

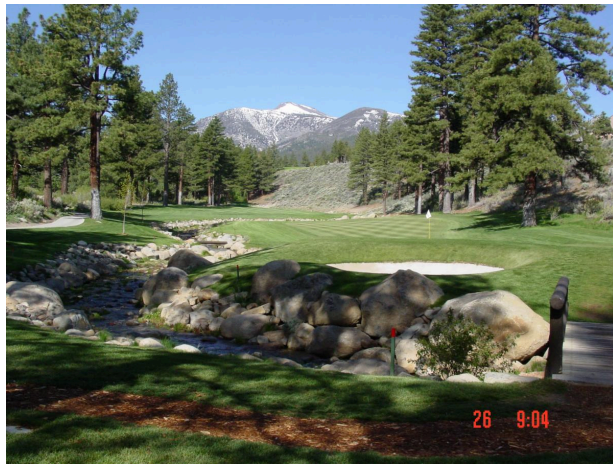
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October 2021



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



EDAWN: ECONOMIC DEVELOPMENT AUTHORITY

Greetings!

Rain, rain and more rain - just what we needed in Reno and it looks like the ski slopes will be open for Thanksgiving!

Quarter 3 of 2021 saw a 107% increase in total dollar volume sold in **South West Suburban Reno**, from \$84,659,130 in 2020 to \$175,089,300 in 2021. The median priced home is \$1,456,000, up 38% from 2020, and the average sale price is \$1,989,651, up 46% from 2020. The highest sold price is \$6,350,000, up 22% from 2020, and so far this year there have been 88 homes sold which is up 42 % from 2020.

Foreclosures and short sales are increasing, but will likely be scooped up quickly by first-time buyers and investors hoping to flip the properties or turn them into rentals. Today we are seeing a little slow down in sales which is normal with Thanksgiving and the Xmas season soon approaching.

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, October: Active , Sold & Pending 2021

GALENA FOREST ESTATES -ST JAMES - SCOTCH PINES October 2021

Vacant Land October 2021

MONTREUX MEMBERSHIP NEW PRICING

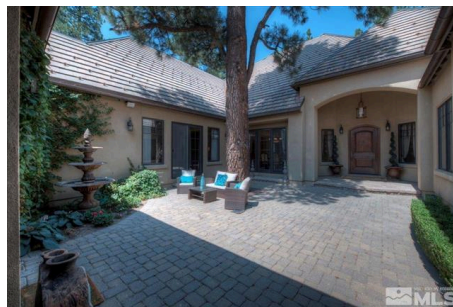
Please find attached an update on Sales in our area and Active listings which are once again minimal. Some competition has finally left the market, which means you can breathe a little easier. But don't wait too long for prices to level off or decline because you might miss out on the home of your dreams. This is an excellent time to get your finances in order so you can meet the speed of the market. You'll also want to take advantage of the record-low mortgage rates as experts are expecting to see them rise in the following months.

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



The Most Important Repairs Sellers Should Make for Buyers

HOMES AND LOTS FOR SALE



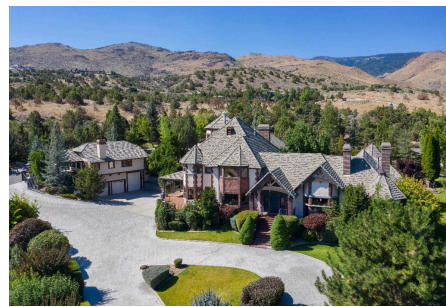
**Address: 5223 Nestle Court
Montreux Golf & Country Club**

Price: \$ 3,600,000

Under contract but can be shown

MLS#: 210012753

Rare Creekside single-level in Montreux! Quality-built by HomeCrafters, this luxury home offers the finest level of customized finishes incl. walnut floors, travertine tile and soaring wood beam ceilings, Knotty alder doors, 400-bottle temperature-controlled wine room, chef's kitchen, heated master bath floors, & a wood-burning fireplace in the Family Room. Backyard entertaining options abound, w/ built-in BBQ, two fire pits & multi-tiered patios. Tranquil & private setting adjacent to the magnificent Galena Creek! Exceptional curb appeal with welcoming gated courtyard entry. Gourmet kitchen is a



**Address: 4259 Plateau Road
Caughlin Ranch Area**

Price: \$ 2,600,000 PENDING

MLS #: 210008466

This property has all the amenities one could wish for - it is a lifestyle. With masterfully accomplished construction, spectacular city skyline views, privacy and security behind 2 iron gates. Secluded on 2.40 artfully landscaped acres, the main home consists of 4 bedrooms, 4-1/2 baths, superbly designed for a smart, flowing floorplan with generously sized rooms, high ceilings and many custom enhancements. The guest home has a kitchen, family room with fireplace, 2 bedrooms, 2 baths. Besides the media room and separate family room with kitchen access, there is a massive lodge-style gathering room with linear fireplace and wet bar, for a variety of

