



Montréux Reno Real Estate Representative

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October/November 2017

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

THE NEW NEVADA

Dear,

Winter has arrived early...as I sit here it is snowing outside. I have no doubt that it will warm up again, however I do believe we will experience another heavy winter, as the squirrels and chipmunks are keeping very busy. Montréux has been busy as well this year with 25 home sales, 2 pending home sales, and 13 home sites sold. At present, we have 26 homes on the market. Please take the time to read [Luxury Trends - Reno/Sparks - Q3 2017](#)

ACTIVE	SD	YR BLT	ACR	Stat	SF	DOM	LP	PrcSqft
5965 Gauguin	9/15/2017	2013	0.89	Price Reduc	4303	116	\$1,075,000	\$249.83
5900 Cartier Drive	9/16/2017	2007	0.73	Price Reduc	3838	79	\$1,149,000	\$299.37
16925 Delacroix	7/11/2017	2006	0.54	ACTIVE	3500	74	\$1,149,000	\$328.29
6465 Montréux Ln	7/25/2017	2000	0.23	ACTIVE	3717	70	\$1,275,000	\$343.02
5775 Nordend Way	6/11/2017	2015	0.48	ACTIVE	3620	104	\$1,298,000	\$358.56
16885 Rue du Parc	7/27/2017	2004	0.80	ACTIVE	3838	58	\$1,298,000	\$338.20
20705 Margaux Rd.	8/7/2017	2017	0.41	ACTIVE	3693	117	\$1,345,000	\$364.20
16860 Salut Court	9/9/2017	2018	0.56	ACTIVE	3556	14	\$1,350,000	\$379.64
6495 Montréux Lane	8/24/2017	2000	0.23	Active/PC	3651	68	\$1,395,000	\$382.09
5745 Dijon Circle	9/10/2017	2001	0.53	ACTIVE	4036	185	\$1,449,872	\$359.23
20612 Chanson Way	7/31/2017	2015	0.30	ACTIVE	4889	810	\$1,540,000	\$314.99
5690 Alpinista Circle	6/18/2017	2016	0.41	ACTIVE	4413	409	\$1,580,000	\$358.03
6574 Champetre	4/1/2017	2005	0.27	ACTIVE	3047	200	\$1,725,000	\$566.13
5615 Alpinista Circle	5/15/2017	2016	0.43	ACTIVE	4290	216	\$1,798,000	\$419.11
6619 Jung Court	6/11/2017	2014	1.09	ACTIVE	5840	104	\$2,298,000	\$393.49
6105 Lake Geneva	3/27/2017	2000	0.63	ACTIVE	5094	179	\$2,395,000	\$470.16
5820 Lausanne Drive	9/13/2017	2007	0.84	Active/PC	6618	138	\$2,495,000	\$377.00
5850 Lausanne Drive	8/4/2017	1999	1.10	ACTIVE	7219	129	\$2,545,000	\$352.54
5865 Lausanne	5/21/2017	2003	1.02	ACTIVE	6920	124	\$2,550,000	\$368.50
6320 De Chardin	6/6/2017	2008	1.02	ACTIVE	5623	108	\$2,690,000	\$478.39
6090 Lake Geneva Dr	7/3/2017	2001	0.98	ACTIVE	7704	124	\$2,799,000	\$463.32
4645 Alpes Way	5/19/2017	2010	1.15	ACTIVE	9000	129	\$2,825,000	\$313.89
20203 Bordeaux Dr.	7/28/2017	2008	1.28	ACTIVE	9329	170	\$3,750,000	\$401.97
6825 De Chardin Lane	8/22/2017	2007	0.98	ACTIVE	8247	140	\$4,499,000	\$545.53
		2007	0.70		5249	161	\$2,011,370	\$380.23
		1999	0.23		3047	14	\$1,075,000	\$249.37
		2018	1.28		9329	810	\$4,499,000	\$566.13
		2007	0.68		4358	124	\$1,652,500	\$363.76
PENDING	SD	YR BLT	ACR	SF	DOM	LP	PrcSqft	
20580 Parc Foret Dr	6/9/2017	2017	0.48	3297	103	\$1,325,000	\$401.88	

It is the time of the year when I once again do my annual trip to South Africa to see my family. I will be returning on Dec 5th, however I do check my emails daily and would be more than happy to answer any questions you might have. Another agent will be covering for me, so please do not hesitate to email me if you are in town.

