

Open Houses in Inspirada

Saturday & Sunday · August 8–9, 2026

Eight resale homes · driving order, east side to west · about 3.1 miles end to end

Jeff & Lee Ann Mix · Realty ONE Group · 702-510-9625

HomesInInspirada.com

STOP	ADDRESS	BEDS/BATHS · SQ FT	PRICE	OPEN HOUSE
1	2854 Rolling Brook Place	5/3 · 2,467 sq ft · 2019	\$610,000	Sat & Sun 11:00–3:00
2	2807 Donatello Manor Place	3/3 · 1,854 sq ft · 2019	\$520,000	Sun 11:00–1:00
3	3166 Brynley Avenue	3/3 · 1,842 sq ft · 2019	\$450,000	Sun 10:00–12:00
4	3283 Pergusa Drive	3/3 · 1,736 sq ft · 2020	\$399,000	Sun 11:00–1:00
5	2632 Tranquil Dawn Street	5/5 · 3,210 sq ft · 2025	\$675,000	Sat & Sun 11:00–1:00
6	3762 Pordenone Avenue	5/3 · 3,063 sq ft · 2023	\$699,900	Sun 12:00–2:00
7	2435 Bellinzona Place	3/3 · 1,842 sq ft · 2022	\$455,000	Sun 10:00–3:00
8	3575 Sorridere Lane	3/3 · 1,544 sq ft · 2022	\$419,000	Sat 11:00–3:00

HOW TO USE THIS

Each home has a QR code on its first page — scan it to pull the full listing up on your phone.

Behind that page you'll find photos, price history and tax detail for that property.

Inspirada does not allow open house signs in the neighborhoods, so this list is how you find them.

Two of these are open both days. Builder model homes are left off this list on purpose.

Open house times are as reported in the MLS and are subject to change without notice. Listings shown are marketed by other brokerages; this list is provided as a courtesy.

Jeff Mix S.0074457 · Lee Ann Mix BS.0143453 · Realty ONE Group, Inc. · Broker: Mark Otero B.0037100



Client Brochure View

GLVAR	Single Family Residential	Ownership	SFR	08/07/2026 12:10 PM
	ML#	2803450	Status A-ER	L/Price \$610,000
	Offc	BANG	PubID 230180	VTour Y
	Bldr		Model	LP/SqFt \$247
	County	CLARK	Parcel# 191-23-815-050	City/Town Henderson
	Prop Desc		CondoConv N	State NV
	Type	DETACHD	Unit Desc 2LEVEL	Studio N
	Subdiv	Inspirada Pod 4-4		Subdiv#
	Community	INSPIRADA	Short Sale N	ForeclosureCommenced N
	Assc/Comm	Basketball Courts, CC&RS, COMMUNITY Pool, Not Age Restricted, Park, Pet Park, Playground, Tennis Courts		
	Zoning	Multi-Family, Single Family	YrBuilt 2019/RE	MH Yr Blt
2854 /Rolling Brook /Place		Unit	Building #	Zip 89044
		Elem K-2 ELLI	Elem 3-5 ELLI	YrRound N
		DOM 9	Junior DELW	HighSch LIBR

GENERAL INFORMATION				FB	3/4	HB	Tot	
Bldg Desc	2STORY	#Bedrms	5	#Baths	3	0	0	3
Garage	2/Attached, Auto Door Opener(s), Entry to House	Conv		Carport	0			
AppxLivArea	2,467	ApprxTotalLivArea	2,467	#Acres +/-	0.110	#Den/Oth	0	#Loft 1
ApxAddLivArea		AddLivAreaDesc						
Roof	Tile	Lot SqFt	4,792	Parking Desc	Garage/Private, Guest Parking, Open Parking			
Private Spa	No	Lot Desc	Under 1/4 Acre, Corner					
Private Pool	N	Pool Size +/-	Heated Pool No					
Multi Gen:								

Dir **From Anthem Pkwy take Bicentennial to L on Anthem Highlands R on Democracy R on Via Contessa L on Margutta L on Taranto Heights R on Turnstone Ridge R on Rolling Brook.**

