

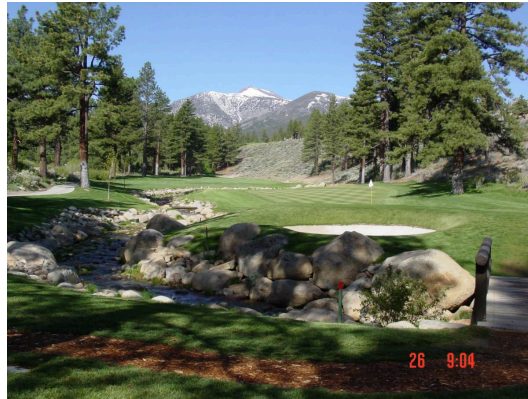
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March 2022



MONTREUX GOLF & COUNTRY CLUB AND SURROUNDING AREAS OF RENO, NEVADA



EDAWN: ECONOMIC DEVELOPMENT AUTHORITY

Greetings!

I am home safely after a wonderful trip to South Africa to see my family after 3 long years. I have include a few pictures of my safari experience.

With 2021's rising home prices and low inventory, it was a tough year for homebuyers - especially for first-time buyers. It seems that 2022 is following in a similar fashion, with inventory remaining low.

Montreux today has 1 Active listings and 3 homes have sold this year. The **Galena** area has 1 Active and 8 sold this year, **Vacant land** in the area has already had 11 lots sold and 4 are currently active.

Below is a article by Jason Hidalgo on the housing market in Reno today.

Housing woes drop Reno to 20th in best cities list

If you would like more information please do not hesitate to email or call me at

Quick Links

TAX ADVANTAGES OF MOVING TO NEVADA

City of Reno

Renoairport.com

Visit Reno Tahoe

Reno Is Artown

Nevada Art

Reno Philharmonic

Nevada Discovery Museum

US National Weather Service Reno

Nevada

Montreux Sales, Sold, Active & Pending Year to date 2022

GALENA FOREST ESTATES -ST JAMES - SCOTCH PINES: Year to date 2022

Vacant Land Year to date 2022

MONTREUX MEMBERSHIP 2022

Member-Owned 2022 Pricing

Full Equity Golf Membership

\$130,000 - Monthly dues: \$1,100

louise@montreuxreno.com 775-750-1901.

7 available

Sports Membership

\$35,000 - Monthly dues: \$475

23 available

Clubhouse Membership

\$15,000 - Monthly dues: \$300

Please contact John Scott at **775-250-4282** for more information



HOMES AND LOTS FOR SALE



**Address: 197 N ARGYLE CT
St James**

**Price: \$ 2,349,000
Pending**

MLS#: 210018340

If you're seeking a luxurious lifestyle in a premier location, this home is hard to beat: sophisticated, spacious, and contemporary located in the gorgeous St. James's Village community. This home consists of 5424 sq ft., 4 bedrooms, 3 full baths, 2 half baths, plus 2 bonus rooms. Tandem 4 car garage with a huge RV garage attached. Don't have an RV...? Make it into a 6 or more car garage to enjoy all your toys. The fun won't stop all summer long by the beautiful saltwater pool and hot tub. The outdoor area provides a relaxed and stylish space for entertaining family and friends. Property Features Include: 2 Story, 2 Separate Entrances, 1st floor boasts Travertine tile with radiant heat throughout, with each room having its own controls. Gourmet kitchen includes granite countertops, 6 burner gas range, pot filler above stove, beverage cooler, breakfast nook, breakfast bar, stainless steel appliances, and a butler



**6038 Breithorn Cir
Montreux**

Price: \$ 4,000,000/Pending

MLS # 220000075

Enjoy privacy and splendor in Montreux! Located in a prime cul-de-sac setting with breathtaking views of the 13th Fairway, this luxurious custom home offers extensive upgrades and sophisticated finishes. Open-Concept Great Room with dramatic beamed ceilings and spectacular Chef's Kitchen. Master Suite on main floor & impressive Family Room/Office space upstairs. Magnificent Solarium ushers in abundant natural light. Hydronic radiant heat flooring on both levels and 3 fireplaces. Superior golf views abound! Main-level living with the Master Suite on one side of the house, and a spacious Guest Suite on the other. Great Room, Kitchen, Breakfast Nook, Formal Dining, Butler's Pantry, Solarium, 2 Half Baths, and Laundry also reside on the first floor. The upstairs offers a Formal Office, large Family Room/2nd Office, Guest Suite, 4th Bedroom and Full Bath. The second floor can be accessed via a formal front

