



Montréux Reno Real Estate Representative

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July 2018

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

Dear,

Happy 4th of July! The Montreux Parade was once again a great success.

Activity has been consistent with the average sales price rising from \$373 to \$387 in one month. We have 13 homes active, 12 pending and a total of 22 sold year to date. Pretty impressive!

Galena Forest estates has 11 active homes, 1 pending and 19 sales this year, the average sales price is \$270.

Many of our buyers are coming from California. I have included a short article on why.

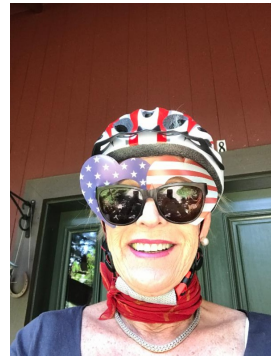
Here is some good information on home inspections...worth a read if you are looking to buy or sell a home: All About Home Inspections

Commercial update by Tom Fennell can be downloaded here: Commercial Real Estate

THE 18TH ANNUAL CONCERT ON THE GREEN

**SUNDAY, JULY 29, 2018
PICNIC 4:30P CONCERT 5:30P - 7:30P
NEW ORLEANS, A NIGHT IN THE BIG EASY**

Let the good times roll as the Reno Jazz Orchestra presents a night of musical Mardi Gras magic at the best outdoor party in the heart of Montreux. Bring your picnic, blankets and low-back chairs to the stunning Patty Sheehan practice hole as we take you on a tour of the Big Easy that will set your feet stompin' and soul swinging. From the classic Dixieland of Louis Armstrong to the 'Second Line' to the Big Easy's number one son, Doctor John the Night Tripper, it's a night of swaggering music and songs.



It seems as though the Bald Eagle has made Montreux it's home. **Smart move!**



HOMES FOR SALE

PENDING

YOUR NEW HOME - YOUR NEW LIFESTYLE

6826 De Chardin Lane

MLS #170005579

\$3,900,000 reduced

Exclusive Executive lifestyle at your door step

Smart Home

6 Bedrooms & Bathrooms. 8,247 sq ft. 0.98 acreage.

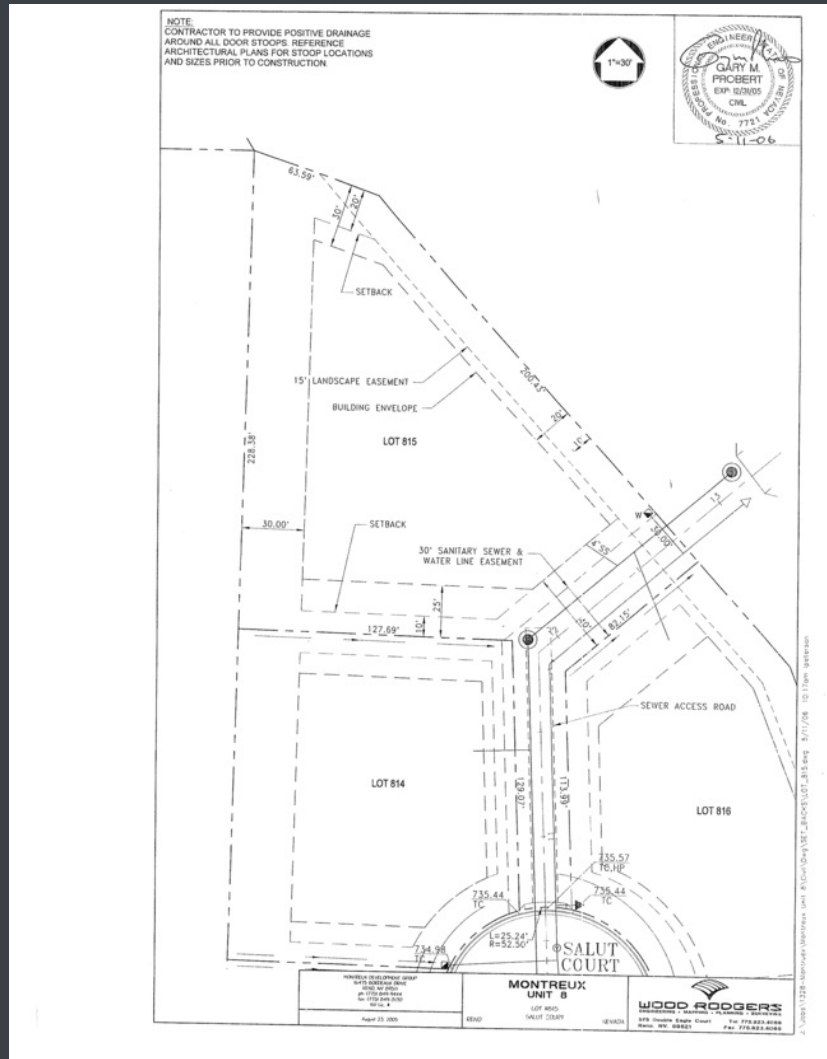
This stunning home located just minutes from Toiyabe National Forest and a short drive from beautiful Lake Tahoe, immerses one in nature while being close to the conveniences of Reno/Tahoe. The home is tucked just below the snow-capped views of Mt. Rose with a wilderness area enveloped by fresh air and the smell of crisp Ponderosa Pines.

Virtual Tour: 6825dechardin.com



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.



16860 Salut Court

Approved Spec home to be built.

3,556 sq feet \$1,590,000

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.



Montreux Memberships

Full Golf Equity	- \$32,500	\$875 monthly dues
Sports	- \$24,000	\$338 monthly dues
Clubhouse	- \$5,000	\$102 monthly dues

Please contact Jackie Latragna, Membership Sales Director, 775-683-3123 or jackie@montreuxgolf.com regarding Legacy Golf and Corporate Golf pricing.

[An Invitation to Join Montreux](#)

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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