



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



## EDAWN: ECONOMIC DEVELOPMENT AUTHORITY

Dear Louise,

Hope you are all enjoying the lovely hot summer after the long cold icy winter? Above is a link to the Luxury Trends for 2nd Quarter. Simply click on the picture. Tons of interesting information.

Below there is a link to our local Reno/Sparks market trends.

[Market Trends Report: 2nd Quarter 2023 by Dickson Realty](#)

Rounding out an excellent first half of 2023, June saw a 3.6% increase in the median home sale price to \$554,900. While this is a decrease of 4.2% year-over-year, the market has started to cover the gap. New contracts increased in the Reno-Sparks real estate market by 8.7% month-over-month, a sign of potentially growing market demand. Active inventory continues to maintain at very low levels. While June saw an increase of 4.6% to 720 homes, that's still only half of what would be expected in a healthy local housing market..

### 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 July Sold, Active & Pending](#)

[GALENA - ST JAMES - SCOTCH PINES July 2023](#)

[Vacant Land July 2023](#)

### MONTREUX MEMBERSHIP

Member-Owned 2023 Pricing  
 Full Equity Golf Membership  
 \$130,000 - Monthly dues: \$1,300  
 7 available

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

THE BEARS ARE OUT!



### 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

## HOMES AND LOTS FOR SALE



Montreux

Address: 5740 Dijon Circle

Price: \$ 1,794,000

**MLS#: 220012894**

Montreux - Patio views that seem to stretch forever, all within the secure gates of Montreux. Picture windows in the living room look westward to capture the sunsets over Mount Rose. Stunning views out every window with nearly an acre of land that backs to a 70 acre pasture and HOA common areas. Neighbors are unseen from your patio - only privacy, pastoral views and forested beauty. Apple trees, peaches, raspberries and a raised garden makes this home into a homestead.

The vaulted ceiling in the master bedroom stretches both to the east and west - offering stunning views of the valley sunrise and the Mount Rose sunset. Sit by its fireplace while sipping a glass of wine and take in the views.



Montreux

Address: 5192 Bordeaux Court

Price: \$ 2,950,000

**MLS #: 210018199**

5 Bedroom & Bathroom, 4 garages, 2 story, 4,189 sq feet. Brand new Construction in the Parc Foret community of Montreux, this is a plan "2X-Modified". Home will be completed in late 2023. Buyer to select most interior finishes. Located at the end of the cul de sac on a large treed homesite. Great room design with 4 car garage, 5 BR, 5 Bath. Montreux is the premier gated golf course community in the Reno/Tahoe area. Only 25 mins to Tahoe and 20 mins to the airport. Folding glass wall door in great room included in upgrades.

Taxes to be assessed once home is sold and completed.

The fourth bedroom is on the main floor level (no steps) with a full en-suite bath for visitors. Two additional upstairs bedrooms are perfect for a family of any size. Stunning views everywhere! The front living room has a soaring 17' ceiling and picture windows filled with Mount Rose all the way up to both ceiling and summit. The rear family room and kitchen combine into a true 'great room' with picture windows that seem to stretch for an eternity.

10 minutes to Mount Rose Ski Resort, 15 minutes to Reno Tahoe International Airport and 25 minutes to Lake Tahoe



**Galena Forest Estates**  
**100 Yellow Pine Circle**  
**Price: \$1,795,000**

MLS#230008116  
 Exquisite Luxury Retreat nestled in Galena Forest, a Stone's Throw from the pristine shores of Lake Tahoe & Mt. Rose Ski Resort! This stunning home offers an unparalleled opportunity to experience the perfect blend of tranquility, natural beauty, & adventure. Set upon 1.33 acres of lush landscapes, this sanctuary creates a forested oasis amidst towering trees with breathtaking mountain views. Immerse yourself in the serenity of this meticulously remodeled home that offers the epitome of comfort & elegance.  
 With radiant heat flooring, a new 2023 roof, partially radiant heat paver driveway, remodeled baths, gas fireplaces, hardwood stairs, & an upgraded HVAC system, no expense has been spared to ensure optimal efficiency & luxurious living. Indulge in modern living with extensive storage access,



**Montreux**  
**5675 Alpinista Circle**  
**Price : \$3,255,000**

MLS# 230003081

Newly built, on Montreux's 11th green, this single level custom "Chalet" offers the perfect balance of indoor/outdoor living with mountain modern style. Quality abounds w/ ICF construction! Unobstructed golf, Mt. Rose & valley views. Chef's kitchen with top-of-the-line appliances (SubZ & Bosch). Open floorplan with 3 BR suites + office. Primary suite with large linear fireplace, heated bath floors, 2 walk-in closets, steam shower & adjacent fitness center/flex space. The backyard is an entertainer's dream!  
 Enjoy the expansive views of the Sierra Mountains & the famed Nicklaus golf course from the outdoor kitchen that includes a pizza oven, 36-inch grill & Teppanyaki grill. Numerous patio areas, firepit & water feature in addition to a lovely covered front porch. All

bonus den, rec room and space offered for a sauna or wine cellar. The outdoor experience is equally impressive! With over 1,200sf of deck space including a private balcony off the primary suite to embrace refined living in this remarkable haven.

TV's convey, nearly full home audio (Sonos), plus multi camera security system, automatic Hunter Douglas blinds, 2 double sided linear fireplaces, snow hooks on roof, heat tape on copper gutters, & invisible fence. Primary steam shower is fully tiled. Oversized 3 car garage (1,415 SF) w/ EV charging station, epoxy floors & custom cabinetry. Hot tub with automatic cover is included.



Montréalux Luxury Specialist and Mt. Rose Corridor  
Dickson Realty

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Baby Hummingbirds



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