



Montréux Reno Real Estate Representative

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YOUR NEW HOME - YOUR NEW LIFESTYLE
WHERE THERE'S NO STATE TAX
THE NEW NEVADA

March 2019

Dear,

After a 34 hour flight, I am home safely after a wonderful trip to South Africa. My home is surrounded by at least 6 feet of snow and while I sit here another 1 foot is expected. Wonderful for our water supply as well as California's.

A new middle school is coming to South Reno in 2020 in the Arrowcreek area. WCSD has recently restructured their middle school model to include sixth through eighth graders in an effort to alleviate crowding for young learners.

The Galena Lodge has opened once again after five years of sitting vacant; the lodge has been renovated to host three new businesses: Snowind Sports, Mountain Medical and the Lodge Coffee + Wine. The Galena Lodge sits nestled in the forest adjacent to U.S. Forest Service land and is a great place to meet after a fun day in the Sierras.

Great news for skiers.

EXPANSION OF MT ROSE SKI RESORT

Quick up date on last year's sales in Montréux:

39 homes sold with a 10.3% increase.

Average price was \$1,883,734 with average price per sq ft at \$395. Highest home sold was \$4,900,000. At present we have 15 homes pending.

Lots: 17 - an 18% increase, average price was \$403,059, a 16% increase, and the highest lot sale was \$680,000

MONTREUX; ACTIVE HOMES AT PRESENT

[CHRISTIE'S MAGAZINE](#)



HOMES FOR SALE

5635 Foret Circle \$5,950,000

9,100 sq ft, 4 bedrooms 5 bathrooms and 4 garages. Situated on a cul de sac and surrounded by the 13th, 14th and 15th fairways.



5820 Strasbourg Court \$1,575,00 PENDING

3 Bedroom and bathroom on suite, office and 3 car garage. Single story on a half acre lot.

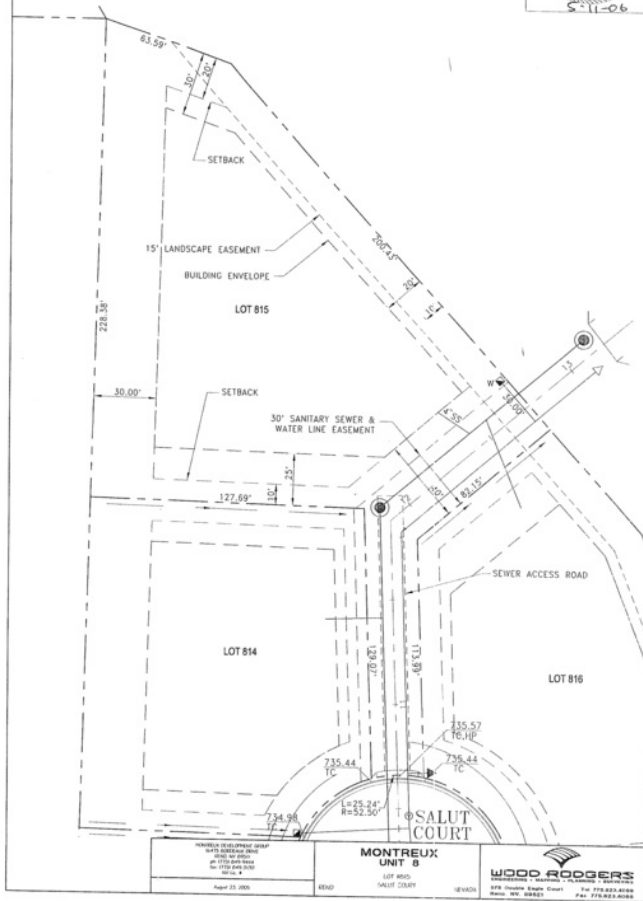
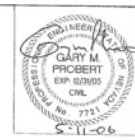


6574 Champetre Creekside Manor \$1,725,000
3,047 sq feet. 3 bedrooms and bathrooms. Single story. Vaulted ceilings and abundant windows create a home filled with natural light and views. ICF construction



16845 Salut Court, \$380,000 SOLD
Lot 815, 0.81 acres situated at the end of a cul-de-sac
Flag lot with magnificent views of Mount Rose.

NOTE:
 CONTRACTOR TO PROVIDE POSITIVE DRAINAGE
 AROUND ALL DOOR STOPS. REFERENCE
 ARCHITECTURAL PLANS FOR STOOP LOCATIONS
 AND SIZES PRIOR TO CONSTRUCTION



16860 Salut Court

Approved Spec home to be built.

3,558 sq feet \$1,650,000

MLS # 170013126

This home is a spec home. Open floor plan with 3 bedroom suites and an office. 3,558 sq ft. Buyer can choose all of their own interior finishes. Fantastic views of Mt Rose and the East mountains. Located on a cul-de-sac. Located in premier gated golf course community of Montreux, 20 mins from Lake Tahoe and 15 mins from Reno/Tahoe International airport. Close to restaurants, movie theaters, golf, skiing, hiking, biking and Galena trails.



Montreux Memberships

RECENTLY INCREASED

Full Golf Equity	- \$37,500	\$875 monthly dues
Sports	- \$27,500	\$338 monthly dues
Clubhouse	- \$7,5000	\$102 monthly dues

Please contact Jackie Latragna, Membership Sales Director, 775-683-3123 or jackie@montreuxgolf.com regarding Legacy Golf and Corporate Golf 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 eux. 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

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