

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

WELCOME!



We're very pleased to welcome
Louise Simpson
back to our Damonte Ranch office

Louise is an expert in the luxury neighborhoods of Reno. Having lived in Galena Forest for nearly 40 years, and with her involvement in Montréux since its inception, Louise can advise buyers and sellers in the intricacies of these and many other communities along the Mt Rose corridor.

Louise Simpson, REALTOR® | NV Lic# S.70359
775-750-1901 | Louise@MontreuxReno.com



EDAWN: ECONOMIC DEVELOPMENT AUTHORITY

Dear Louise,



Winter has truly arrived here in Reno. With cold temperatures and over 4

feet of snow at my house in Galena Forest. The recent snow and rainstorms that have hit the Reno area since Christmas have caused one of the strongest starts to winter accumulation on record. The USDA says snow packs across Nevada and the eastern Sierra are 136%-258% of their median, with the endless storms causing those percentages to increase daily. As of yesterday, snowpack levels in the Sierra Nevada had reached 250% of normal.

I have attached two articles below for you to read. One is the Year end report and the other on why it is a good time to sell your home in the winter months.

If you would like more information, please do not hesitate to email or call me at

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 January 2023 Sold, Active & Pending

Galena--ST JAMES - SCOTCH PINES January 2023

Vacant Land January 2023

MONTREUX MEMBERSHIP
Member-Owned 2023 Pricing
Full Equity Golf Membership
\$130,000 - Monthly dues: \$1,100

Sports Membership

\$35,000 - Monthly dues: \$475

23 available

Clubhouse Membership

\$15,000 - Monthly dues: \$300

Please contact John Scott at
775-250-4282 for more information

1/30/23, 1:43 PM RenoSparks Luxury Trends Year-End 2022 by dicksonrealty - Issuu

READ MORE SHARE

Forewell to 2022 and Cheers to 2023!

As we say goodbye to 2022 and welcome the new year, after a very busy year of luxury real estate, we are looking forward to a new year of growth and opportunity. The year 2022 has been a challenging one for the luxury real estate market, but we are optimistic for the future. The luxury real estate market has shown resilience and is expected to continue to grow in the coming year. The year 2022 has been a challenging one for the luxury real estate market, but we are optimistic for the future. The luxury real estate market has shown resilience and is expected to continue to grow in the coming year.

WE'RE LOCAL WE'RE GLOBAL™

Dickson Realty is a member of the Real Estate Council of the World, a global community of real estate companies united by a common goal: to provide the highest quality real estate services to our clients.

Our Real Estate Council membership is a testament to our commitment to excellence and our dedication to providing the highest quality real estate services to our clients.

Reno-Sparks Luxury Market Snapshot

Over 24 Million 2022 vs 2021

Category	2022	2021	% Change
SALES	\$2.4B	\$2.1B	+14%
SALES PRICE	\$886,000	\$850,000	+4%
SALES VOLUME	2,700	2,500	+8%
SALES PRICE PER SQ FT	\$470	\$460	+2%
SALES PRICE PER SQ FT	\$136,000	\$130,000	+5%
SALES PRICE PER SQ FT	70+	60+	+17%
SALES PRICE PER SQ FT	6	6	0%

1.2 Million most sold properties | \$886 Billion total amount from sales volume | 550 companies

4,700 sales | 136,000 sq ft | 70+ units | 6 pending offers

DICKSON REALTY

3-3 / 44

https://issuu.com/dicksonrealty/docs/luxurytrends_reno755-750-1911



1/30/23, 1:43 PM Winter Real Estate in Northern Nevada - Dickson Realty

FOR SALE

Is It The Most Wonderful Time Of The Year For Northern Nevada Winter Real Estate? Yes!

By Chris Galt | posted on December 20, 2022 (December 20, 2022)

Colder temperatures have settled over the Northern Nevada region, but that shouldn't freeze your plans of buying or selling a home. The market for winter real estate is full of amazing opportunities, which makes now an excellent time to jump in and achieve your goals. Here are six advantages of entering the market, no matter what side you're on.

6 Benefits To Northern Nevada Winter Real Estate

1. Lower competition: The winter months are typically a slower time for real estate transactions, which means less competition for buyers and sellers.

2. Better pricing: With fewer buyers and sellers, there is often more room for negotiation on price.

3. More time to think: The slower pace of the market allows for more time to think about the transaction and make informed decisions.

4. Less noise: The winter months are a quieter time for real estate, which can be a relief for those who are looking for a peaceful transaction.

5. More motivated sellers: Many sellers are motivated to sell during the winter months, which can lead to better deals for buyers.

6. Better weather for viewing: The winter months are a great time to view a property, as the weather is often clear and bright.

