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

May 2019

Dear,

Summer has arrived with warmer weather, the bears are out and the Bald Eagle is back.

I wanted to remind everyone that on my website www.montreuxreno.com one is able to go to the Northern Nevada MLS feed and put in all your preferences and all the homes in Reno area that are similar will appear. A great tool that should be used. Sales continue to be excellent and hopefully will continue through the summer.

Once again the Concert on the Green will be held at Montréux...see invite below:

THE 19TH ANNUAL



Concert on the Green

THE BEST PARTY OF THE SUMMER IN THE HEART OF MONTRÉUX.



SUNDAY JULY 21, 2019

4:30 PM PICNIC

5:30 PM - 7:30 PM PERFORMANCE

@ THE PATTY SHEEHAN HOLE

FREE to all members, residents and their guests. Arrive early with your low-back chairs and picnic to claim your spot on the grass. Sponsor details to follow.

Additional Reports for your real estate interest:

[Got Space? How Defensible Space Can Help Save Your Home](#)

[The Weekender: What's Up in Tahoe](#)

[Oliver Open Houses this Weekend Reno/Tahoe](#)

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.



6220 Rouge Drive **\$4,100,000**

This exceptional luxury home is a rare Montreux treasure. Located on 2+ acres, it backs up to Jones Creek & a majestic 77-acre meadow. Open-concept plan w/ downstairs Master. 3 Ensuite Bedrooms, Gym, Office, Family Room. Large Game & Bonus Rooms could easily be converted to additional bedrooms. Distinctive custom finishes throughout. Garage space can harbor an RV + up to 7 other vehicles. Large covered balcony & pristine landscaped backyard bring the outdoors in. 360 degree views will take your breath away!



16860 Salut Court **\$1,650,000**

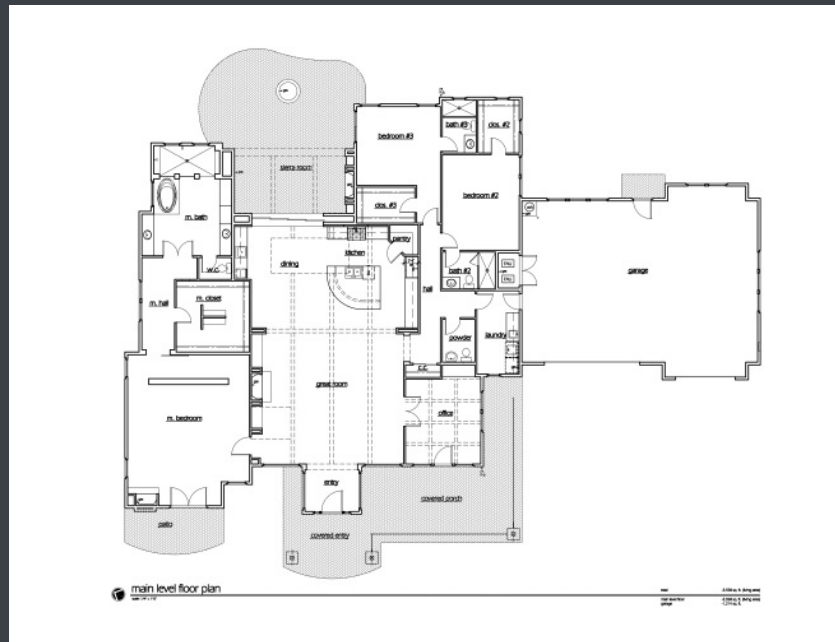
Approved Spec home to be built.

3,558 sq feet

MLS # 170013126

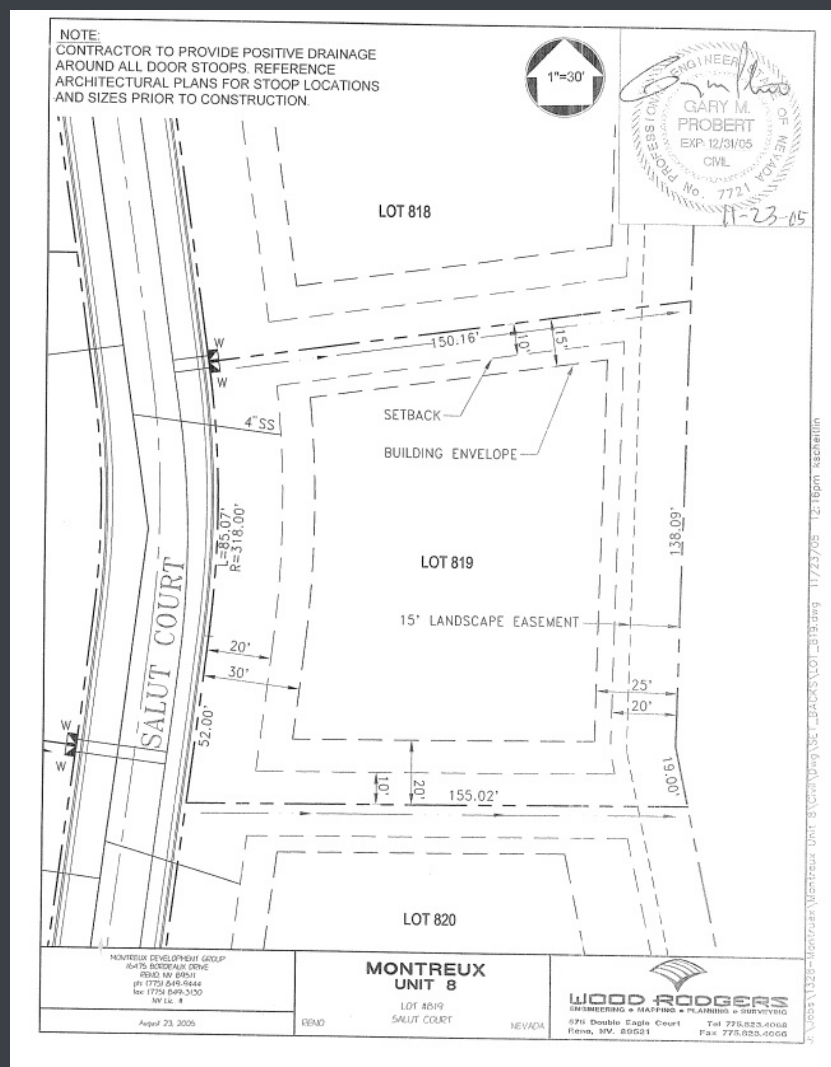
This home is a spec home. Open floor plan with 3 bedroom suites and an office. 3,558 sq ft. Buyer can choose all of their own interior finishes. Fantastic views of Mt Rose and the East mountains. Located on a cul-de-sac. Located in premier gated golf course community of Montreux, 20 mins from Lake Tahoe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

International airport. Close to restaurants, movie theaters, golf, skiing, hiking, biking and Galena trails.



16920 Salut Court, lot 819 **\$299,000**

Custom homesite 0.49 acre located in a private gated community, Montreux Golf & Country Club, which boast a Jack Nicklaus Signature Golf Course and its own PGA tournament. Magnificent mountain views of both Mt. Rose and Slide Mountain. On a cul-de-sac. HOA are \$265 a month which includes, 24/7 manned gate and includes roving patrols, maintenance of all common areas and snow removal. All utilities are underground, no time limit required to build.



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 Montrêux. 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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