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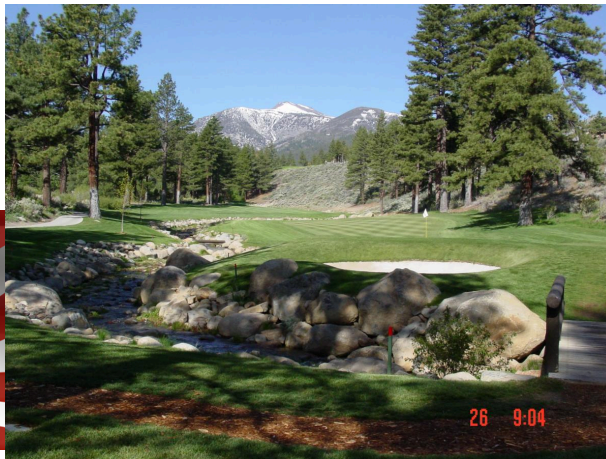
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June 2022



July special events in Reno

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



EDAWN: ECONOMIC DEVELOPMENT AUTHORITY

Greetings!

The change in financial conditions is the most dramatic we have seen in a long time. The Fed signaled their plan to begin rate hikes in March 2022 and markets responded. In the span of roughly two months, futures markets had re-priced a March hike from a longshot to near certainty. This and the threat of inflation and gas prices have seen a reduction in many home prices. The number of homes for now is still low and that it's creating these ultracompetitive conditions for buyers. But inventory is increasing and it will help bring back more balance and sanity to the market. However, no one should panic. Even if sales do fall, the real estate market is still on track for a historically good year. Last year was an anomaly with the highest number of closings since 2007. 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

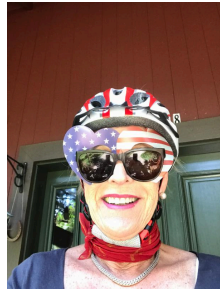
Montreux Sales, Sold, Active & Pending May 2022

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**

Happy 4th of July . Stay Safe!



\$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

HOMES AND LOTS FOR SALE



Montreux

Address: 16880 Salut

Price: \$ 2,100,00o

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 living room is perfect for entertaining. The Primary suite takes full advantage of Mount Rose and Slide Mountain views. A gas

Montreux

Address: 16955 Salut Ct.

Price: \$ 4,195,000

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 Reno-Tahoe are just outside your front door. Why spend years waiting to build,

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.

when this turnkey, beautifully maintained luxury home awaits you at Montreux.



Montreux
20540 Latour Way
Price: \$ 2,797,900

MLS #220003368

Luxury Mountain Modern meets French Chateau. This Former Les Maisons model home is located in the coveted Montreux gated community and Country Club, home to Northern Nevada's only Championship Jack Nicklaus Signature golf course. Boasting beautiful exposed wood beams, soaring ceilings, gorgeous well maintained hardwood floors, and double-pane wood framed windows, this home is a masterpiece. Enjoy the tranquil view of the HOA maintained common area, offering walking trails, a stunning water feature, and dry creek.

Home features majestic lime stone fireplace, matching hood over La Cornue french range. New Pro Line Sub Zero built-in refrigerator/freezer; Sub Zero wine fridge, New Bosch dishwasher, Thermador convection oven & microwave. Recently

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 Creek Trail in your back yard, 10 minutes ski resort, 25 minutes to Lake Tahoe, 20 min to Reno/Tahoe International Airport.

expanded back patio with new old stone pavers surrounding sunken hot tub and fire pit surrounded by aspens and maple trees. Backyard is fully fenced offering privacy and safety for your pets. Home has new Water-tech water filtration system, instant hot water, new carpets, linen drapes in living room and Primary bedroom; custom window shades in all other en-suite bedrooms. Three car garage with epoxy floors, Covered outdoor patio with huge rock fireplace, and Heated copper gutters. The transfer of a Sports Membership can be negotiated separately (transfer fees will apply). Most Furniture and Furnishings available and negotiable outside of escrow.

5,031 sqft, 4 bedrooms, 3 and 2 half bathrooms, 4 garages.



corcoran

GLOBAL LIVING

Louise Simpson

Montr eux 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,

