



December 201

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

**MY NEW EMAIL ADDRESS IS:  
[louise@montreuxreno.com](mailto:louise@montreuxreno.com)**

### Contact Info

[louise@montreuxgolf.com](mailto:louise@montreuxgolf.com)

775-750-1901

[www.montreuxreno.com](http://www.montreuxreno.com)

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[Reno Philharmonic](#)

Dear (Contact First Name),

HAPPY HOLIDAYS!

I had a wonderful time with my family in South Africa and am home safely. Hope you all had a wonderful Thanksgiving. Please note that my email address will be changing to [louise@montreuxreno.com](mailto:louise@montreuxreno.com).

The Holiday season is upon us, and here in Reno we are thankful for the good winter storms in our area; in fact, as I write this a storm is expected to drop over a foot of snow at ski resorts in the area. All the ski resorts are now open, and we have many happy skiers around us...a far cry from last year's dry season.

The real estate market this year has once again improved. Only 14 percent of homes sold in Reno-Sparks involved a distressed property. That's a big change from 2010 to 2011, when troubled houses accounted for 80 percent of sales.

Seven homes sold for more than \$1 Million in November. That brings the total for the year, thus far, to 69 sales of \$1M+ homes. 2014's sales of \$1M and above home has now exceeded 2013's 67 sales - and we still the rest of December to go. **Of that total, 21 of them sold in Montreux, with the highest home being sold for \$4.6 million.**

Foreclosures haven't changed much over the past year, however there are less than half as many short sales presently as there were this time last year.

[Reno Tahoe Open Nevada Children's Museum](#)

[Biggest Little City](#)



In January I will send a full report on 2014 sales in Montreux and the surrounding area. Once again Happy Holidays and all the best for 2015

MARKET NEWS YOU CAN USE...

# Market Statistics

RENO/SPARKS AREA

JULY '14    AUGUST '14    SEPTEMBER '14    OCTOBER '14    NOVEMBER '14



Source: Northern Nevada Multiple Listing Service (NNRMLS). All Reno/Sparks areas (Area 100).



## HOMES FOR SALE

### MONTREUX

English Country Manor

4720 Alpes Way MLS # 140005753

Priced at \$2,350,000

Click below to see virtual tour:

[VirtualTourAlpesWay.com](http://VirtualTourAlpesWay.com)

Nestled away in the pine trees on a cul-de-sac sits this charming English Farm 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.



**Parc Foret**  
**20705 Pomerol Drive**  
**MLS # 130002684**  
**Priced at \$1,150,000**

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



Plan 1A ©2013 DNRMLS

**St. James Village**  
**MLS #140007583**  
**3,215 sq ft, 4 bedrooms, 3 1/2 Bathrooms, Single Story**  
**Priced at \$699,500**

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 in all directions. Big 27 feet deep 3 car garage. Three large decks, on



off the master bedroom including 2 bedroom suites. Large kitchen with breakfast bar and a sunny breakfast nook. Pantry. Maple cabinetry throughout. Mature garden with a variety of trees. Small seasonal creek runs by the home. Truly a must see home!



### **LARGE 3.69 ACRE LOT IN MONTRÉUX**

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

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

#### **Montreux Memberships**

Memberships have increased, as follows:

Golf - \$22,500 Monthly dues \$875  
Sport - \$16,500 Monthly dues \$338  
Clubhouse - \$3,500 Monthly dues \$102

#### **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 Montréux. 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**

Montr eux Specialist and Mt. Rose Corridor  
Dickson Realty

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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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