



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

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Dear (Contact First Name),

It seems like the Reno Real Estate Market has changed quicker than most expected, from a buyer's market to a seller's market.

31 homes in Montreux are on the market, with an average price of \$384.10 per sq foot. Five homes are pending with an average price of \$377.74 per sq ft. There have been 10 homes sold year to date, with an average price per sq foot of \$377.74. Last year 34 homes in Montreux sold with an average price per sq foot of \$377.74. One can see that homes are being priced reasonable, and that the price per sq foot has risen since 2013. All good news for home sellers.

Nationally, April retail sales have increased 4%. April consumer prices have increased 2%, and total business sales increased 1% in March, up 4.3% from a year ago.

The Reno Tahoe International Airport announced that American Airlines will add 500 more airline seats per day to major hub airports like Chicago, Dallas and Los Angeles. Atlantic Aviation just opened a spectacular new building for general aviation and business aircrafts that will make a powerful impression on the aircraft sector. Effective June 12, 2014, American Airlines will increase service to Los Angeles from four daily flights to five on Sundays, Mondays, Thursdays and Fridays. The flights operate with 50-seat CRJ-200s.

I am pleased to be able to share all this good news regarding our area. Enjoy our wonderful weather and be safe. Louise

**MONTREUX LOTS**

There are 28 Active lots for sale in Montreux at present, with an average price of \$457,000. To date this year there have been five lot sales, with an average price of \$572,000.

Biggest Little City

If you would like more information regarding lots, please email me at [louise@montreuxgolf.com](mailto:louise@montreuxgolf.com).



## **HOMES FOR SALE**

### **MONTREUX**

English Country Manor  
4720 Alpes Way MLS # 140005753  
Priced at \$2,350,000

Nestled away in the pine trees on a cul-de-sac sits this charming English House. Private and surrounded with a meticulous garden that has been manicured with an abundant variety of trees and shrubs, it is truly a magnificent 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!**  
**Priced at \$1,399,000**

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



**Par Foret 20705 Pomerol Drive**

***Priced at \$915,000***

2,873 sq ft home, 3 bedrooms, and 3 1/2 bathrooms.

Other floor plans and models available to build to suit.



Plan 1A 

**Creekside Manor - 6573 Champetre**

***Priced at \$2,599,000***

Maintenance free, 2 stories, 6,078 sq ft, 4 bedrooms, 4 1/2 bathrooms, an garage make this a beautiful home in a beautiful area.



### **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 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](mailto:louise@montreuxgolf.com), or contact me on my cell phone at 775 750-19 also available to show property outside of Montrêux. Please contact me if need any help in purchasing your dream home. Send me what you are look 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 to sell: [www.montreuxreno.com](http://www.montreuxreno.com)

I look forward to hearing from you.

**Sincerely,**



## Louise Simpson

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*Try it FREE today.*

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