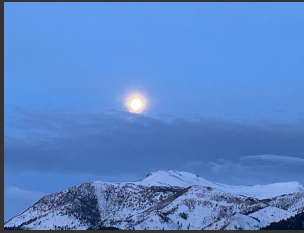


MONTREUX GOLF & COUNTRY CLUB AND SURROUNDING AREAS OF RENO, NEVADA



EDAWN: ECONOMIC DEVELOPMENT AUTHORITY

Dear Louise,

The city of Reno is becoming an enticing market for real estate investors. Other factors driving up living and housing costs in Reno include low inventory, higher cost of construction, high living standards. In February 2024, the median listing home price in Reno, NV was \$595K, trending up 3.5% year-over-year. The median listing home price per square foot was \$330. Reno is known for its year-round outdoor recreation opportunities. In the warmer months, residents spend their free time biking, kayaking, fishing and playing golf. Tubing on the Truckee River is a popular summer pastime, and the shores of Lake Tahoe are peppered with beaches. When winter arrives, locals head to the mountains for downhill and cross-country skiing, snowboarding, snowmobiling and sledding. Residents benefit from Nevada's lack of income tax – both corporate and personal. Luxury Real Estate continues to thrive with 2024 having a great start.

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](#)

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[Montreux Montreux April 2024 Pending and sales this year to date](#)

[Galena, St James & Scotch Pines, Active, Pending and sales to date](#)

[Vacant Lane, Montreux, St James, Galena & Scotch Pines](#)

Membership Details

WE'RE LOCAL. WE'RE GLOBAL

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



2024 PRICING

All Montreux memberships have an annual food & beverage minimum of \$1,200. Capital Fees are payable over five years in equal installments of \$10,000 (golf) / \$5,000 (sports) per year beginning on January 1st of the year following the granting of membership and continuing thereafter until paid in full.

GOLF MEMBERSHIP | \$60,000 (Equity) and \$50,000 (Capital Fee)
\$1,410 monthly dues

You and your immediate family will enjoy use of all the Club amenities including the Jack Nicklaus Signature golf course and practice facilities. Also included is unlimited use of the Fitness Center, Clubhouse, tennis courts, sport court and swimming pools + hot tubs.

LEGACY GOLF | \$500 (non-equity)
\$435 monthly dues

Legacy Membership is extended to children and grandchildren of active members between the ages of 23 and 32. Privileges mirror those noted in the Full Membership, with the exception that they do not extend to the member's spouse or children. Only 25 Legacy members may be active at one time.

SPORTS MEMBERSHIP | \$35,000 (Equity) and \$35,000 (Capital Fee)
SOLD OUT | NOW ON WAITLIST | \$610 monthly dues

You and your immediate family will enjoy access to all of the tennis, swimming, fitness and social amenities and activities of the Club, with limited access to the golf amenities. Seven-day sign-up privilege to reserve tennis court times and there are no court fees. Seven-day sign-up privilege to reserve golf starting times. Rounds of golf are limited to 8 rounds per person per year at the accompanied guest rate, with time limitations. Annual passes to the driving range and practice facilities are available for purchase.

CLUBHOUSE MEMBERSHIP | \$12,500 (Non-Equity)
\$300 monthly dues

You and your immediate family enjoy unlimited access to the Clubhouse dining, the casual Grille at Jack's Pub and social events at the Club. The Club offers a full annual calendar of social events and themed dinners, with a spectrum of dining opportunities throughout the year.

Montreux Golf & Country Club 18077 Bordeaux Drive, Reno, NV 89511 montreuxgolf.com 775.849.1090

HOMES AND LOTS FOR SALE



Montreux Cottage

Address: 6345 Wetzell Court

Price: \$2,100,000

MLS#: 230009614

Experience the carefree lifestyle of a coveted Montreux "Cottage". This quality home offers low-maintenance, lock-and-leave exteriors & a short stroll away from the Montreux Club House & amenities. Serenity meets outdoor entertainment with a private front courtyard & spacious back paver patio, shaded by towering pine trees & accompanied by a flowing water feature. Inside, the open floorplan boasts high ceilings, abundant windows & a spacious great room layout. With 3 BR suites & a large bonus room



St James Village Gated Community

Address: 29 Bennington Court

Price: \$ 7,977,700

MLS #: 230008888

Welcome to 29 Bennington Ct where you are king of the world. This home is a spectacular single-level residence in Reno, NV, where luxury meets privacy. This 3-bedroom, 3.5-bathroom home offers unparalleled 360-degree views of Mt. Rose and the city, ensuring that every window captures a stunning vista. Designed for those seeking privacy and breathtaking views, this home boasts a variety of top-of-the-line features and upgrades. Situated on a private lot with

addition The spacious upstairs primary room offers treetop views, a walk-in closet & dual-sided fireplace. The Bonus room addition, features hard wood floors, built in theater speakers, and large closets with solid Alder doors. Ample space to be used as a home theater, bonus room, Den, or 4th Bedroom. As one of the "Montreux Cottages", the association cares for the exteriors including landscaping and most exterior maintenance. A Montreux Equity Social membership is included. Buyer to pay the transfer fee to the Country Club. Montreux Golf and Country club is the premiere gated golf course community in the Reno area. Located 20 mins to Lake Tahoe and the airport.

no neighbors, this home offers a tranquil escape from the hustle and bustle of city life.



Montreux
16955 Salute Court
Price: \$3,789,000

MLS# 240003169
 One of Montreux's finest custom homes. Rare single-level showcases quality & smart design. Large windows & open great room provides a feeling of modern warmth. Upgrades include Wolf appliances, Restoration Hardware lighting, Lutron home automation, custom outfitted closets & much more. With 4 BR suites, 2 comfortable offices & a 3.5 car garage. A private courtyard with an exquisite brick wine room, 1000+ bottles. Backyard is fully fenced w/ pet- friendly turf & fire pit. Located near Montreux's gated entry. Located in the highly desirable gated Montreux Golf & Country Club community. Ideal location, 20 mins to the Reno-Tahoe Int'l Airport, 15 mins to Mt. Rose Ski Resort, and just a short 30-min drive to beautiful Lake Tahoe. This custom home is a true



Galena Forest
455 Blue Spruce Rd
\$1,595,000

MLS# 230010509
 Nestled in the highly coveted Galena Forest, this exquisite home offers nature trails throughout the neighborhood. This active outdoor community provides the serenity of mountain living while being just moments away from all the conveniences of city life. The comprehensive renovation features 4 spacious bedrooms, all NEW bathrooms (3.5), NEW flooring and NEW HVAC system - a rare feature found in this community. The fully renovated kitchen boasts luxury appliances, breakfast bar and separate pantry. Attached is a 3 car deep garage with storage and a dog door that leads to a dog run.

testament of pride of ownership. Offering countless upgrades, solid construction, and stout list of recent improvements including: whole house air filtration & water filtration, storage lifts in garage, hardwood & stone floors and much more.

Montréalux Luxury Specialist and Mt. Rose Corridor
Dickson Realty

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