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February 2016

DISCOVER A NEW HOME WHERE THERE'S NO STATE TAX
[THE NEW NEVADA](#)

Dear,

PLEASE WATCH THE LINK ABOVE: "THE NEW NEVADA".

The U.S. housing market had a strong year in 2015, and this year could bring more of the same. Supply and demand imbalances could continue to drive prices north, while job gains could bring more buyers into the market. The biggest home-price gains will continue to be in the West and mortgage rates will continue to rise. The general consensus among housing analysts is that home prices in the U.S. will continue rising in 2016, at least in most U.S. cities. But the gains might not be as steep as what we saw last year: [ECONOMIC PRESENTATION FOR YOU TO READ.](#)

Montréux has 29 homes on the market with an average price per sqft of \$365.40. Four homes are pending and three have sold this year, (Two cottages and One Creekside Manor) with an average price per sqft of \$385.46. Luxury prices in Reno soared 20% year over year according to a special report on luxury sales released by Redfin last month. The Seattle-based brokerage firm says that the average luxury home in Reno is priced at around \$1.1 million - cheaper than nearby San Francisco, where the average price for luxury estate is \$5.9 million.

A typical Reno home now sells for \$299,250, nearly double the price from the city's recession low in January 2010, when homes fetched a meager \$167,000, according to data from the Northern Nevada Regional multiple listing services.

One has to remember that we are a mere 45 minutes from Tahoe and 3 1/2 hours from San Francisco.



SQUAW VALLEY
[EXPLORE SQUAW VALLEY](#)



NORTH LAKE TAHOE
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RENO
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TRUCKEE
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HOMES FOR SALE

MONTREUX

6105 Lake Geneva
\$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 Montreux 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. Equity golf membership included in price.



5920 Cartier
\$1,299,000
MLS #150009616

Huge upgrades in this home, All Viking appliances, all custom tiles in Bathrooms and kitchen. Upgraded cabinet thru out. 2 master suites and hard wood floors in most area's. Upgraded tile's in all 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 paver's and a fire pit. Instant hot water installed. 3,500 sq ft. Equity golf membership included in price.



6425 De Chardin
\$ 1,999,999 just reduced/pocket listing
MLS #150001093

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 acre's 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. 4,844 sq ft



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



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, or contact me on my cell phone at **775 750-1901**. I am also available to show property outside of Montréux. 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.

I look forward to hearing from you.

Sincerely,
Louise Simpson



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