

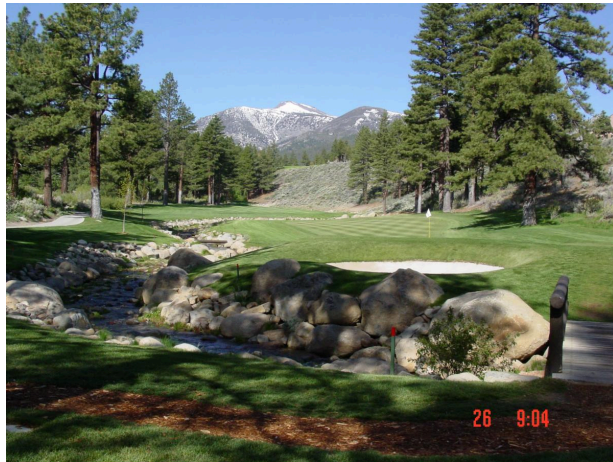
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July 2021



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



Looking up the 17th fairway to Mt Rose

The Corcoran Report
2Q | 2021 | RENO

EDAWN: ECONOMIC DEVELOPMENT AUTHORITY

Greetings!

We are beginning to see a change in the real estate market as employees go back to work and children go back to school. The pressure to buy immediately has waned and buyers are being more conservative. I have seen some reduction in prices of homes and inventory increasing. I have attached above the 2Q report produced by Corcoran. Do take some time to review it. I found this interesting informative article in realtor.com that is worth a read if you have your home on the market.

3 Pitfalls for Sellers

Montreux: 23 sales this year average price per sf \$563.00. Pending 23 and **1 Active**
Galena, St James & Scotch Pines: 24 Sales, avg price per sqft \$389. Pending 5 and **3 Active**
Vacant Lane: 49 sales, 7 pending **7 Active** and

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

Please find attached an update on Sales in our area and Active listings which are once again minimal.



SUNSET MONTREUX

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



4 TH JULY PARADE AT MONTREUX

Montreux Sold, Active & Pending: July 2021

Galena Forest Estates, St James and Scotch Pines, July 2021

Vacant Land July 2021

HOMES AND LOTS FOR SALE

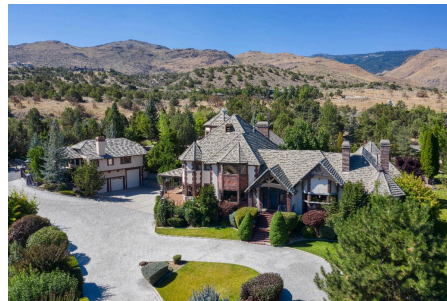


**Address: 5775 Lausanne Drive
Montreux Golf & Country Club**

Price: \$ 5,549,000

PENDING

This home has Incredible views in a private, exclusive, guard gated community at Montreux Golf and Country Club. Enjoy the mountain views and flowing creeks. This is the perfect home for family and entertaining with gourmet kitchen, fully equipped built in BBQ, large wine cellar, game room, large theater room, outdoor fireplace and top of the line large screen outdoor TV. The large Master Suite is its own private retreat for the homeowner with fabulous fireplace, sitting area, and view capturing balcony. Master bath has beautiful granite, large tub, in mirror tv, heated floor, and oversize master closet. The 4 car plus garage is perfect for the car



**Address: 4259 Plateau Road
Caughlin Ranch Area**

Price: \$ 2,8000.00

MLS #: 210008466

This property has all the amenities one could wish for - it is a lifestyle. With masterfully accomplished construction, spectacular city skyline views, privacy and security behind the 2 iron gates. Secluded on 2.40 artfully landscaped acres, the main home consists of 4 bedrooms, 4-1/2 baths, superbly designed for a smart, flowing floorplan with generously sized rooms, high ceilings and many custom enhancements. The guest home has a kitchen, family room with fireplace, 2 bedrooms, 2 baths. Besides the media room and separate family room with kitchen access, there is a massive lodge-style gathering room with

enthusiast. The home boasts all high end finishes with custom cabinetry, hardwood floors, iron work, and stone. A top of the line sound system throughout provides an incredible listening experience paired with a Crestron system allows simple hand held control. Bonus room allows perfect space for a workout area or playroom. Montreux membership is included with home, Buyer is to pay transfer fee.



5755 Nordend Way
Montreux Golf & Country Club

Price: \$ 2,680,000

PENDING

Located in the Chalets at Montreux, this Monet (plan 2) is truly a work of art. Being sold completely furnished. Enjoy the beauty of modern meeting mountain in this well appointed furnished, semi-custom home boasting beautiful antique rustic pine beams, indoor/outdoor fireplaces, custom Omega cabinetry throughout, Cambria stone countertops, Johnson Hickory English Pub Rye hardwood flooring, Marvin integrity windows, and so much more. Sales price includes all furnishings and equity golf membership at Montreux. This exclusive 23-home community is located in the heart of the gated Montreux golf community, within walking distance of the grand clubhouse and Jack Nicklaus Signature Course. Included is the Equity Golf Membership.

linear fireplace and wet bar, for any variety of happy occasions. From there a secret loft/observatory and outdoor star-gazing tower offer spectacular sky views and of down town Reno. The luxurious elevator provides extra convenience for a home of this scope. Swimming pool, hot tub, batting cage and an enclosed gazebo. Main house of 7,130 sq. ft. plus guest house of 1,304 sq.ft. 6 garages of which one is a 42" deep RV garage. Call listing agent for a private tour today.



Montreux Golf & Country Club

5925 Cartier Drive

Price: \$ 1,750,000

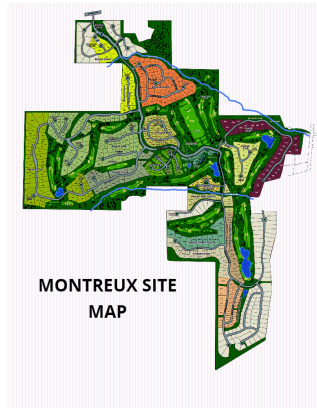
PENDING

MLS #: 210010370

This amazing Montreux home, in one of Reno's most luxurious gated communities, provides a warm and elegant atmosphere perfect for entertaining with a large chef's kitchen and an open great room that leads to a lovely paver patio with mature landscaping and beautiful views. Large floor to ceiling windows provide natural light and bring the outdoors in. The master bedroom suite includes a cozy gas fireplace and patio doors leading to a private backyard. The private community of Montreux provides incredible amenities including an 18-hole, Jack Nicklaus Signature Championship Course, a world-class clubhouse, walking trails, tennis, pool, fitness center and dining.

Montreux Memberships 2021 Pricing

New pricing to be announced soon. Full equity up to \$90,000 now and soon to be \$95,000.



3 Fawns



Louise Simpson

Montréal Specialist and Mt. Rose Corridor
Corcoran Global Living
Louise@montreuxreno.com
Licensed Associate Real Estate Agent
S. 0070359

Cell: 775-750-1901
www.montreuxreno.com,

