



Contact Info

louise@montreuxreno.com

775-750-1901

www.montreuxreno.com

In This Issue

Open House

Featured Homes

Special Offer

My Contact information

Quick Links

[City of Reno](#)

[Visit Reno Tahoe](#)

[Reno Is Artown](#)

[Nevada Art](#)

www.renophil.com

[Reno Tahoe Open](#)

[Nevada Children's Museum](#)

[Biggest Little City](#)

March/April 2015

DISCOVER A NEW HOME WHERE THERE'S NO STATE TAX

MY NEW EMAIL ADDRESS IS:

louise@montreuxreno.com

Dear (Contact First Name),

You're Invited...Spring Open House at Montr  ux Golf & Country Club.
Saturday April 25, 2015 from 1:00 - 3:00 p.m.
18077 Bordeaux Dr. Reno, NV 89511

Tour new [Parc Foret](#) luxury homes, featuring an exclusive new floor plan! New semi-custom homes start at \$1.1 million and forested custom lots start at \$425,000. Meet members and home owners, and win a 2 nights stay and play package and more. RSVP by Tuesday, April 14 to Heather Olson at 775.849.1090,ext. 121 or at heather@montreuxgolf.com.

Nevada's unemployment rate stayed the same in February, after the first monthly increase was reported in years. The jobless rate stayed at a seasonally adjusted 7.1 percent. In 2010, the rate was nearly 13.7 percent. This is good news for our State and the real estate market has benefited. "The combination of low interest rates and strong consumer confidence based on solid job growth, cheap oil and low inflation continue to support further increases in home prices," says David M. Blitzler, Managing Director and Chairman of the Index Committee for S&P Dow Jones Indices. "Regional patterns in recent months continue: strength in the west and southwest paced by Denver and Dallas with results ahead of the national index in the California cities, the Pacific Northwest and Las Vegas. However home prices are rising roughly twice as fast as wages, putting pressure on potential homebuyers and heightening the risk that any uptick in interest rates could be a major setback."

With Spring's arrival we have seen some excellent sales in Montr  ux. 17 active homes are on the market with 2 homes sold and 6 pending. 27 active lots are on the market with 2 lots sold and 1 pending. We hope to see this cycle continue.

HOMES FOR SALE

MONTREUX



6425 De Chardin
\$2,350,000
MLS #150001093

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



Pocket listing
English Country Manor
4720 Alpes Way MLS # 140005753
Priced at \$2,175,000
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 Foret
20705 Parc Foret Drive
MLS # 130002684
Priced at \$1,099,000

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



Montreux Cottage
MLS # 140010165
3 Bedroom, 3 Bathrooms, 2 Story and 2 Garages
\$899,000

Peacefully placed in the Cottages at Montreux. Surrounded by rolling lawns, forest, and a seasonal stream. The HOA takes care of the entire landscape maintenance as well as exterior maintenance on the home, making for a worry free lifestyle for those who travel but want the privacy and yard area that a detached home offers. The high quality construction, architecture and appointments will not disappoint. Fantastic floor plan designed for private lading areas and ample living spaces.

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 \$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 Montrêux. 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



Montréal Specialist and Mt. Rose Corridor
Dickson Realty
louise@montreuxreno.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