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February 2017

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

Dear,

The series of storms that battered the Sierra Nevada with record snow for nearly two months has also made it the wettest year ever recorded in Reno. And that's with nearly half of the water season still far from over. The mountain of snow one sees when driving up to [Mount Rose](#) ski resort is incredible, which is just 10 minutes from Montreux.

Having lived in Galena Forest Estates for the past 35 years, I can confirm that the snow accumulation is perhaps the most I have ever seen, and yes the wettest since I have lived here. The good news is that we are finally out of the drought.

In the first two months of the year, there has been one home sold, four pending and 21 homes active in Montreux. I do believe the weather has interfered with sales in our area, and hopefully when Spring arrives the market will improve. Mortgage interest rates have crept up and are expected to stay within the 4.25-4.75% range for a thirty - year fixed-rate. While this is an increase from 2016, these rates are still considered low by historic standards. The bottom line, I think, is we are cautiously optimistic about the housing market for the year ahead. I think there will be a slight increase in purchases for 2017. The market is lively and subject to volatile changes.

[January existing-home sales show fastest seasonally adjusted annual sales growth in almost 10 years](#)

**HOMES FOR SALE**

**Pocket listing**

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  
\$1,299,000  
**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 Lots 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 PGA Tour event the Barracuda Championship. All levels of Membership are available separately directly from the club.

### **SIGNATURE EXECUTIVE ESTATE**

6667 Windy Hill Way: 6.42 acres \$1,573,000



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](mailto: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](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.

Sincerely,  
Louise Simpson



Montrêux Specialist and Mt. Rose Corridor

**Dickson Realty**

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guarantee its accuracy. If your property is currently listed for sale, this is not intended to be a solicitation.

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