Remarks **LOCATION is EVERYTHING! This 5 bedroom home in INSPIRADA is on a very rare lot about 1,000 sq ft larger than most others--neighbors only on one side--unusually large fenced backyard! Extra room to lounge, play, bbq, etc. House has the popular floorplan with living room, dining room and kitchen all open. Kitchen boasts very large granite island with breakfast bar, walk-in pantry, osmosis drinking water system, slow self-closing drawers and pull out shelves, an extra-large hidden trash cupboard and the kitchen is close to the dining area. There is one bedroom and a full bath on the main floor. Loft area upstairs is perfect for a game room or second tv room. The primary bedroom upstairs with double door entry has a very large walk-in closet & ensuite bathroom with two sinks, shower and separate bathtub. The upper floor also houses 3 additional bedrooms, another full bathroom and a separate laundry room with newer washer and dryer. The oversized backyard has a covered brick paver patio and synthetic grass. Room for small putting green or a large trampoline. Also you will want to take advantage of all the parks and amenities the Inspirada community has to offer.**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	18x15	CEILFN, CEILIT, CUSTMCLOST, Primary Bath	10x9	DBLSNK, SEPSHW, SEPTUB
2nd Bedroom	14x12	CEILIT, UPSTRS, WICLOS	3rd Bedroom	11x10
4th Bedroom	11x11	CEILIT, UPSTRS	5th Bedroom	10x10
Dining Room	14x10	AREA	Kitchen	18x10
Living Room	18x14	ENTFOY, REAR	Loft	14x14
MBR Down? N		Bed Down Y	Bath DownY	Ba Dn Desc. Full Bath Downstairs
Refrg Y	Dispos Y	Dishw Y	Washer Inc Y	Dryer Inc Y
OthApplnces	Microwave, Water	Furn Inc	No	Oven DescStove(G)
Filtering System				
Interior	Alarm System-Wired, Blinds, Ceiling Fan(s)		Constrctn	Frame & Stucco
Fireplace	0		Flooring	Carpert, Ceramic, Linoleum/Vinyl
Fence	Backyard Full Fenced/Block		Equest	None

UTILITIES INFORMATION

House Face	West	Miscel	None
Exterior	Back Yard Access, Covered Patio, Patio, Porch, Private Yard		
Landscap	Desert Landscaping, Drip Irrigation/Bubblers, Rock/Gravel Landscaping, Shrubs, Synthetic Grass		
Heat Sys	Central	Heat Fuel	Gas
Cool Sys	Central	Cool Fuel	Electric
Utility Info	Cable TV Wired, Cable Wired, Underground Utilities		Grd Mounted Y
		Energy	Dual Pane Windows
		Water	Public
		Sewer	Public
		Water Conservation	No

ASSOCIATION / CIC INFORMATION

Assoc/CIC	Y	Assoc Inc	MGMT, REC
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Special AssesstYN	N	Special Assess \$		Special Assess Frec			
Assoc Name	Inspirada	CIC Dues	\$255	How Billed	Quarter	Transfer Fee	Setup Fee
Assc CIC	Master	Assc Phn	702-260-7939			Other Fee	
Assc CIC 3		Assc Phn 3				Other Fee 3	TotCICMon \$85
FINANCIAL INFORMATION							
Earn Dep	\$8,000	Annual Taxes	\$5,239	SID/LIDTotal	\$5,132	SID/LID Annual	\$458
Finance Consid	Cash, Conventional, FHA, VA					Existing Rent	
Presented by: Office Name		Realty ONE Group, Inc				Agent Jeffrey Mix S.0074457	

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Jeff Mix · Realty ONE Group · 702-510-9625

