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December 2016

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

Dear,

HAPPY HOLIDAYS and all the best for the NEW YEAR. My trip to South Africa was wonderful and I am glad to be back home. Lots of rain and snow in the mountains which makes for great skiing. I came across an older video of Montreux that I thought would be good to share with you. It gives you an insight of our beautiful community/area and what it has to offer. Do watch it.. MONTREUX.

To date 22 homes in Montreux have sold with 5 pending and 24 active listings. The average price per sq ft was \$326.82 and the high was \$455.56. Up from last year. A good sign which I believe will only continue to improve.

Have a wonderful Holiday Season and all the best for 2017. Looking forward to seeing you back at Montreux in the near future.

HOMES FOR SALE

6105 Lake Geneva
\$2,395,000 was \$2,495,000 **REDUCED \$100,000**
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
\$1,374,000
MLS #150009616
3,500 sq ft.

Huge upgrades in this home. All Viking appliances, all custom tiles in bathrooms and kitchen. Upgraded cabinets throughout home. 2 master suites and hard wood floors in most areas. Upgraded tiles 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 pavers and a beautiful fire pit. Instant hot water installed. Equity golf membership included in price.



20162 Bordeaux Drive
MLS #160005867
\$2,295,000

Spectacular estate on the 6th fairway of the famed Montreux Nicklaus Signature golf course, boasting 5 BD's/5.5 baths, a custom masterpiece w/ detached casita. Magical courtyard welcomes you to a breathtaking entrance surrounded by plush landscape. Exquisite interior finishes incl. high-end appliances, rich hand-scraped walnut floors, vaulted ceilings w/ elegant crown molding, granite, stone, & hand textured finished walls. Main floor living features a beautifully appointed living rm w/ big picture windows.



Montreux Lot for Sale

16920 Salut Court

Lot 819 \$189,000

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.

16860 Salut Court

Lot 816 \$279,000

MLS #160014514

Custom homesite in Montreux. 0.56 acre. Cul-de-Sac with magnificent views of Mount Rose and Slide Mountain. Home of a PGA Tour. All levels of Membership are available separately directly from the club.

SIGNATURE EXECUTIVE ESTATE

6667 Windy Hill Way: 6.42 acres \$1,799,000



Signature executive estate acreage commanding expansive, magnificent 360 degree views - moon rises over city lights, sunsets amid mountain peaks, green meadows below, and blue skies above. Family held since 1959, this large exclusive lot is located on a private road and offers remarkable seclusion. Situated above, yet near the city, it is amazingly accessible - 15 minutes to the airport and 45 minutes to Lake Tahoe. Large trees, rock wall terraces and partial irrigation await a landscape architect's touch .A 40 x 80 (3200 SF) outbuilding easily accommodates 12 cars. February 2016 ALTA Survey indicated current zoning HDR, possibly allowing subdivision. The property has two wells. Owner offers a portion of the total water rights

appurtenant to the land: 12 AF of Truckee River rights, three shares in The Last Chance Irrigation Co., and 12 AF of supplemental groundwater rights. More primary and supplemental rights and ditch shares are available for additional consideration. One of a kind.

Montreux Memberships

Membership has increased, as follows:

Full Golf Equity - increase from \$27,500 to \$32,500
Sports - increase from \$21,500 to \$24,000
Clubhouse - increase from \$ 3,500 to \$ 5,000

Please contact Linda Beatty, Membership Relations, at Linda@montreuxgolf.com or 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.

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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