



Montréux Reno Real Estate Representative

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July 2017

**YOUR NEW HOME -YOUR NEW LIFESTYLE  
WHERE THERE'S NO STATE TAX  
[THE NEW NEVADA](#)**

Dear,

As we move into the end of July, not only is the weather heating up but so are sales. At Montréux, we have 18 active listings, 7 homes pending and 15 sales to date. The average sold price per sq ft is \$345.23, up from May 2017, which was \$327.33. Inventory is low so now is the time to put your home on the market. If you are interested, please do call me and I will be more than happy to meet with you. 6 lots in Montréux have sold this year. Galena Forest, St James and Scotch Pine which border Montréux have had an extremely active market with the average sold price per sqft being \$265.16.

Great article in Bloomberg business week for you to read. Reno Is Starting to Look More Like Silicon Valley [Click here for article](#) .

[The Barracuda Pro-Am Drawing Starts Today](#) July 31st to August 6th. For more information go to [Barracuda PGA Tour](#).

Once again Montréux will be holding its annual Jazz Concert. Print this email and bring it with you to the Concert for **Free admission**.



## HOMES FOR SALE

6826 De Chardin Lane MLS #170005579

**NEW HOME NEW LIFESTYLE**

\$4,950,000

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](http://6825dechardin.com)



**6105 Lake Geneva**

\$2,395,000

**MLS #150009615**

5,094 sq ft - 4 bed & bath, study, wine cellar, 3 car garage.

This elegant custom home within the exclusive gated community of Montreux sits on a ridge above the Jack Nicklaus Signature 17th hole overlooking Galena Creek and features panoramic views of Mt. Rose, Slide Mountain and the Virginia Foothills. Enjoy the lifestyle on the beautifully landscaped terraced patios - perfect for outdoor entertaining and featuring a sunken hot tub and outdoor kitchen. The floor plan is perfect for ease of living and elegant entertaining. Equity golf membership included in price.



5615 Alpinista Circle

MLS # 170001674 \$1,798,000

Fabulous home on the 10th fairway with magnificent views. Open floor plan, 4 bedrooms/bathrooms



20162 Bordeaux Drive **SOLD**

\$2,295,000

Spectacular estate on the 6th fairway of the famed Montreux Nicklaus Signature golf course, boasting 5 BD's/5.5 baths, a custom masterpiece w/ detached casita. Magical courtyard welcomes you to a breathtaking entrance surrounded by lush landscape. Exquisite interior finishes including, high-end appliances, rich hand-scraped walnut floors, vaulted ceilings w/ elegant crown molding, granite, stone, & hand textured finished walls. Main floor living features a beautifully appointed living room with big picture windows.



## Montreux Lots for Sale

16860 Salut Court  
Lot 816 \$279,000  
**MLS #160014514**

Custom homesite in Montreux - 0.56 acre. Cul-de-Sac with magnificent views of Mount Rose and Slide Mountain. Home of PGA Tour event the Barracuda Championship. All levels of Membership are available separately directly from the club.

### SIGNATURE EXECUTIVE ESTATE

6667 Windy Hill Way: 6.42 acres \$1,273,000



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 Linda Beatty, Membership Relations, at [Linda@montreuxgolf.com](mailto:Linda@montreuxgolf.com) or 775-849-1090 regarding Executive and Corporate 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 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](http://www.montreuxreno.com).

I look forward to hearing from you.

Sincerely,  
Louise Simpson



Montrêux Specialist and Mt. Rose Corridor

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