pantry off kitchen with its own dishwasher. Separate spacious laundry room with an abundance of natural light, sink and plenty of storage. Master Bedroom: Doubled sided gas fireplace, His and Her walk-in closets, huge shower with 2 showerheads, double sinks, jetted garden bathtub. Formal living room with high ceilings. Formal Dining room right off the kitchen. The second bedroom has a full library and 2 closets, with a door leading out to the patio where you will find a saltwater pool, hot tub and beautiful water feature. Garage approximately 1,472 square feet including a 36 foot deep RV garage with a 12ft door. Potential for storage of 8 cars with lifts. 2nd Floor: Features beautiful wood flooring, 2 bedrooms with full walk-in closets, Jack and Jill bathroom, double sinks, shower/bath combo. Game room, plus a workout studio, half bath and beautiful mountain views.



**20540 Latour Way
Montreux Golf & Country Club**

Price: \$ 2,899,900

MLS #220003368

Luxury Mountain Modern meets French Chateau. This Former Les Maisons model home is located in the coveted Montreux gated community and Country Club, home to Northern Nevada's only Championship Jack Nicklaus Signature golf course. Boasting beautiful exposed wood beams, soaring ceilings, gorgeous well maintained hardwood floors, and double-pane wood framed windows, this home is a masterpiece. Enjoy the tranquil view of the HOA maintained common area, offering walking trails, a stunning water feature, and dry creek.

Home features majestic lime stone fireplace, matching hood over La Cornue french range. New Pro Line Sub Zero built-in refrigerator/freezer; Sub Zero wine

staircase or informal back staircase. The Gourmet Kitchen features Dacor double ovens and 6-burner range, Bosch dishwasher, built-in KitchenAid refrigerator, 2 Sub-Zero freezer drawers, 2 built-in microwaves, warming drawer, pantry with pull-out shelving, and a new beverage refrigerator. Butler's Pantry includes wine fridge and copper sink. Brazilian Cherry wood and Travertine floors. The radiant heat flooring has gas forced air back-up. Home is outfitted with central vacuum, water softener, sound system, and programmable lighting. Extensive built-ins and storage throughout. Epoxy garage floors. Seller's Montreux Sports Membership available separately.



**6025 Gauguin Drive
Montreux Golf & Country Club**

Price: \$ 2,288,000/Pending

MLS # 220003429

Stunning single story home located behind the gates at Montreux Golf & Country Club at the Renaissance, adjacent to Jones Creek creating exceptional privacy especially in the backyard. New Duchateau flooring throughout living, dining, & kitchen. Perfect for entertaining, an open gourmet kitchen with a large island adjacent to dining & an open living area with window walls highlighting spectacular & sunny views of Mt. Rose. In immaculate condition & the perfect home for entertaining! Outdoor entertaining at its best as the space features 2 built in BBQ's with large granite countertops + wok burner, a one of a kind water feature/firepit to create a warm and relaxing time whether entertaining guests or curling up with a book. 2 lighted

fridge, New Bosch dishwasher, Thermador convection oven & microwave. Recently expanded back patio with new old stone pavers surrounding sunken hot tub and fire pit surrounded by aspens and maple trees. Backyard is fully fenced offering privacy and safety for your pets. Home has new Water-tech water filtration system, instant hot water, new carpets, linen drapes in living room and Primary bedroom; custom window shades in all other en-suite bedrooms. Three car garage with epoxy floors, Covered outdoor patio with huge rock fireplace, and Heated copper gutters. The transfer of a Sports Membership can be negotiated separately (transfer fees will apply). Most Furniture and Furnishings available and negotiable outside of escrow.

pergolas cover the outdoor dining area, & a bullfrog spa overlooking Jones Creek. Great separation in this floor plan with primary bedroom on one side & 2 guest bedrooms across the living area. 2 car garage with laundry at entry near primary and one car garage adjacent to kitchen. This home is immaculate and will impress the most discriminating buyers!



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