



JANUAF

**DISCOVER A NEW HOME WHERE THERE'S NO STATE TAX**  
*"Nevada. A World Within. A State Apart."*

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Dear Louise,

After perhaps seven long years, it appears that we are finally making recovery in the Real Estate Market in the Reno area. Normal market conditions of supply and demand are pulling up the values all over the area. Once again Nevada's friendly tax advantages are drawing people to Northern Nevada.

Reno has been ranked No 9 on the list of "100 Best Places to Live", No 1 on "Top Spots for Winter Vacation" and one of the 20 most crime free cities in the Nation. On top of all this, we have the best Alpine lake in the USA, Lake Tahoe, surrounded by incredible winter sport and sun and outdoor activities. Coupled with the fresh air and some of the best events in the USA, including Hot August Nights and the Reno Rodeo, the Reno region has really blossomed.

### HOME SALES

2012 Montreux Home Sales = 23 at \$249.47 per square foot

2013 Montreux Home Sales = 33 at \$284.92 per square foot

- Increase of 10 homes in 2013, with an increase of \$35 per sq foot

### LOT SALES

2012 Montreux Lot Sales = 8 at an average of \$202,962.

2013 Montreux Lot Sales = 25 at an average of \$389,875

- Increase of 17 lots in 2013, up 300% in 2013 vs 2012

### TOTAL SALES IN MONTREUX FOR 2013

**33 homes with an average of 284.92 per sq ft**

Nevada Children's Museum

www.bigestlittlecitcity.org



## HOMES FOR SALE

### Montreux

6626 Gebser - \$2,400,000



3 bedrooms and bathrooms, 2 half baths and 4 car garage. Located on 2nd fairway with great view. Cabinets are fantastic. [MLS 120007067](#)

6410 Zermatt Court - \$999,000.

3 bedrooms and bathrooms, 2 car garage, maintenance free. [MLS 120001418](#)



"Parc Foret" 20705 Pomerol Drive - \$915,000  
2,873 sq ft 3 bedrooms, 3 1/2 bathrooms.  
**MLS 130002684**

Other floor plans and models available to build to suit



Creekside Manor 6573 Champetre - \$2,599,000 - Maintenance free. **MLS 1300092C**  
2 Story, 6,078 ft, 4 bedrooms, 4 1/2 bathrooms, 2 car garage

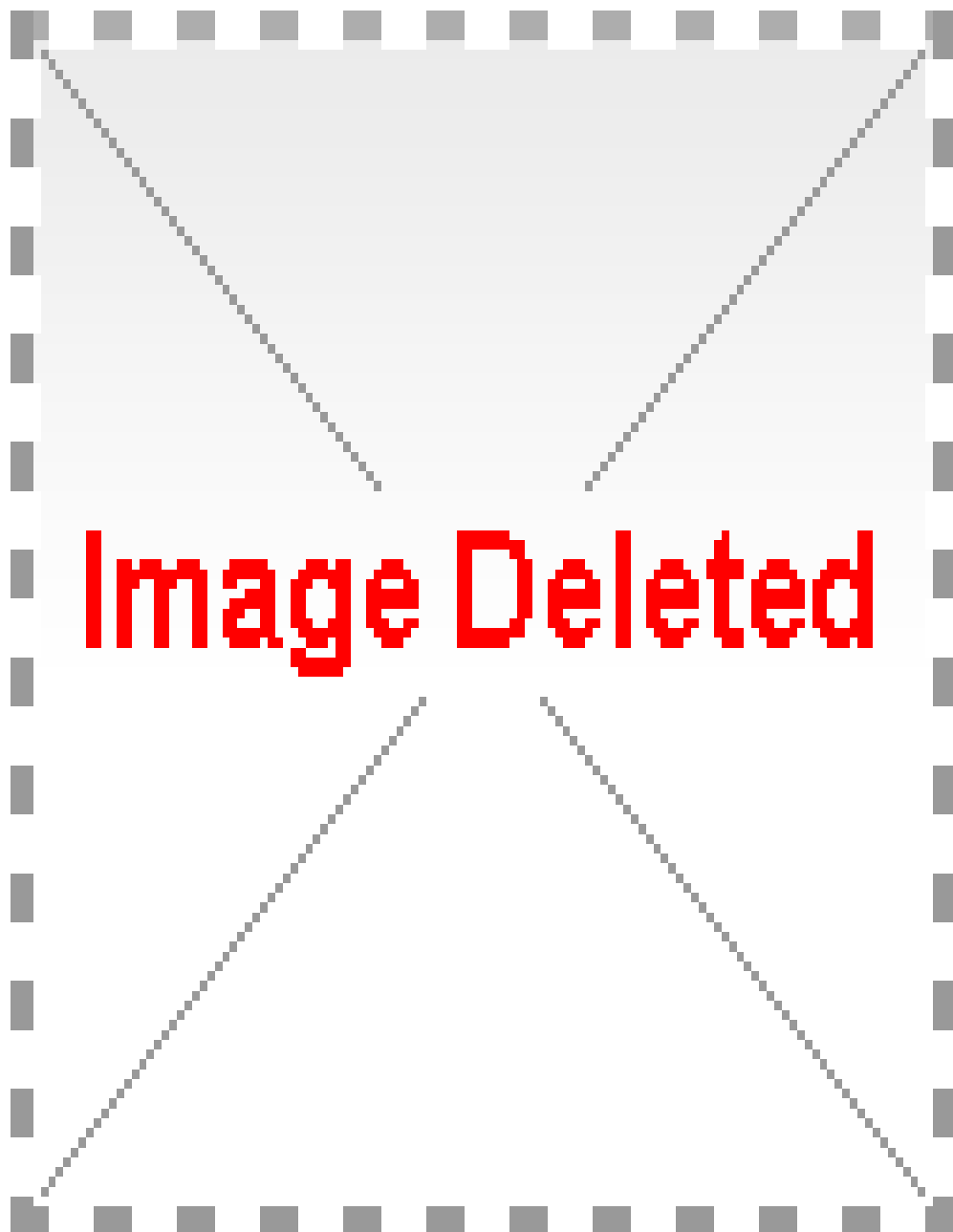


Pending

Cottage: Maintenance free on the 18th fairway. Location, location, location.  
On the ridge with fantastic views of Slide Mountain and Mount Rose, one of a kind!  
\$1,500,000 3 bedrooms, 2 1/2 bathrooms, 3 car garage and theater room. Single st  
**MLS 130006979**



## LOTS IN MONTREUX



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 : 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 burn fire place - this is a county law.

### **Montreux Memberships**

Starting May 1, 2014 the prices will *increase* 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](mailto:louise@montreuxgolf.com), or contact me on my cell phone at **775 751 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,



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