HOMES AND LOTS FOR SALE



Montreux
Address: 5740 Dijon Circle
Price: \$ 1,794,000

MLS#: 220012894
Montreux - Patio views that seem to stretch



Montreux
Address: 16955 Salut Ct.
Price: \$ 3,745,000

MLS # 220005964
Privately located inside the gates of

Pending

forever, all within the secure gates of Montreux. Picture windows in the living room look westward to capture the sunsets over Mount Rose. Stunning views out every window with nearly an acre of land that backs to a 70 acre pasture and HOA common areas. Neighbors are unseen from your patio - only privacy, pastoral views and forested beauty. Apple trees, peaches, raspberries and a raised garden makes this home into a homestead.

The vaulted ceiling in the master bedroom stretches both to the east and west - offering stunning views of the valley sunrise and the Mount Rose sunset. Sit by its fireplace while sipping a glass of wine and take in the views. The fourth bedroom is on the main floor level (no steps) with a full en-suite bath for visitors. Two additional upstairs bedrooms are perfect for a family of any size. Stunning views everywhere! The front living room has a soaring 17' ceiling and picture windows filled with Mount Rose all the way up to both ceiling and summit. The rear family room and kitchen combine into a true 'great room' with picture windows that seem to stretch for an eternity.

10 minutes to Mount Rose Ski Resort, 15 minutes to Reno Tahoe International Airport and 25 minutes to Lake Tahoe



Montreux
5223 Nestles Court
\$4,200,000

MLS# 220016980

Rare creekside single-level in Montreux! Exceptional quality, made for entertaining. With recent improvements, the custom home feels brand new: new HVAC system, new Lutron & Savant home automation, new paint and carpet & much more. Primary suite with

Montreux Golf and Country Club, this Neil Adams built custom home offers a rare combination of fine craftsmanship, relaxed comfort and luxury living. Built in 2015, this home features 4 bedrooms, 4 full bathrooms, and 2 half-baths at 4,698 SF with views of the eastern Sierras. The gourmet kitchen was designed for function and entertaining. With top-of-the-line commercial appliances custom cabinetry, granite countertops and warm, natural stone tile. Made of brick, the wine cellar is its own special room, displaying well over 1,000 temperature-controlled bottles, with enough room for a dining table—and radiant heat for your guest's comfort. The custom stone and tile work outside in the private Tuscan style courtyard extends your living spaces outdoors with a fireplace, half bath and television. Artistically landscaped, with a reverence for the natural beauty of Montreux and the mountains beyond, the four seasons of Reno-Tahoe are just outside your front door. Why spend years waiting to build, when this turnkey, beautifully maintained luxury home awaits you at Montreux.



St James Village
38 Bennington Court
Price : \$ 3,250,000

MLS# 220008071

Nestled in the pine and aspen trees of St. James Village on 1.92 acres, a spacious mountain paradise with expansive views and breathtaking sunsets, wonderful wildlife encounters and outdoor adventures like no other is this magnificent Lodge Style home.

double sided fireplace, new steam shower and a private office retreat, all overlooking the creek. Current home furnishings, electronics, golf cart & Montreux equity Golf membership included. 1500 SF car garage+ golf cart w/ epoxy floors & "gift wrap station".

Amenities list abounds: Gourmet kitchen with Sub-Z refrigerator, Wolf range, Bosch oven & 2 Bosch dishwashers, warming drawer, 400 bottle wine storage, dramatic coffered ceiling in Living Room with view windows looking toward the creek. Newly refinished walnut floors, 3 fireplaces (wood burning in great room). Built-in Thermador BBQ, 2 fire pits & copper gutters. Ideal outdoor entertaining space, with tiered paver patios, along Galena creek. Enjoy the babbling brook and majestic tall pines - a setting like no other in Montreux.

The Main floor centers around the great room open to a spacious kitchen with top-of-the-line appliances; kitchen nook, formal dining room, master suite with heated floors in the master bath/shower, home office, 2nd bedroom/exercise room and powder bath.

The large, covered deck and back patio with built-in barbecue grill and hot tub, provides the perfect area for entertaining and relaxation. There is also a large two car garage on the main level. The downstairs centers around a Rec room with a full bar, wine cellar, 2nd home office, 2 bedrooms and 2 bathrooms and walk-out patio. An additional two-car garage and huge storage area finishes out the home. Dog run and Dog bath in laundry. Brown's Creek Trail in your back yard, 10 minutes ski resort, 25 minutes to Lake Tahoe, 20 min to Reno/Tahoe International Airport.

5,031 sqft, 4 bedrooms, 3 and 2 half bathrooms, 4 garages.



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