Randy Lovstuen · Canopy Mortgage · 702-812-7406



ANNUAL TAXES

\$5,239

HOA / MO

\$85

INSURANCE / MO

\$83

CENSUS TRACT

005720

6.5%

3.5% DOWN · FHA

\$4,660

EST. TOTAL / MONTH

P&I	\$3,786
MIP	\$270
Taxes	\$437
Insurance	\$83
HOA	\$85

Est. cash to close

\$27,450

6.5%

20% DOWN · CONVENTIONAL

\$3,689

EST. TOTAL / MONTH

P&I	\$3,084
MI/PMI	Not Required
Taxes	\$437
Insurance	\$83
HOA	\$85

Est. cash to close

\$128,100

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.00%

\$3,820

3.5% down · 5.00% · est. total/mo

P&I	\$3,215
MI	None
Taxes	\$437
Insurance	\$83
HOA	\$85

Refi costs vary —

\$3,224

20% down · 5.00% · est. total/mo

P&I	\$2,620
MI	None
Taxes	\$437
Insurance	\$83
HOA	\$85

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$3,689/mo after refinancing (20% down scenario):
Extra applied to principal: \$465/mo

8 YRS

years paid off early
~\$144,524 interest saved

\$10K IN PRICE

≈ \$55 / month

0.25% RATE CHANGE

≈ \$49 / month

MLS#: [2803450](#)

Price: **\$610,000**

Address: **2854 Rolling Brook Place**



Front of Structure



Front of Structure



Front of Structure



Back of Structure



Yard



Yard



Patio



Patio



Entrance Foyer



Entry



Living Room



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



And Pantry



Pantry



Pantry



Kitchen



Kitchen



First Floor Bedroom



First Floor Bedroom



First Floor Bedroom



First Floor Bathroom



To Second Floor



On Upper Floor



Primary Bathroom



On Upper Floor



Primary Bedroom



Primary Bedroom Walk-in Closet



Primary Bedroom



Upper Floor Front of House



Upper Floor Front of House with Walk-in Closet



Bedroom



On Upper Floor



Bedroom



On Upper Floor



On Upper Floor



On Upper Floor



On Upper Floor



Laundry



LVR 2026

Loft



LVR 2026

Loft



LVR 2026

Garage



LVR 2026

Illuminated signage warmly welcomes visitors to Capriola Park, framed by vibrant, well-maintained landscaping against the evening sky.



LVR 2026

A sparkling community pool offers abundant space for recreation and relaxation on sunny days.



LVR 2026

A vibrant community playground provides endless outdoor recreation and entertainment under a protective canopy.



LVR 2026

A welcoming brick-paved courtyard offers ample seating amidst lush greenery and tasteful landscaping.



LVR 2026

A well-maintained community playground offers recreational space with modern residential architecture in the background.



LVR 2026

A refreshing pool awaits, surrounded by ample lounge space and vibrant community amenities.



LVR 2026

An inviting outdoor community pool, complete with ample lounge seating, promises relaxation under the open sky.



LVR 2026

Multi-colored basketball courts under a clear sky offer ample recreation in this vibrant community.



LVR 2026

Secure, well-lit tennis courts provide an ideal space for recreation and community engagement.



An inviting entrance to Inspirada features desert-friendly landscaping under an expansive blue sky.



A welcoming stone sign marks the entrance to Solista Park, surrounded by manicured landscaping and lush green spaces.



Discover community recreation at Aventura Park, featuring sports fields and inviting landscaping.



A striking monument guides visitors through a meticulously landscaped desert terrain, framed by distant mountains.



Potenza Park offers a serene outdoor retreat with well-maintained green spaces and mountain views.



Discover recreational amenities at Montagna Park, complete with well-maintained sports courts.



A sparkling community pool invites refreshing dips on a clear, sunny day, surrounded by comfortable lounge seating.

