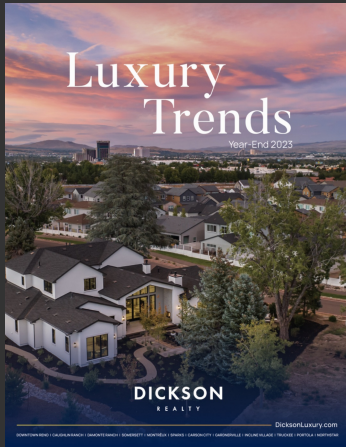




MONTREUX GOLF & COUNTRY CLUB AND SURROUNDING AREAS OF RENO, NEVADA



EDAWN: ECONOMIC DEVELOPMENT AUTHORITY

Dear Louise,

As we embark on 2024, exciting changes are sweeping the luxury real estate market in our area. This past year, cash purchases dominated high-end sales, accounting for a staggering 65.2% of transactions above \$2 million. Recognizing this shift, Dickson Realty has revised its definition of a luxury home to encompass any property valued over \$2 million.

While the future appears promising, it's crucial to acknowledge potential challenges. Knight Frank, a leading authority on luxury real estate, identifies five key risk factors for the market in 2024:

- 2024 elections: Unforeseen outcomes might impact market confidence.
- Climate risk: Environmental concerns could influence buying decisions.
- Undersupply of luxury homes: Limited inventory could drive up prices.
- Higher taxes on the wealthy: Changes in tax

Quick Links

- [Tax Advantages of Moving to Nevada](#)
- [City of Reno](#)
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[Montreux Active, Pending and sales this year to date](#)

[Galena, St James & Scotch Pines, Active, Pending and sales to date](#)

[Vacant Lane, Montreux, St James, Galena & Scotch Pines](#)

policies might affect buying power.

-Inflation and rising interest rates: Economic fluctuations could cool demand.

However, these potential hurdles are balanced by positive factors, including the enduring attractiveness of Reno as a destination for Baby Boomers, a demographic known for its wealth and purchasing power.

The coming months will undoubtedly be interesting for the local housing market. Stay tuned for further updates and insights as we navigate this dynamic landscape together.

Remember, Dickson Realty remains your trusted partner throughout the journey, whether you're buying, selling, or simply curious about the market.

WE'RE LOCAL. WE'RE GLOBAL

If you would like more information, please do not hesitate to email or call me at louise@montreuxreno.com/775-750-1901.

2023 PRICING

All Montrêux memberships have an annual food & beverage minimum of \$1,200. Capital Fees are payable over five years in equal installments of \$10,000 (golf) / \$5,000 (sports) per year beginning on January 1st of the year following the granting of membership and continuing thereafter until paid in full.

GOLF MEMBERSHIP | \$60,000 (Equity) and \$50,000 (Capital Fee)
\$1,300 monthly dues

You and your immediate family will enjoy use of all the Club amenities including the Jack Nicklaus Signature golf course and practice facilities. Also included is unlimited use of the Fitness Center, Clubhouse, tennis courts, sport court and swimming pools + hot tubs.

LEGACY GOLF | \$500 (non-equity)
\$560 monthly dues

Legacy Membership is extended to children and grandchildren of active members between the ages of 23 and 32. Privileges mirror those noted in the Full Membership, with the exception that they do not extend to the member's spouse or children. Only 25 Legacy members may be active at one time.

SPORTS MEMBERSHIP | \$25,000 (Equity) and \$25,000 (Capital Fee)
\$560 monthly dues

You and your immediate family will enjoy access to all of the tennis, swimming, fitness and social amenities and activities of the Club, with limited access to the golf amenities. Seven-day sign-up privilege to reserve tennis court times and there are no court fees. Seven-day sign-up privilege to reserve golf starting times. Rounds of golf are limited to 8 rounds per person per year at the accompanied guest rate, with time limitations. Annual passes to the driving range and practice facilities are available for purchase.

