

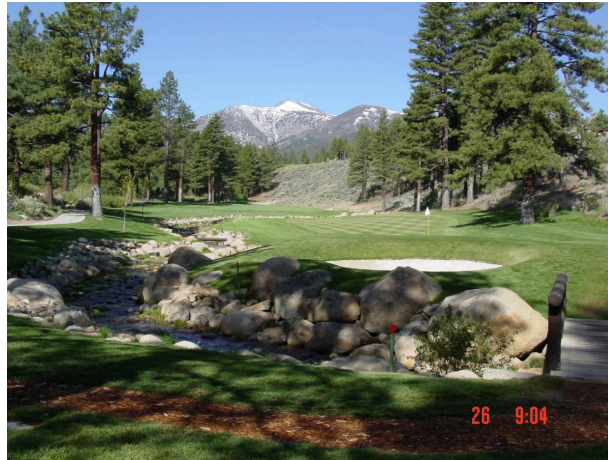
SHARE:

[Join Our Email List](#)

July 2022



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



EDAWN: ECONOMIC DEVELOPMENT AUTHORITY

Greetings!

Hip surgery is done and successfully thank God. Good news is that I do not have the problem the poor horse has above. I have not has time to update the charts on the right but not much has changed. 25% fewer contracts were written in the last week year over year. Pending home sales have fallen for 6 months and are now trending slightly below 2019 levels. Interest rates are up, and many buyers are feeling discouraged. Prediction is that rates will continue to rise until inflation comes down. I do not believe that our area will NOT be affected as much as other areas in the USA. New home communities have standing inventory so perhaps we can find better deals now as there is more incentive for them to lower prices.

BEAR TRACKS SUMMER 2022

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

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 Sales, Sold, Active & Pending May 2022

GALENA FOREST ESTATES -ST JAMES - SCOTCH PINES: Year to date 2022

Vacant Land Year to date 2022

MONTREUX MEMBERSHIP
 Member-Owned 2022 Pricing
 Full Equity Golf Membership



\$130,000 - Monthly dues: \$1,100

7 available

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

Click to watch video of Mama bear and her babies

HOMES AND LOTS FOR SALE



Montreux

Address: 16880 Salut

Price: \$ 2,100,000

Off market

MLS#: 220005109

Located in the gated luxury home community of Montreux, this beautiful custom home is warm and inviting and has a front yard view of Mount Rose. A paver stone path leads you to the front entry and into the foyer. Just off the foyer is the office, a great work-at-home space that feels private to minimize distractions. Through the foyer, you will find the main living space, an open concept great room, with soaring ceilings, with wood beams, and a beautiful fireplace to restore and relax with. Rich wood flooring and high wood-beamed ceilings add a touch of elegance to this space. The kitchen features dark wood cabinetry, high-end stainless steel appliances, a large center island with farmhouse sink and pendant lighting, and a large pantry. A breakfast nook with large picture windows looks out to the covered back porch. The living room has a large stone fireplace focal point and feels open and airy. A formal dining area just off the



Montreux

Address: 16955 Salut Ct.

Price: \$ 3,945,000

MLS # 220005964

Privately located inside the gates of the 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

living room is perfect for entertaining. The Primary suite takes full advantage of Mount Rose and Slide Mountain views. A gas fireplace keeps this room feeling cozy, and French doors lead to the back patio. The ensuite bathroom features a large soaking tub with mountain views, a glass-enclosed stand-up shower, dual sinks, and a walk-in closet. The two secondary bedrooms each have a bathroom and share a sitting room/library area. Outdoors the covered patio features a fireplace and widescreen television, a ceiling fan and warming lamp, a great extended living space in all seasons. The lush landscaping allows the ultimate privacy. This home provides an exquisite living experience, flooded with natural light. Montreux Golf and Country Club Sports membership is included with the sale of the home. Very high quality furnishings are negotiable.

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.



Reno

2950 Sage Sparrow Circle

Price: \$950,000

MLS # 220010613

One of the largest and most secluded lots located on a cul-de-sac in desirable Tapestry. Absolutely gorgeous home inside and out with hand scraped hardwood floor & new tile floors downstairs. Plantation shutters, luxurious granite master bath with huge closet, oversized bedrooms, and large loft area make this one of the nicest designs around. New carpet was installed late 2019 as well as new granite counter tops and all cabinets were painted white in the kitchen. Washer, dryer and fridge will stay. This home was built for entertaining with its nearly 1/2 acre lot with several patios, in a park-like setting. Beautiful new fountain in the back yard to enjoy.

Basketball court. Solar panels added in Dec 2020. Smart lock on front door, Google

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. 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

Nest video doorbell, and Rachio smart sprinkler system.

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.



corcoran

GLOBAL LIVING

Louise Simpson

Montr ux 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,

