champetre Creekside Manor \$1,725,000**  
3,047 sq feet. 3 bedrooms and bathrooms. Single story. Vaulted ceilings and abundant windows create a home filled with natural light and views. ICF construction



**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.

NOTE:  
CONTRACTOR TO PROVIDE POSITIVE DRAINAGE  
AROUND ALL DOOR STOPS. REFERENCE  
ARCHITECTURAL PLANS FOR STOOP LOCATIONS  
AND SIZES PRIOR TO CONSTRUCTION



### 16860 Salut Court

Approved Spec home to be built.

3,558 sq feet \$1,590,000

MLS # 170013126

This home is a spec home. Open floor plan with 3 bedroom suites and an office. 3,558 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	- \$7,5000	\$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



Montréal Specialist and Mt. Rose Corridor

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CHRISTIE'S  
INTERNATIONAL REAL ESTATE

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