



August

DISCOVER A NEW HOME WHERE THERE'S NO STATE TAX

"Nevada. A World Within. A State Apart."

Contact Info

louise@montreuxgolf.com

775-750-1901

www.montreuxreno.com

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Dear (Contact First Name),

Summer is drawing to an end, and one can already feel the chill in the air in early mornings. In this Newsletter, I have included the latest information on the Luxury Real Estate market, Luxury Trends Report - PDF, an update on Montreux and information about improvements at Mt Rose Ski Resort.

At present, Montreux has over 35 homes listed of which 15 are over \$2,000,000. 13 homes have sold this year and 5 are pending. Inventory is once again low which makes me feel it is once again a buyers market in Montreux. There are a lot of lots on the market with 1 pending. 8 lots have sold this year. For more information email me at louise@montreuxgolf.com or give me a call at 775-750-1901. You can also visit my website to see all listings in Montreux at www.montreuxreno.com

Mt Rose has been very busy this summer, increasing its snow-making ability, adding more room for diners in the lodge and improving several areas of the mountain. Mt Rose is only 10 min from Montreux and 15 min from Lake Tahoe, and boasts over 1,200 acres of terrain, including 200+ acres of chairlift. For more information regarding season tickets please call 775-849-0704 or www.skirose.com

HOMES FOR SALE

MONTREUX

English Country Manor

4720 Alpes Way MLS # 140005753

Priced at \$2,350,000

Click below to see virtual tour:

[Biggest Little City](#)



VirtualTourAlpesWay.com

Nestled away in the pine trees on a cul-de-sac sits this charming English Fa House. Private and surrounded with a meticulous garden that has been manicured with an abundant variety of trees and shrubs, it is truly a master garden. Inside you will find the same perfect attention to detail and quality finishes. Built out of Arxx, 11 inch thick concrete walls, this home is energy efficient year round. The home has a covered patio with a gorgeous water feature that lulls you to sleep at night - a great location to host friends and family.



Completed Parc Foret - Ready to Move In!

MLS # 130015007

Priced at \$1,495,000

PENDING

Located in the pines backing up to a park, this 4,445 sq ft home has an open floor plan, vaulted ceilings, five bedrooms en suite and a powder room. The house has a four-car garage with ample room for a golf cart. A separate casita leading onto a private court yard, fully landscaped with drip system and sprinklers and quite a few upgrades are included in the home - view them.



Parc Foret
20705 Pomerol Drive
MLS # 130002684
Priced at \$1,175,000

2,873 sq ft home, 3 bedrooms, and 3 1/2 bathrooms.
Other floor plans and models available to build to suit.

Plan 1A 

St. James Village

MLS #140007583

3,215 sq ft, 4 bedrooms, 3 1/2 Bathrooms, Single Story

Priced at \$719,500

Located in St James, private gated community, this beautiful single story home is located on a Cul-De-Sac and surrounded by large pine trees. Great views directions. Big 27 feet deep 3 car garage. Three large decks, one off the master bedroom including 2 bedroom suites. Large kitchen with breakfast bar and sunny breakfast nook. Pantry. Maple cabinetry throughout. Mature garden a variety of trees. Small seasonal creek runs by the home. Truly a must see home!



Active St James Listings:



LARGE 3.69 ACRE LOT IN MONTREUX

At the end of Bordeaux there is a large 3.69 acre lot for sale for \$895,000. piece of land is on the 8th fairway and is zoned for two to three homes. G investment for down the road.

Any piece of property that is one acre or more can have a wood burning fir place - this is a county law.

Montreux Memberships

As of May 1, 2014 the prices for membership have increased, as follows:

- Golf - \$18,500
- Sport - \$12,500
- Clubhouse - \$3,500

MY CONTACT INFORMATION

If you would like a complete updated sales list please email me at louise@montreuxgolf.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 market 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

Montr  ux Specialist and Mt. Rose Corridor
Dickson Realty
louise@montreuxgolf.com
Cell:775-750-1901
Fax:775-850-7011
www.montreuxreno.com

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Louise Simpson - Dickson Realty | 500 Damonte Ranch Pkwy | Suite 625 | Reno | NV | 89521