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History Report

MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2803450	2854 Rolling Brook Place		\$610,000	RES	New Listing	08/02/26	->A
2418470	2854 Rolling Brook Place	44	\$615,999	RES	Withdrawn	08/30/22	A->W
2418470	2854 Rolling Brook Place	25	\$615,999	RES	Price Decrease	08/11/22	\$624,999->\$615,999
2418470	2854 Rolling Brook Place	19	\$624,999	RES	Price Decrease	08/05/22	\$629,999->\$624,999
2418470	2854 Rolling Brook Place	18	\$629,999	RES	Price Decrease	08/04/22	\$640,000->\$629,999
2418470	2854 Rolling Brook Place	14	\$640,000	RES	Price Decrease	07/31/22	\$655,000->\$640,000
2418470	2854 Rolling Brook Place		\$655,000	RES	New Listing	07/17/22	->A
2337619	2854 Rolling Brook Place	8	\$555,000	RES	History	11/01/22	S->H
2337619	2854 Rolling Brook Place	8	\$555,000	RES	Sold	11/02/21	UCS->S
2337619	2854 Rolling Brook Place	8	\$549,900	RES	Under Contract - Show	10/10/21	A->UCS
2337619	2854 Rolling Brook Place		\$549,900	RES	New Listing	10/02/21	->A

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Cross Property Tax Report (360)

Property

Parcel #:	191-23-815-050	Address:	2854 Rolling Brook PL	Census Tract:	005720
TN-RG-SE:	23 - 61 - 23	PropCity:	Henderson	Zip Code:	89044-1725
Tot Value:	\$181,522	Land Use:	Sfr		
GEO ID:	23-61-23				

Assessor Description

File-Page:	156-3	Subdivision:	Inspirada Pod 4-4	Unit:	Tract:
Assr Lot:	154	Block:		Area:	Bldg:
Assr Desc:	INSPIRADA POD 4-4 UNIT 2 PLAT BOOK 156 PAGE 3 LOT 154				

Owner & Doc Information

Owner Name:	Johnston Justin W	DOC DATE	11/01/2021	DOC NUMBER	211101004464	DV
2nd Owner:	Johnston Jacquelyn A	Owner Vesting:				
Address:	2854 Rolling Brook Place -					
City:	Henderson	State:	NV	Zip Code:	89044	
Prev Owner:	Offerpad Spe Borrower A Llc					

Land & Building Information

Land Value:	\$148,051	Impr Value:	\$370,583	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.110	Act Yr Blt:	2019	Tot Rooms:	8
Lot SqFt:	4,792	Eff Yr Blt:	2019	Bedrooms:	5
# of Buildings:	1	Construction:		Bathrooms:	3
Type Style:		Ext Wall:	Frame/Stucco	Full Baths:	3
Stories:	2.00	Flooring:		Half Baths:	
Roof Matrl:	Concrete Tile	Heat Systm:	Forced Air	Fireplace YN:	
Roof Type:		Air Cond:	Central	Fireplaces:	

Property Sub-Areas SqFt

Living Area:	2,467	First Flr:	988	Porch 1:		Grg/Prkg:	420
Building Sq Ft:	2,467	Second Flr:	1,479	Porch 2:		Carport:	
Total Bldg:	2,887	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	2,467	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:	\$555,000	10/27/21	Bargain & Sale Deed
	\$515,000	09/23/21	Bargain & Sale Deed
	\$389,819	04/29/19	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$5,239.17	2026	\$181,522	\$129,704	\$51,818	2026	
Prev:	\$4,853.68	2025	\$182,568	\$130,750	\$51,818	2025	
	\$4,494.77	2024	\$183,220	\$132,137	\$51,083	2024	

Delinq: Tot SA Bal:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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Single Family Residential		Ownership	SFR	08/07/2026 12:10 PM	
	ML#	2805058	Status A-ER	L/Price	\$520,000
	Offc	EVOL	PubID 243960	VTour	Y
	Bldr		Model	LP/SqFt	\$280
	County	CLARK	Parcel# 191-23-815-025	City/Town	Henderson
	Prop Desc		CondoConv	State	NV
	Type	DETACHD	Unit Desc	Studio	
	Subdiv	Inspirada Pod 4-4		Subdiv#	
	Community	INSPIRADA	Short Sale N	ForeclosureCommenced	NRepo/REON
	Assc/Comm	Basketball Courts, BBQ Area, CC&RS, COMMUNITY Facilities, COMMUNITY Pool, COMMUNITY Spa, Not Age Restricted, Park, Pet Park, Pool			
	Zoning	Single Family	YrBuilt	2019/RE	MH Yr Blt
	Elem K-2	ELLI	Elem 3-5	ELLI	YrRound Junior DELW HighSch LIBR
	DOM	7			
2807 / Donatello Manor / Place		Unit	Building #	Zip	89044