NEVADA IS A BUSINESS FRIENDLY STATE, BOASTING NO STATE INCOME TAX AND NO ESTATE TAX.

HOMES FOR SALE

YOUR NEW HOME - YOUR NEW LIFESTYLE

6826 De Chardin Lane

MLS #170005579

\$4,499,000 reduced from \$4,950,000

Exclusive Executive lifestyle at your door step
Smart Home
6 Bedrooms & Bathrooms. 8,247 sq ft. 0.98 acreage.

This stunning home located just minutes from Toiyabe National Forest and a short drive from beautiful Lake Tahoe, immerses one in nature while being close to the conveniences of Reno/Tahoe. The home is tucked just below the snow-capped views of Mt. Rose with a wilderness area enveloped by fresh air and the smell of crisp Ponderosa Pines.
Virtual Tour: 6825dechardin.com



6105 Lake Geneva

\$2,395,000

MLS #150009615

5,094 sq ft - 4 bed & bath, study, wine cellar, 3 car garage.

This elegant custom home within the exclusive gated community of Montreux sits on a ridge above the Jack Nicklaus Signature 17th hole overlooking Galena Creek and features panoramic views of Mt. Rose, Slide Mountain and the Virginia Foothills. Enjoy the lifestyle on the beautifully landscaped terraced patios - perfect for outdoor entertaining and featuring a sunken hot tub and outdoor kitchen. The floor plan is perfect for ease of living and elegant entertaining. Equity golf membership included in price.



5615 Alpinista Circle PENDING

MLS # 170001674 \$1,798,000

Fabulous home on the 10th fairway with magnificent views. Open floor

plan, 4 bedrooms/bathrooms



306 East Jeffrey Pine

MLS # 170012768

\$1,199,000

Located in "Scotch Pines" a private gated community with towering pine trees in the Galena Forest area. Single story, open floor plan and a backyard that is perfect for outdoor entertaining. Just 15 minutes from Reno Tahoe International Airport, 10 minutes to Mt Rose Ski Resort and 20 minutes from the beaches of Incline Village. Wake up to the sound of whispering pines and fresh crisp mountain air. Outdoor activities year round from biking, hiking and snow shoeing.



SIGNATURE EXECUTIVE ESTATE

6667 Windy Hill Way: 6.42 acres \$1,273,000



Signature executive estate acreage commanding expansive, magnificent 360 degree views - moon rises over city lights, sunsets amid mountain peaks, green meadows below, and blue skies above. Family held since 1959, this large exclusive lot is located on a private road and offers remarkable seclusion. Situated above, yet near the city, it is amazingly accessible - 15 minutes to the airport and 45 minutes to Lake Tahoe. Large trees, rock wall terraces and partial irrigation await a landscape architect's touch. A 40 x 80 (3200 SF) outbuilding easily accommodates 12 cars. February 2016 ALTA Survey indicated current zoning HDR, possibly allowing subdivision. The property has two wells. Owner offers a portion of the total water rights appurtenant to the land: 12 AF of Truckee River rights, three shares in The Last Chance

Irrigation Co., and 12 AF of supplemental groundwater rights. More primary and supplemental rights and ditch shares are available for additional consideration. One of a kind.

Montreux Memberships

Membership has increased, as follows:

Full Golf Equity - increase from \$27,500 to \$32,500
Sports - increase from \$21,500 to \$24,000
Clubhouse - increase from \$ 3,500 to \$ 5,000

Please contact Jackie Latragna, Membership Sales Director, 775-849-1090 ext. 121 regarding Executive and Corporate 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



Montrêux Specialist and Mt. Rose Corridor

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