



September

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),

Fall has arrived and once again the colors are outstanding. Mt Rose was white this morning, so hopefully we will have a good winter for all skiers and winter sports enthusiasts, as well as help replenish the water supply.

It is interesting to note that in August 2014, Reno/Sparks sales are down from last year 11.4% compared to 2013. Sale prices are up 13.6% compared to last year, and inventory is up 2.7% compared to last year.

In Montreux, 10 lots and 17 homes have sold YTD, with 7 pending to close.

The State of Nevada offers one of the most tax and business friendly environments of any state in the union. Here are some of the reasons why advisers, celebrities, investment bankers, CEO's and athletes call Nevada home:

- * **No personal income tax**
- * **No corporate income tax**
- * **No gross receipts tax**
- * **No franchise tax**
- * **No inventory tax**
- * **No tax on issuance of corporate shares**
- * **No requirements for shareholders or directors to live in Nevada**
- * **No tax on sale or transfer of shares**
- * **No succession or inheritance with IRS**

[Biggest Little City](#)



- * **No sharing of information with IRS**
- * **Simple annual requirements**
- * **No initial or minimum capital requirements**
- * **Business friendly environment**

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

PENDING

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!



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

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, 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 market 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,



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