



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



First dusting of snow



## EDAWN: ECONOMIC DEVELOPMENT AUTHORITY

Dear Louise,

Over the last few months, the luxury real estate market has experienced the return of a more normal pace for those looking to buy and sell their homes. Recent trends also continue to show a considerable moderation in the number of sales and the rate of price increases, which has certainly taken the pressure off the market. Sellers are facing several problems, including appraisals not matching the value of their asking price and the return of contract contingencies such as requests for repairs or compensation. In the last year especially, these were not included in buyer contracts because multiple offers and cash buyers mitigated these sorts of requests. I do believe that in the future negotiating terms between the Seller and Buyer is going to be critical.

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[\*\*Montreux September 2022 Sold, Active & Pending\*\*](#)

[\*\*GALENA FOREST ESTATES -ST JAMES - SCOTCH PINES September 2022\*\*](#)

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Montreux is still active. They have 7 active listings with 23 pending, many of them Parc Foret's that are being built. 20 homes sold this year with an average sales price per sqft of \$626.81

Galena Forest/St James/Scotch Pines have 21 Active listings with 20 sold this year with an average price per sqft of \$501.37

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

### MONTREUX MEMBERSHIP

**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: 5725 Nordend Way**

**Price: \$ 2,250,000**

**Pending**

**MLS#: 220012698**

Montreux-Chalet. Updated. Quality. Mountain Modern. This is the single level, great room designed, Montreux home that you have been waiting for! Built with superior quality construction by award winning builder, LakeCrest Builders & updated with the finest modern finishes. Vaulted ceilings with expansive windows in the great room & master provide abundant natural light. Ideal open floorplan with 3 large Bedroom suites. Extensive mature landscaping, fenced in back yard & outdoor kitchen. Backs to common space. Located in the heart of Montreux, near entry & Clubhouse/fitness Center. Montreux is the premier Nicklaus, private, golf course community. 25 mins to



**Montreux**

**Address: 16955 Salut Ct.**

**Price: \$ 3,745,000**

**Down \$450,000.00**

**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



Lake Tahoe & 20 mins to the Airport. Built with ARXX (12" thick walls) construction. Updates include: Miele steam oven, Bosch & Thermador appliances, 2 Uline wine fridges, epoxy garage floors, 2 master closets, steam shower, free standing master tub, handmade "pulp" wall coverings in dining room, custom light fixtures, 8' Knotty Alder doors & outdoor kitchen. Attached TV's stay. Seller's Equity Sports Membership is not included; available for separate sale.



### Reno

2950 Sage Sparrow Circle

Price: \$925,000

Pending

MLS # 220010613

One of the largest and most secluded lots located on a cul-de-sac in desirable Tapestry. Absolutely gorgeous home inside and out with hand scraped hardwood floor & new tile floors downstairs. Plantation shutters, luxurious granite master bath with huge closet, oversized bedrooms, and large loft area make this one of the nicest designs around. New carpet was installed late 2019 as well as new granite counter tops and all cabinets were painted white in the kitchen. Washer, dryer and fridge will stay. This home was built for entertaining with its nearly 1/2 acre lot with several patios, in a park-like setting. Beautiful new fountain in the back yard to enjoy. Basketball court. Solar panels added in Dec 2020. Smart lock on front door, Google Nest video doorbell, and Rachio smart sprinkler system.

guest's comfort. The custom stone and tile work outside in the private Tuscan style courtyard extends your living spaces outdoors with a 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.



### St James Village

38 Bennington Court

Price : \$ 3,250,000

MLS# 220008071

Nestled in the pine and aspen trees of St. James Village on 1.92 acres, a spacious mountain paradise with expansive views and breathtaking sunsets, wonderful wildlife encounters and outdoor adventures like no other is this magnificent Lodge Style home. The Main floor centers around the great room open to a spacious kitchen with top-of-the-line appliances; kitchen nook, formal dining room, master suite with heated floors in the master bath/shower, home office, 2nd bedroom/exercise room and powder bath.

The large, covered deck and back patio with built-in barbecue grill and hot tub, provides the perfect area for entertaining and relaxation. There is also a large two car garage on the main level. The downstairs centers around a Rec room with a full bar, wine cellar, 2nd home office, 2 bedrooms and 2 bathrooms and walk-out patio. An additional two-car garage and huge storage area finishes out the home. Dog run and Dog bath in laundry. Brown's Creek Trail in your back yard, 10 minutes ski resort, 25 minutes to Lake Tahoe, 20 min to Reno/Tahoe International Airport. 5,031 sqft, 4 bedrooms, 3 and 2 half bathrooms, 4 garages.



*corcoran*

GLOBAL LIVING

**Louise Simpson**

Montr eux Specialist and Mt. Rose Corridor

Corcoran Global Living

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