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc	2STORY	#Bedrms	3	#Baths	2	0	1
Garage	2/Attached, Auto Door Opener(s), Entry to House, Finished Interior	Conv		Carport	0		
AppxLivArea	1,854	ApprxTotalLivArea	1,854	#Acres +/-	0.080	#Den/Oth	0
AppxAddLivArea		AddLivAreaDesc				#Loft	1
Roof	Pitched, Tile	Lot SqFt	3,485	Parking Desc	Garage/Private, Restrictions		
Private Spa	No	Lot Desc	Under 1/4 Acre, No Rear Neighbors				
Private Pool	N	Pool Size +/-		Heated Pool			
Multi Gen:							

Dir **From Eastern and St Rose Pkwy, go South on Easter to the end. Turn right on Sun City Anthem Pkwy. Right on Bicentennial, left on Via Ferenza, Right on Via Contessa then Left on Donatello Manor**

Remarks **Move-In Ready Home on a Premium View Lot in Inspirada! Discover the perfect blend of style, comfort, and location in this beautifully upgraded 3-bedroom, 2.5-bath home with a spacious loft, ideally situated on a premium lot with no rear neighbors. Enjoy breathtaking mountain views, incredible sunsets, and added privacy from your own backyard oasis. The open-concept floor plan is designed for modern living, featuring a bright and spacious great room that flows effortlessly into the dining area and contemporary kitchen. The kitchen is appointed with quartz countertops, stainless steel appliances, abundant cabinetry, and a large island perfect for entertaining or everyday living. All appliances are included, making this home truly turnkey. Thoughtfully upgraded throughout, this home features plantation shutters, luxury vinyl plank flooring in all wet areas, updated lighting, designer ceiling fans, a tankless water heater, water softener, whole-home water filtration system, pre-wired security system with installed keypad, Ring doorbell, and an upgraded paver driveway that enhances curb appeal. Step outside to a low-maintenance backyard complete with newer artificial turf, paver patio, and a covered outdoor living space—ideal for relaxing or entertaining. Located in the award-winning master-planned community of Inspirada, residents enjoy an unmatched lifestyle with six heated resort-style pools, splash pads, playgrounds, community parks, tennis, basketball and volleyball courts, soccer and baseball fields, a skate park, multiple dog parks, picnic and BBQ areas, a community center, and over 35 miles of scenic walking and biking trails. Conveniently located just minutes from I-15, top-rated schools, shopping, dining, and entertainment. Don't miss this opportunity to own a beautifully maintained home in one of the Las Vegas Valley's most desirable neighborhoods.**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	15x13	CEILFN, CEILIT, UPSTRS, WICLOS	2nd Bedroom	13x10	CEILFN, CEILIT, UPSTRS, WICLOS
3rd Bedroom	11x10	CEILIT, CLOSET, UPSTRS	Kitchen		NOOK, CUSCAB, RECESS, PANTRY, QUARTZ, TILE
Loft	12x11	CEILFN			
MBR Down?	N	Bed Down	N	Bath Down	Y
Refrg	Y	Dispos	Y	Dishw	Y
OthApplnces	Microwave, Water		Furn Inc	No	Oven Desc
Filtering System	Ceiling Fan(s), Fire Sprinklers, Shutters		Constrctn		
Fireplace	0		Flooring	Carpet, Manmade wood or Laminate, Tile	
Fence	Backyard Full Fenced/Wrought Iron		Equest	None	