culinary delight with Sub-Zero refrigerator, 6-burner Wolf Range + griddle, Bosch oven and two Bosch dishwashers, convection microwave, warming drawer, and honed granite countertops. Walk-in pantry and butler's pantry. Dramatic wood coffered ceiling in living room with huge view windows. Newly-polished travertine tile, and new window coverings. Three fireplaces – two gas, one wood-burning. Master features a separate space perfect for a second office. Toasty warm heated floors in master bath, jet tub, and steam shower with rainforest and multi-head shower system. Dual walk-in closets with phenomenal 24-drawer island and full-length glass storage. 1,500 SF 3-car garage + Golf cart parking with brand new epoxy floors. Abundant built-in cabinets and shelving, including a custom "Gift Wrap Station." Covered patio with built-in Thermador BBQ, two built-in fire pits, multi-tiered patios and walkways. Copper gutters, 800 roof snow hooks, central vacuum.



**5760 Nordend Way
Montreux Golf & Country Club**

Price: \$ 4,100,000

MLS # 210012560

Located in the Chalets at Montreux, this Monet (plan 2) is truly a work of art and is being sold completely furnished. Enjoy the beauty of modern meeting mountain in this well appointed furnished, semi-custom home boasting beautiful antique rustic pine beams, indoor/outdoor fireplaces, custom Omega cabinetry throughout, Cambria stone countertops, Johnson Hickory English Pub Rye hardwood flooring, Marvin integrity windows, and so much more. Sales price includes all furnishings and equity golf membership at Montreux. This exclusive 23-home community is located in the heart of the gated Montreux Golf

happy occasions. From there, a secret loft/observatory and outdoor star-gazing tower offers spectacular sky and downtown Reno views. The luxurious elevator provides extra convenience for a home of this scope. Swimming pool, hot tub, batting cage and an enclosed gazebo. Main house is 7,130 sq. ft. plus a guest house of 1,304 sq.ft. 6 garages of which one is a 42" deep RV garage. Call listing agent for a private tour today.

The home has it's own private gate to enter the **Steamboat Ditch**

The trail is about 15.4 miles.

Satellite image of 4259 Plateau



**6105 Lake Geneva Drive
Montreux Golf & Country Club**

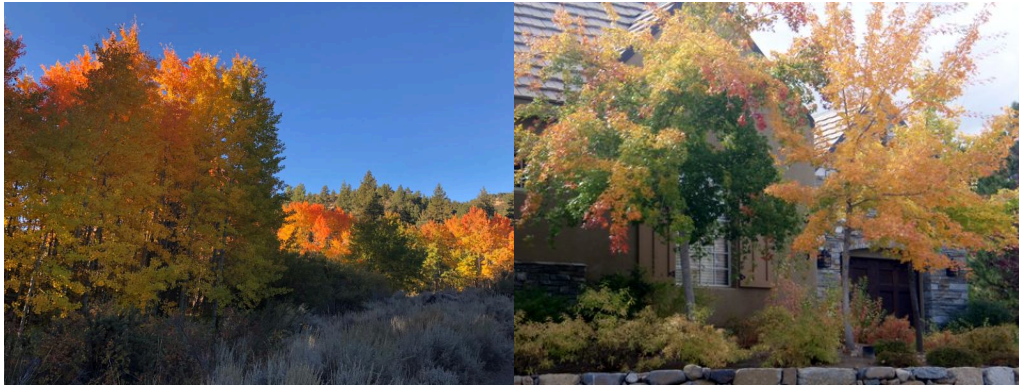
Price: \$ 4,100,000

MLS # 210013597

Premium golf course location in Montreux! This recently renovated custom home captures spectacular views of the Jack Nicklaus Signature 17th Hole, Galena Creek, and the majestic Sierra Nevada mountains. Refreshing contemporary finishes, Chef's Kitchen w/ upscale appliances, full bar, and 2000-bottle temperature-controlled Wine Room. Master on main floor. Exceptional entertaining options inside & out. The turnkey Country Club lifestyle awaits - all furnishings, Montreux Golf Membership & golf cart included. Renovation includes new wood floors, new kitchen configuration, cabinetry,

community, within walking distance of the grand clubhouse and Jack Nicklaus Signature Course. Included is the Equity Golf Membership.

hardware, and fixtures, phenomenal Master built-in storage, and Powder Bath remodel. Gourmet Kitchen features Sub-Zero refrigerator, Viking 6-Burner stovetop with Thermador downdraft, 2 Bosch dishwashers, granite countertops, separate ice maker, trash compactor, built-in microwave, two appliance garages, new double ovens, and Breakfast Nook. Full Wet-Bar adjacent to Kitchen complete with refrigerator and beautiful glass cabinetry. Open Great Room Concept with Master, Office/Den and Guest Suite on the main floor, and two additional spacious Guest Suites upstairs.



Louise Simpson

Montréal Specialist and Mt. Rose Corridor
Corcoran Global Living
Louise@montreuxreno.com
Licensed Associate Real Estate Agent
S. 0070359



Cell: 775-750-1901
www.montreuxreno.com,

