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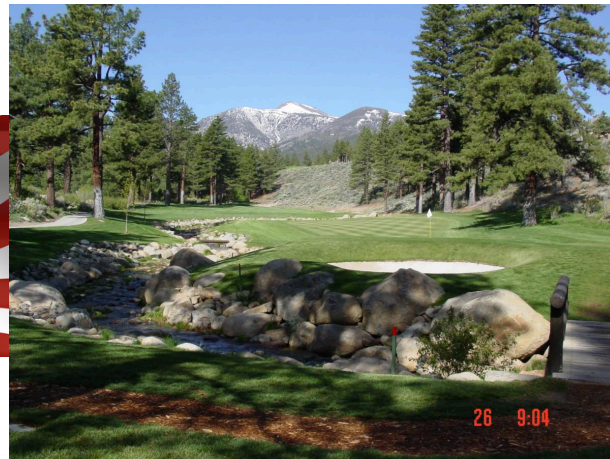
May 2022



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



Please take a moment this Memorial Day to remember our courageous soldiers and their families.



EDAWN: ECONOMIC DEVELOPMENT AUTHORITY

Greetings!

The market in Montreux continues to be brisk with some homes receiving cash offers over asking price. The sale-to-list price ratio was 100.02%. Homes in Reno sold for approximately the asking price on average in April. However beginning in May, I have started to see some price reductions in our area. Reno is still a **seller's market**, which means that there are more people looking to buy than there are homes available. With mortgage rates on the rise lately, it is more important than ever to be pre-qualified with a lender before looking at homes to buy, and to have an **expert relator** assist you with navigating the negotiations when making a home purchase. Reno's medium priced home hit a record \$630,000 in May.

Did you know that today about 32% of luxury purchases, including real estate, use crypto?

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 May 2022

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

Vacant Land Year to date 2022

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



- MONTREUX MEMBERSHIP 2022**
- Member-Owned 2022 Pricing**
- Full Equity Golf Membership**
\$130,000 - Monthly dues: \$1,100
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



Montreux

Address: 16880 Salut

Price: \$ 2,250,000

MLS#: 220005109

Located in the gated luxury home community of Montreux, this beautiful custom home is warm and inviting and has a front yard view of Mount Rose. A paver stone path leads you to the front entry and into the foyer. Just off the foyer is the office, a great work-at-home space that feels private to minimize distractions. Through the foyer, you will find the main living space, an open concept great room, with soaring ceilings, with wood beams, and a beautiful fireplace to restore and relax with. Rich wood flooring and high wood-beamed ceilings add a touch of elegance to this space. The kitchen features dark wood cabinetry, high-end stainless steel appliances, a large center island with farmhouse sink and pendant lighting, and a large pantry. A breakfast nook with large



Montreux

Address: 16955 Salut Ct.

Price: \$ 4,195,000

MLS # 220005964

Privately located inside the gates of the Montreux Golf and Country Club, this Neil Adams built custom home offers a rare combination of fine craftsmanship, relaxed comfort and luxury living. Built in 2015, this home features 4 bedrooms, 4 full bathrooms, and 2 half-baths at 4,698 SF with views of the eastern Sierras. The gourmet kitchen was designed for function and entertaining. With top-of-the-line commercial appliances custom cabinetry, granite countertops and warm, natural stone tile. Made of brick, the wine cellar is its own special room, displaying well over 1,000 temperature-controlled bottles, with enough room for a dining table—and radiant heat for your guest's comfort. The custom stone and tile work outside in the private Tuscan style courtyard extends your living spaces outdoors with a

picture windows looks out to the covered back porch. The living room has a large stone fireplace focal point and feels open and airy. A formal dining area just off the living room is perfect for entertaining. The Primary suite takes full advantage of Mount Rose and Slide Mountain views. A gas fireplace keeps this room feeling cozy, and French doors lead to the back patio. The ensuite bathroom features a large soaking tub with mountain views, a glass-enclosed stand-up shower, dual sinks, and a walk-in closet. The two secondary bedrooms each have a bathroom and share a sitting room/library area. Outdoors the covered patio features a fireplace and widescreen television, a ceiling fan and warming lamp, a great extended living space in all seasons. The lush landscaping allows the ultimate privacy. This home provides an exquisite living experience, flooded with natural light. Montreux Golf and Country Club Sports membership is included with the sale of the home. Very high quality furnishings are negotiable.

fireplace, half bath and television. Artistically landscaped, with a reverence for the natural beauty of Montreux and the mountains beyond, the four seasons of Reno-Tahoe are just outside your front door. Why spend years waiting to build, when this turnkey, beautifully maintained luxury home awaits you at Montreux.



Montreux
20540 Latour Way
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.

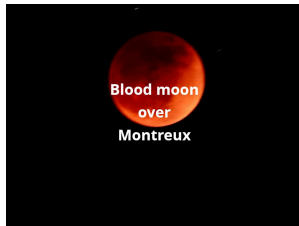


St James
520 Mount Mahogany
Price : \$ 4,380,000

MLS#220005884
 Exquisite luxury custom-built home located in the gated St. James Village. This 6740 SF home sits on an expansive 1.18-acre lot and was built by the esteemed builder with quality craftsmanship and one-of-a-kind finishes. With four bedrooms, and 4.5 bathrooms, the estate has views of Mt. Rose and Washoe Valley and includes amenities fit for an executive, including an attached R.V. garage, office/den and wine cellar.. The accent lighting, motorized window coverings, outdoor water features, gourmet kitchen and entertainment center give this home all the comforts in a St. James Village retreat. The primary bedroom (located on the main floor) features an oversized bathroom with a wrap-around shower, jetted tub, heated

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 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.

floor, an exercise room, a two-way fireplace and two walk-in closets. The closet features custom cabinetry, including pull-down clothes racks to maximize storage with the tall ceilings. The second bedroom on the main floor features an ensuite bathroom with a fireplace, loft, and Washoe Valley/Lake view. The lower level includes two bedrooms with two full baths, a game/entertainment room, a mechanical room (with additional laundry), a fireplace and mini-bar with beverage cooler and sink, A.V. closet for whole-home automation. The gourmet kitchen has a Thermador gas oven/range, Subzero refrigerator, and Miele appliances, including a microwave, convection oven, steam oven, two warming drawers, and a built-in espresso station. There is a butler's pantry, prep sink, dual Bosch dishwashers, and wine cooler. Under the beam lighting and under-cabinet lighting are featured throughout the kitchen. The great room living area features a climate-controlled wine cellar, a one-of-a-kind floor to cathedral ceiling hand-crafted rock fireplace and views of Mt. Rose. Automated roller shades and tinted windows keep the home nice and cool in the summer. The whole home features the Lutron Lighting System, central vacuum, a Davinci synthetic slate roof, water filtration system with a U.V. filter, two water heaters, 4 HVAC systems and natural landscaping with a triple stone pillar fountain and stream/pond.



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