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January/February 2015

DISCOVER A NEW HOME WHERE THERE'S NO STATE TAX

MY NEW EMAIL ADDRESS IS:

louise@montreuxreno.com

Dear (Contact First Name),

To recap 2014 sales at Montreux:

22 homes sold in Montreux with an average price per sqft of \$344.91 and an average sales price of \$1,541,495. Highest home sold was \$4,600,000

13 lots sold with an average price \$per acre of \$513,301.36 and an average sales price of \$396,175

To Date:

20 homes are being built at present in Montreux

21 Homes are Active at present with 4 pending

24 lots Active with an average price of \$425,308

1 Lot sold

JetBlue Airway's non-stop service linking Reno and New York City starting in May will be a huge boost to the Reno area. Amid Nevada's resurgent growth second only to North Dakota, Jeremy Aguero cited other demographics in the new-comers to Reno, nearly 25% are seeking new jobs and another 20 percent are coming in company transfers. With Nevada's unemployment now below 7% and in the last 5 years in a row of 5% job growth. I do believe the Reno real estate market is going to thrive. It is really great to see company's such as Telsa, BlackRidge Technology and Switch moving to our area, plus being a hotbed for entrepreneurship with its quality of life and a growing partnership with the University of Nevada, Reno.

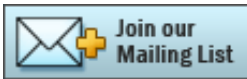
HOMES FOR SALE

MONTREUX

6425 De Chardin

\$2,350,000

MLS #150001093



This magnificent home is located in the prestigious community of Montr  ux, a private gated community, home to the 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 Mt. 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 patio's on either side. 4,844 sq ft



Pocket listing
English Country Manor
4720 Alpes Way MLS # 140005753
Priced at \$2,350,000
Click below to see virtual tour:
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 Forest

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.

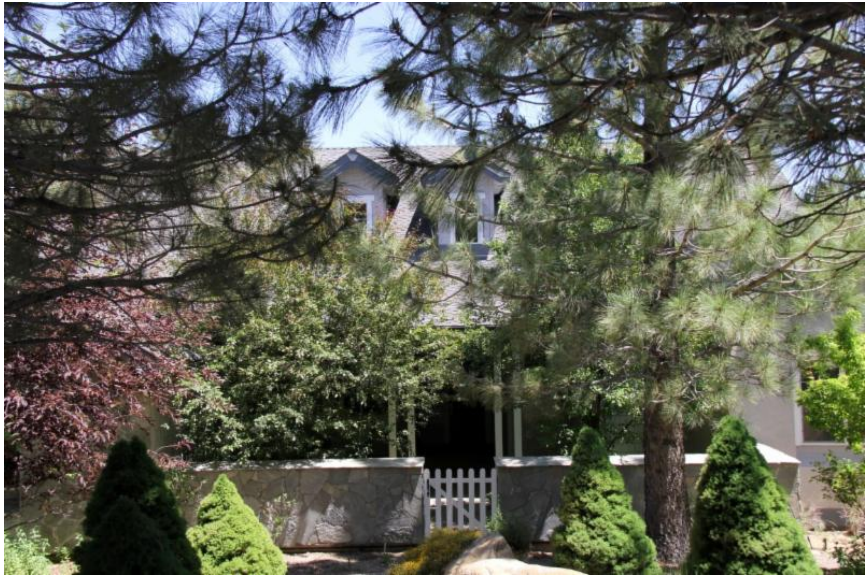


Plan 1A ©2013 NNRMLS

St. James Village**MLS # 140014573**

3,215 sq ft, 4 bedrooms, 3 1/2 Bathrooms, Single Story
Priced at \$674,500

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, one 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!



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 have increased, as follows:

With the warm weather early once again this year the golf course is open.

Equity Golf membership contribution is \$22,500 with dues at \$875 per month.

Equity Sports membership contribution is \$16,500 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, 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
I look forward to hearing from you.

Sincerely,
Louise Simpson



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