UTILITIES INFORMATION

House Face	East	Miscel	None
Exterior	Back Yard Access, Barbeque Stub, Covered Patio		
Landscap	Desert Landscaping, Drip Irrigation/Bubblers, Front Sprinkler System, Mature Landscaping, Rear Sprinkler System, Rock/Gravel Landscaping, Shrubs		
Heat Sys	Central, High Efficiency HVAC, Programmable Thermostat, Zoned HVAC	Heat Fuel	Gas
Cool Sys	Central, High Efficiency HVAC, Programmable Thermostat,	Cool Fuel	Electric
		Grd Mounted	
		Sewer	Public

Refrigeration/Evaporative Combo,
SEER 13 or Above
Utility InfoCable TV Wired, Underground Utilities

Energy

Dual
Pane
Windows,
Low E-
Windows

Water Conservation No

ASSOCIATION / CIC INFORMATION

Assoc/CIC	Y	Assoc Inc	MGMT, REC, RESERV				
Special AssesstYN	N	Special Assess \$		Special Assess Frec			
Assoc Name	Inspirada HOA	CIC Dues	\$85	How Billed	Month	Transfer Fee	Setup Fee
Assoc CIC	Master	Assoc Phn	702-260-7939			Other Fee	
Assoc CIC 3		Assoc Phn 3				Other Fee 3	TotCICMon \$85

FINANCIAL INFORMATION

Earn Dep	\$10,000	Annual Taxes	\$3,667	SID/LIDTotal	\$3,805	SID/LID Annual	\$518
Finance Consid	Cash, Conventional, FHA, VA					Existing Rent	
Presented by: Office Name		Realty ONE Group, Inc				Agent Jeffrey Mix S.0074457	

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ANNUAL TAXES

\$3,667

HOA / MO

\$85

INSURANCE / MO

\$83

CENSUS TRACT

005720

6.5%

3.5% DOWN · FHA

\$3,931

EST. TOTAL / MONTH

P&I	\$3,227
MIP	\$230
Taxes	\$306
Insurance	\$83
HOA	\$85

Est. cash to close

\$23,400

6.5%

20% DOWN · CONVENTIONAL

\$3,103

EST. TOTAL / MONTH

P&I	\$2,629
MI/PMI	Not Required
Taxes	\$306
Insurance	\$83
HOA	\$85

Est. cash to close

\$109,200

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.00%

\$3,214

3.5% down · 5.00% · est. total/mo

P&I	\$2,741
MI	None
Taxes	\$306
Insurance	\$83
HOA	\$85

Refi costs vary —

\$2,707

20% down · 5.00% · est. total/mo

P&I	\$2,233
MI	None
Taxes	\$306
Insurance	\$83
HOA	\$85

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$3,103/mo after refinancing (20% down scenario):
Extra applied to principal: \$396/mo

8 YRS

years paid off early
~\$123,201 interest saved

\$10K IN PRICE

≈ \$55 / month

0.25% RATE CHANGE

≈ \$49 / month

MLS#: [2805058](#)

Price: **\$520,000**

Address: **2807 Donatello Manor Place**



An inviting covered patio with a ceiling fan transitions to a verdant turf lawn, perfect for outdoor leisure, no neighbors, great views, pool size yard



Blue shutters, a paved driveway, and mature landscaping under a partly cloudy sky.



neatly paved driveway leading to an integrated garage.



A classic facade with shuttered windows provides a welcoming entryway and ample parking.



A welcoming paver driveway and walkway.



Enter into an airy entryway featuring elegant plantation shutters and sleek wood flooring leading to a sun-filled living space.



Different View



An open-concept living area with light wood-style flooring flows into a modern kitchen and outdoor patio.



Staged Photograph



modern kitchen with sleek cabinetry and a convenient breakfast bar.



Culinary delights await in this bright kitchen, boasting contemporary cabinetry and stainless steel appliances.



A well-organized pantry offers ample storage with adjustable shelving and door-mounted racks.



A compact and pristine powder room showcases a pedestal sink and contemporary lighting.



A versatile open loft space offers potential for various living arrangements, highlighted by bright recessed lighting.



A well-lit bedroom with plush carpeting features a convenient walk-in closet and a contemporary ceiling fan.



