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November 2015

DISCOVER A NEW HOME WHERE THERE'S NO STATE TAX

MY NEW EMAIL ADDRESS IS:

louise@montreuxreno.com

Happy Thanksgiving - wishing you a warm and wonderful holiday. Snow has arrived and how beautiful the mountains look - I have not seen this much snow so early in the past three years, so hopefully more is on the way as the water is so needed. November has been a busy month, with many showings and tons of interest in the luxury market. Californians are coming with a new and different enthusiasm as permanent and well paying jobs become more available. This is only going to increase in the years to come and is a direct result of a lower corporate tax base for Nevadans, and an overall more friendly business atmosphere than the rest of the country. This has attracted major players to our state and thus is creating a strong economy and job base

Below is a link for the 3rd Quarter 2015 Market Trends Report - Reno/Sparks Area: [Market Trends Report - Magazine-style Version](#)

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.





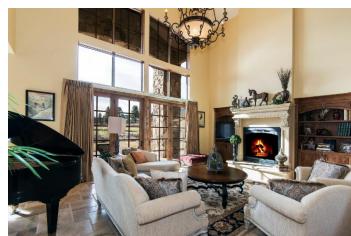
5920 Cartier
\$1,299,000
MLS #150009616
3,500 sq ft

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, 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.

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

Sincerely,
Louise Simpson



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Although the information above is deemed reliable, Dickson Realty does not guarantee its accuracy. If your property is currently listed for sale, this is not intended to be a solicitation.

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