CLUBHOUSE MEMBERSHIP | \$12,500 (Non-Equity)
\$275 monthly dues

You and your immediate family enjoy unlimited access to the Clubhouse dining, the casual Grille at Jack's Pub and social events at the Club. The Club offers a full annual calendar of social events and themed dinners, with a spectrum of dining opportunities throughout the year.

Montrêux Golf & Country Club | 18077 Bordeaux Drive, Reno, NV 89511 | montreuxgolf.com 775.849.1090

Bear Tracks
WINTER 2024

Jack's Pub
and Grille at
Jack's Pub

Signature Grille at
Jack's Pub

Montrêux

HOMES AND LOTS FOR SALE



Montrêux Cottage

Address: 6345 Wetzell Court

Price: \$2,100,000



St James Village Gated Community

Address: 29 Bennington Court

Price: \$ 7,977,700

MLS#: 230009614

Experience the carefree lifestyle of a coveted Montreux "Cottage". This quality home offers low-maintenance, lock-and-leave exteriors & a short stroll away from the Montreux Club House & amenities. Serenity meets outdoor entertainment with a private front courtyard & spacious back paver patio, shaded by towering pine trees & accompanied by a flowing water feature. Inside, the open floorplan boasts high ceilings, abundant windows & a spacious great room layout. With 3 BR suites & a large bonus room addition The spacious upstairs primary room offers treetop views, a walk-in closet & dual-sided fireplace. The Bonus room addition, features hard wood floors, built in theater speakers, and large closets with solid Alder doors. Ample space to be used as a home theater, bonus room, Den, or 4th Bedroom. As one of the "Montreux Cottages", the association cares for the exteriors including landscaping and most exterior maintenance. A Montreux Equity Social membership is included. Buyer to pay the transfer fee to the Country Club. Montreux Golf and Country club is the premiere gated golf course community in the Reno area. Located 20 mins to Lake Tahoe and the airport.

MLS #: 230008888

Welcome to 29 Bennington Ct where you are king of the world. This home is a spectacular single-level residence in Reno, NV, where luxury meets privacy. This 3-bedroom, 3.5-bathroom home offers unparalleled 360-degree views of Mt. Rose and the city, ensuring that every window captures a stunning vista. Designed for those seeking privacy and breathtaking views, this home boasts a variety of top-of-the-line features and upgrades. Situated on a private lot with no neighbors, this home offers a tranquil escape from the hustle and bustle of city life.



St. James
204 Paddington Court
Price: \$1,458,900
SOLD



Galena Forest
455 Blue Spruce Rd
\$1,595,000

MLS# 230010002

Upon arrival, you feel a sense of comfortable privacy with abundant natural light and forethought in design. This single level home showcases 180-degree mountain and valley views, access to miles of trails into the mountains and along creeks. It is ideally situated in the private community of St James's Village where high-chapparral and alpine trees begin to intertertwine- it is the perfect location for a magnificent nature loving lifestyle. Designed to merge with the natural landscape, sleek travertine tiles, deep cherry flooring, generous windows & a neutral palette make for sophisticated comfort. 10' coffered ceilings, spacious foyer, crown molding, & enhanced lighting impart an eye for detail. The 1.04 acre of land is tastfully landscaped to seamlessly enjoy nature's performance, starry nights, and provide year round interest & easy maintenance. The large garage has RV parking with a double wide 11' tall door..

MLS# 230010509

Nestled in the highly coveted Galena Forest, this exquisite home offers nature trails throughout the neighborhood. This active outdoor community provides the serenity of mountain living while being just moments away from all the conveniences of city life. The comprehensive renovation features 4 spacious bedrooms, all NEW bathrooms (3.5), NEW flooring and NEW HVAC system - a rare feature found in this community. The fully renovated kitchen boasts luxury appliances, breakfast bar and separate pantry. Attached is a 3 car deep garage with storage and a dog door that leads to a dog run.

Montréux Luxury Specialist and Mt. Rose Corridor
Dickson Realty

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