Staged Photo of Primary



soft carpeting, a refreshing ceiling fan, and access to an en-suite bathroom.



A well-appointed primary bathroom featuring a double vanity, soaking tub, and walk-in shower.



Organized living solutions await within this well-appointed walk-in closet, maximizing storage and utility.



An inviting secondary bedroom offers soft carpeting and a ceiling fan, ensuring comfort and quiet repose.



Staged Photo



A well-appointed bathroom features a double vanity and sleek fixtures, perfect for daily routines.



A pristine tub and shower combination awaits behind sleek glass sliding doors.



Comfortable bedroom with soft carpet flooring and window treatments for privacy.



Staged with lighted fan



A dedicated laundry closet offers efficient space with modern appliances and practical shelving.



An inviting covered patio featuring paver stones extends to a manicured lawn, framed by distant mountains.



Staged



Fenced yard with artificial turf for easy maintenance and scenic mountain views.



Bold community signage with lush desert landscaping invites residents home.



An aerial perspective reveals a vibrant community with a well-maintained baseball field, adjacent swimming pool, and rows of residential homes.



An aerial perspective reveals a vibrant community with green spaces, residential buildings, and distant mountains under a clear sky.



An aerial perspective reveals a vibrant community park with extensive green spaces and engaging recreational facilities.



An aerial perspective reveals a vibrant community park with extensive recreational facilities nestled amongst desert landscaping.



An inviting community pool with surrounding green spaces and ample lounging areas awaits residents.



An aerial perspective reveals a vibrant community with recreational fields, pools, and extensive residential development under a clear sky.



Arial View



An aerial perspective reveals a vibrant neighborhood nestled against rugged mountains, offering a blend of residential living and desert landscapes.



An aerial perspective reveals a vast residential community with a distant city skyline under a bright sky.

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MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2805058	2807 Donatello Manor Place		\$520,000	RES	New Listing	07/31/26	->A
2797308	2807 Donatello Manor Place	8	\$549,999	RES	Withdrawn	07/31/26	A->W
2797308	2807 Donatello Manor Place		\$549,999	RES	New Listing	07/23/26	->A
2475230	2807 Donatello Manor Place	14	\$500,000	RES	History	03/16/24	S->H
2475230	2807 Donatello Manor Place	14	\$500,000	RES	Sold	03/17/23	UCNS->S
2475230	2807 Donatello Manor Place	14	\$515,000	RES	Under Contract - No Show	03/05/23	A->UCNS
2475230	2807 Donatello Manor Place		\$515,000	RES	New Listing	02/19/23	->A
2333253	2807 Donatello Manor Place	15	\$449,000	RES	History	11/02/22	S->H
2333253	2807 Donatello Manor Place	15	\$449,000	RES	Sold	11/02/21	UCS->S
2333253	2807 Donatello Manor Place	15	\$449,000	RES	Under Contract - Show	10/01/21	A->UCS
2333253	2807 Donatello Manor Place		\$449,000	RES	New Listing	09/16/21	->A

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Property

Parcel #:	191-23-815-025	Address:	2807 Donatello Manor PL	Census Tract:	005720
TN-RG-SE:	23 - 61 - 23	PropCity:	Henderson	Zip Code:	89044-1724
Tot Value:	\$157,946	Land Use:	Sfr		
GEO ID:	23-61-23				

Assessor Description

File-Page:	156-3	Subdivision:	Inspirada Pod 4-4	Unit:	Tract:
Assr Lot:	129	Block:		Bldg:	
Assr Desc:	INSPIRADA POD 4-4 UNIT 2 PLAT BOOK 156 PAGE 3 LOT 129				

Owner & Doc Information

Owner Name:	McAuliffe Michael	DOC DATE	11/02/2021	DOC NUMBER	211102002146	DV
2nd Owner:		Owner Vesting:				
Address:	656 East Canyon Rock Road -					
City:	Green Valley	State:	AZ	Zip Code:	85614	
Prev Owner:	Wuilloud-Aguas Mary M					

