



October

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 is time once again for me to leave on my annual trip to South Africa to visit my family, so there will be no November newsletter.

Here in Reno everyone is very excited with the news that Tesla will be moving their new factory to our area. It will create jobs and of course the housing market will profit from this. It will take some time as many factors have to be put into place before this will occur.

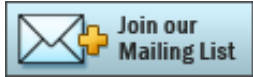
Be sure to check your Radon levels in your home. Radon gas is the leading cause of lung cancer for those who do not smoke. However, radon-caused lung cancer is preventable through testing and mitigation. Contact Jamie Roice-Gomes, radon education coordinator, at 775-322-0252 or roicej@unce.unr.edu for more information.

Below is a chart on how the market has performed in the Southwest Suburban area. Sales in the 3rd quarter dropped -37%, however median priced and average priced homes increased. In 2013 and 2014 the highest priced homes sold where in Montreux.

SOUTHWEST SUBURBAN ALL PROPERTIES

| January through September 2013 2014 % Change | |
|--|------------|
| Median Price | \$625,000. |
| \$655,500 | 5% |
| Average Price | \$718,419. |
| \$863,726 | 20% |
| Average Days on Market | |

[Biggest Little City](#)



163.....195 20%
 Highest Price.....
 \$3,000,000....\$4,600,000 53%
 Lowest Price \$210,000.
 \$200,000-5%
 Properties Sold 93.....
 59 -37%
 % Sold Price to Original List Price..... 95%.....
 97% 2%

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

Nestled away in the pine trees on a cul-de-sac sits this charming English Fa House. Private and surrounded with a meticulous garden that has been manicured with an abundant variety of trees and shrubs, it is truly a maste garden. Inside you will find the same perfect attention to detail and qualit 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 an family.



Completed Parc Foret - Ready to Move In!

MLS # 130015007

Priced at \$1,495,000

SOLD

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



Parc Foret
20705 Pomerol Drive
MLS # 130002684
Priced at \$1,175,000

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

Plan 1A 

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 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 sunny breakfast nook. Pantry. Maple cabinetry throughout. Mature garden a variety of trees. Small seasonal creek runs by the home. Truly a must see home!



Montreux

20203 Bordeaux Drive.

\$4,900,000

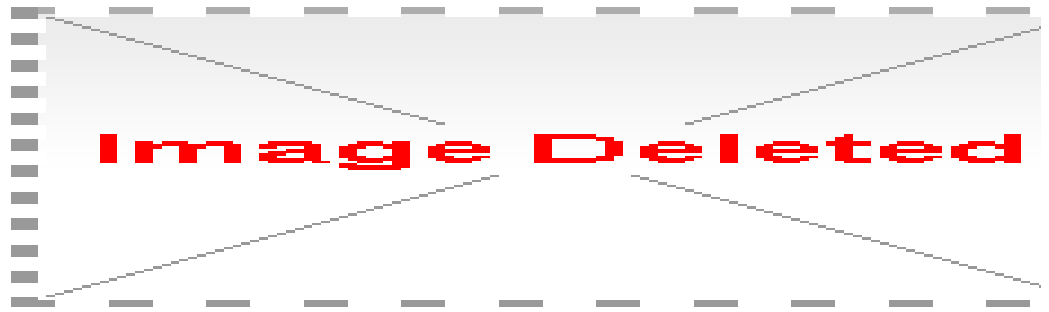
MLS # 1400007494

9,300 sq feet 4 bedrooms 3 bathroom and 2 half bathrooms

7 car garage. Double lot with great view of Mt Rose and is located on fairv



Active St James Listings:



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 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@montreuxgolf.com, or contact me on my cell phone at 775 750-1 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 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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Try it FREE today.

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