



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



EDAWN: ECONOMIC DEVELOPMENT AUTHORITY

Dear Louise,

Please take the time to read the article below: [VACANT LOT FRAUD & NON OWNER OCCUPIED SALES ON THE RISE](#)

People who live in the Washoe county area and have vacant land or a rental property should register their APN number at:

<https://www.washoecounty.gov/assessor>

You can then sign up for Email Notifications if a document is recorded on your property using the Recorder's Office new [Recording Notification Service](#). I am sure you can do this where ever you are at your county assessors web page.

Here are some additional Red Flags to be aware of: Seller claims to live out of the area, across the country, etc. Seller wants a very fast close. Seller is willing to list the property far below market value. Wanting to use their own notary.

It has been recommended through the American Land Title Association that real estate professionals independently search for the identity and a recent picture of the

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[Montreux March 2023 Sold, Active & Pending](#)

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MONTREUX MEMBERSHIP

Member-Owned 2023 Pricing

Full Equity Golf Membership

\$130,000 - Monthly dues: \$1,300

7 available

seller, request an in-person or virtual meeting to see a government issued identification, never allow sellers to arrange their own notary closing, and be on alert when a seller accepts an offer price below market value in exchange for the buyer paying cash.

The snow continues to come and we are now on record as the 2nd snowiest season at central Sierra snow Lab... in the nearly 80-year history of the lab. Record was in 1952.

If you would like more information, please do not hesitate to email or call me at louise@montreuxreno.com/775-750-1901.

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



Montreux

Address: 5740 Dijon Circle

Price: \$ 1,794,000

MLS#: 220012894

Montreux - Patio views that seem to stretch forever, all within the secure gates of Montreux. Picture windows in the living room look westward to capture the sunsets over Mount Rose. Stunning views out every window with nearly an acre of land that backs to a 70 acre pasture and HOA common areas. Neighbors are unseen from your patio - only privacy, pastoral views and forested beauty. Apple trees, peaches, raspberries and a raised garden makes this home into a homestead.



Montreux

Address: 5192 Bordeaux Court

Price: \$ 2,605,000

MLS #: 210018199

5 Bedroom & Bathroom, 4 garages, 2 story, 4,189 sq feet. Brand new Construction in the Parc Foret community of Montreux, this is a plan "2X-Modified". Home will be completed in late 2023. Buyer to select most interior finishes. Located at the end of the cul de sac on a large treed homesite. Great room design with 4 car garage, 5 BR, 5 Bath. Montreux is the premier gated golf course community in the Reno/Tahoe area. Only 25 mins to Tahoe and 20 mins to the airport. Folding glass wall door in great room included in upgrades.

Taxes to be assessed once home is sold and

The vaulted ceiling in the master bedroom stretches both to the east and west - offering stunning views of the valley sunrise and the Mount Rose sunset. Sit by its fireplace while sipping a glass of wine and take in the views. The fourth bedroom is on the main floor level (no steps) with a full en-suite bath for visitors. Two additional upstairs bedrooms are perfect for a family of any size. Stunning views everywhere! The front living room has a soaring 17' ceiling and picture windows filled with Mount Rose all the way up to both ceiling and summit. The rear family room and kitchen combine into a true 'great room' with picture windows that seem to stretch for an eternity.

10 minutes to Mount Rose Ski Resort, 15 minutes to Reno Tahoe International Airport and 25 minutes to Lake Tahoe

completed.



Montreux
5223 Nestles Court
\$4,200,000

MLS# 220016980

Rare creekside single-level in Montreux! Exceptional quality, made for entertaining. With recent improvements, the custom home feels brand new: new HVAC system, new Lutron & Savant home automation, new paint and carpet & much more. Primary suite with double sided fireplace, new steam shower and a private office retreat, all overlooking the creek. Current home furnishings, electronics, golf cart & Montreux equity Golf membership included. 1500 SF car garage+ golf cart w/ epoxy floors & "gift wrap station".

Amenities list abounds: Gourmet kitchen with Sub-Z refrigerator, Wolf range, Bosch oven & 2 Bosch dishwashers, warming drawer,

St James Village
38 Bennington Court
Price : \$ 3,250,000
PENDING

MLS# 220008071

Nestled in the pine and aspen trees of St. James Village on 1.92 acres, a spacious mountain paradise with expansive views and breathtaking sunsets, wonderful wildlife encounters and outdoor adventures like no other is this magnificent Lodge Style home. The Main floor centers around the great room open to a spacious kitchen with top-of-the-line appliances; kitchen nook, formal dining room, master suite with heated floors in the master bath/shower, home office, 2nd bedroom/exercise room and powder bath.

The large, covered deck and back patio with built-in barbecue grill and hot tub, provides

400 bottle wine storage, dramatic coffered ceiling in Living Room with view windows looking toward the creek. Newly refinished walnut floors, 3 fireplaces (wood burning in great room). Built-in Thermador BBQ, 2 fire pits & copper gutters. Ideal outdoor entertaining space, with tiered paver patios, along Galena creek. Enjoy the babbling brook and majestic tall pines - a setting like no other in Montreux.

the perfect area for entertaining and relaxation. There is also a large two car garage on the main level. The downstairs centers around a Rec room with a full bar, wine cellar, 2nd home office, 2 bedrooms and 2 bathrooms and walk-out patio. An additional two-car garage and huge storage area finishes out the home. Dog run and Dog bath in laundry. Brown's Creek Trail in your back yard, 10 minutes ski resort, 25 minutes to Lake Tahoe, 20 min to Reno/Tahoe International Airport. 5,031 sqft, 4 bedrooms, 3 and 2 half bathrooms, 4 garages.



Montréux Specialist and Mt. Rose Corridor
Dickson Realty

Louise@montreuxreno.com

Licensed Associate Real Estate Agent
S. 0070359

Cell: 775-750-1901

www.montreuxreno.com,





Louise Simpson - Dickson Realty | 500 Damonte Ranch Parkway, Suite 625 Reno NV 89521
Washoe | Reno, NV 89521 US

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