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Biggest Little City



December 2015

**DISCOVER A NEW HOME WHERE THERE'S NO STATE TAX**

**MY NEW EMAIL ADDRESS IS:**

**[louise@montreuxreno.com](mailto:louise@montreuxreno.com)**

Happy Holidays and all the best for the New Year. Winter has arrived and with it a good amount of snow which our area needs so badly...happy skiers and snowboards all around.

[The Economic Development Authority of Western Nevada](#) announced the launch of a new [video](#) showcasing The New Nevada and why more and more businesses are moving to Northern Nevada. You can also watch the video on [Dickson Realty's Facebook page](#) or [blog](#) . Featured are [Switch](#) (data center), [Clear Capital](#) (software analytics) and [Flirtey](#) (drone development), all companies that recently moved to the Greater Reno-Sparks area to grow or start their businesses. Executives share some of the key reasons they made the move and why Reno is a Little City with a Big Attitude.

A surge in home sales driven by low rates led to tighter inventory and price gains once again this year. Residential real estate is experiencing its best year since the recession. Housing demand is healthy, and that is expected to continue. More of the same is anticipated in 2016 but inventory and affordability challenges, coupled with mortgage rate increases will likely keep any sort of monster growth in check. This should be a good thing for keeping home prices from increasing too rapidly to maintain economic stability. At present we have 21 homes active and 4 pending in Montréux. I will give a full review of 2015 sales in January of 2016.

**HOMES FOR SALE**

**MONTREUX**

6105 Lake Geneva (Pocket listing)  
\$2,495,000  
MLS #150009615  
5,094 sq ft 4 bed & bath, study, wine cellar, 3 car garage.

This elegant custom home within the exclusive gated community of Montréux sits on a ridge above the Jack Nicklaus Signature 17th hole overlooking Galena Creek and features panoramic views of Mt. Rose, Slide Mountain and the Virginia Foothills. Enjoy the lifestyle on the beautifully landscaped terraced patios perfect for outdoor entertaining and featuring a sunken hot tub and outdoor kitchen. The floor plan is perfect for ease of living and elegant entertaining.



5920 Cartier  
\$1,299,000  
MLS #150009616  
3,500 sq ft

Huge upgrades in this home, All Viking appliances, all custom tiles in bathrooms and kitchen. Upgraded cabinet thru out. Two master suites and hard wood floors in most areas including upgraded tiles in all the bathrooms. The home faces south on the back end of the driving range with magnificent views of Mount Rose and Slide Mountain. Huge patio with upgraded pavers and a fire pit. Instant hot water installed.



6425 De Chardin  
\$ 1,999,999 just reduced/pocket listing  
MLS #150001093  
4,844 sq ft.

This magnificent home is located in the prestigious community of Montrêux, a private gated community, home to a Jack Nicklaus Signature PGA Golf Course. The homesite is 0.63 acres and overlooks the 1st fairway and golf course lake with unobstructed views of the foothills, Mt Rose, and Slide Mountain. Most of the home is on the main level with 2 beautiful bedrooms suites up stairs. The kitchen is warm, comfortable and open to the great room. It has a separate kitchen nook leading out to 2 patios on either side.



6340 Fleur Court \$835,000  
2,366 sq ft, 3 bedrooms, 2 bathrooms, 1 half bath, 2 car garage  
Maintenance free home



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6594 Champetre Creekside Manor \$1,299,000 **PENDING**  
3,100 sq feet, 3 bedrooms 2 bathrooms, 1 half bath, 3 car garage  
The finest quality that Montreux has to offer.



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Montreux Lot for Sale  
16920 Salut Court

Lot 819 \$225,000  
MLS # 140014573

Custom homesite 0.49 acre located in a private gated community, Montreux Golf & Country club, which boast a Jack Nicklaus Signature Golf Course and its own PGA tournament. Magnificent mountain views of both Mt Rose and Slide Mountain. On a Cul-de-sac. HOA are \$250 a month which includes, 24/7 manned gate and includes roving patrols, maintenance of all common areas and snow removal. All utilities are underground, no time limit required to build. A sports golf membership comes with the lot.

### **Montreux Memberships**

Membership has increased, as follows:

Equity Golf membership contribution is \$27,500 with dues at \$875 per month.

Equity Sports membership contribution is \$21,500 with dues at \$338 per month.

Equity Club membership contribution is \$3,500 with dues at \$102 per month,

Please contact Heather Olson, Membership Relations, at 775-849-1090 regarding Executive and Corporate pricing.

### **MY CONTACT INFORMATION**

If you would like a complete updated sales list please email me at [louise@montreuxreno.com](mailto: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](http://www.montreuxreno.com).

I look forward to hearing from you and serving your needs.

Sincerely,  
Louise Simpson



Montrêux Specialist and Mt. Rose Corridor

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