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Biggest Little City



January 2016

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

*Reno makes Top 10 cities to live in the USA*

Dear (Contact First Name),

Here is a re- cap on Sales in Montreux, Galena and St James for 2015.

**Montreux:** 23 Homes sold, Average Price per sqft \$341  
Range = \$795,000 to \$2,300,000

**St. James's Village:** 6 Homes sold, Average Price per sqft \$212  
Price range = \$583,000 to \$1,330,000

**Galena Forest Estates:** 26 Homes sold, Average Price per sqft \$212. Range = \$412,000 to \$1,450,000

If you are thinking about buying or selling , please contact me and it will be my pleasure to send you a Comparative Market Analysis (CMA) of homes sold in your area.

**Year-End 2015 Market Trends Report - Reno/Sparks**  
[Market Trends Report - PDF Version](#)

**The Biggest Little City just made a top 10 list again.**

Reno was included recently by national lender Money Source in its list of top 10 cities in 2016 for first-time homebuyers. The inclusion comes short after Reno was ranked the [7th most popular destination for movers](#) nationwide by a United Van Lines survey.

**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 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

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



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

This magnificent home is located in the prestigious community of Montréux, 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



**20685 Margaux Drive \$1,450,000**

MLS #150015562

3,699 sqft 4 bedrooms and bathrooms EXTRAORDINARY HOME in the luxurious master-planned community of MONTREUX.

Approximately one year old this home features the highest quality materials including Wide Plank European white oak flooring, maple and knotty alder cabinets with soft closing drawers, solid quartzite and marble on all kitchen and bath countertops. The large gourmet kitchen features Thermador appliances spectacular lighting fixtures. Dramatic great room boasts high ceilings with a built-in entertainment center and dual sided fireplace. Spacious master suite with spa like bath. His and hers vanities, free standing tub and duel shower heads in separate shower. Golf membership for Montreaux available



**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 Montr  ux. 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



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