Land & Building Information

Land Value:	\$141,000	Impr Value:	\$310,274	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.080	Act Yr Blt:	2019	Tot Rooms:	6
Lot SqFt:	3,485	Eff Yr Blt:	2020	Bedrooms:	3
# of Buildings:	1	Construction:		Bathrooms:	3
Type Style:		Ext Wall:	Frame/Stucco	Full Baths:	2
Stories:	2.00	Flooring:		Half Baths:	1
Roof Matrl:	Concrete Tile	Heat Systm:	Forced Air	Fireplace YN:	
Roof Type:		Air Cond:	Central	Fireplaces:	

Property Sub-Areas SqFt

Living Area:	1,854	First Flr:	745	Porch 1:		Grg/Prkg:	420
Building Sq Ft:	1,854	Second Flr:	1,109	Porch 2:		Carport:	
Total Bldg:	2,274	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	1,854	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:		03/15/23	Bargain & Sale Deed
	\$449,000	10/28/21	Bargain & Sale Deed
	\$365,352	10/01/19	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$3,666.77	2026	\$157,946	\$108,596	\$49,350	2026	
Prev:	\$3,562.57	2025	\$159,090	\$109,740	\$49,350	2025	
	\$3,627.09	2024	\$159,533	\$110,883	\$48,650	2024	
Delinq:		Tot SA Bal:					

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.



Townhouse		Ownership		TWH	08/07/2026 12:10 PM	
	ML#	2806485	Status	A-ER	L/Price	\$450,000
	Offc	LIFD	PubID	242949	VTour	Y
	Bldr		Model		LP/SqFt	\$244
	County	CLARK	Parcel#	191-23-716-049	City/Town	Henderson
	Prop Desc		CondoConv		State	NV
	Type	ATTACHD	Unit Desc	1LEV2FL	Studio	N
	Subdiv	Inspirada Pod 5-3			Subdiv#	
	Community	INSPIRADA	Short Sale	N	ForeclosureCommenced	NRepo/REON
	Assc/Comm	Basketball Courts, BBQ Area, CC&RS, COMMUNITY Facilities, COMMUNITY Pool, COMMUNITY Spa, Park, Pet Park, Tennis Courts				
	Zoning	Single Family	YrBuilt	2019/RE	MH Yr Blt	
	Elem K-2	WALL	Elem 3-5	WALL	YrRound	Junior DELW HighSch LIBR
	DOM	3				
3166 /Brynley /Avenue		Unit		Building #	Zip	89044

GENERAL INFORMATION				FB	3/4	HB	Tot		
Bldg Desc	2STORY	#Bedrms	3	#Baths	2	0	1	3	
Garage	2/Attached, Auto Door Opener(s), Entry to House, Epoxy Floor	Conv		Carport	0				
AppxLivArea	1,842	ApprxTotalLivArea	1,842	#Acres +/-	0.060	#Den/Oth	0	#Loft	1
ApxAddLivArea		AddLivAreaDesc							
Roof	Pitched, Tile	Lot SqFt	2,614	Parking Desc	Garage/Private				
Private Spa	No	Lot Desc	Under 1/4 Acre						
Private Pool	N	Pool Size +/-		Heated Pool					
Dir	St Rose to Volunteer R, R Via Inspirada, 1st exit at circle to Inspirada, next circle 3rd exit Avenida Brancusi, L on Via Altamira, L Montage, R Bolsena, L on Brynley								
Remarks	Situating in the award-winning Inspirada community, this immaculate corner-unit townhome offers exceptional curb appeal with a charming paver front porch and elegant archways. The open-concept great room flows seamlessly into the beautifully upgraded island kitchen featuring granite countertops, designer backsplash, breakfast bar, pendant lighting, pantry, and stainless-steel appliances—perfect for everyday living and entertaining. The primary suite is thoughtfully separated from the secondary bedrooms for added privacy and features a spacious walk-in closet and an ensuite bath with dual sinks and a walk-in shower. Two generously sized secondary bedrooms provide flexibility for family & guests, while the versatile loft is ideal as a second living area, game room, or home office. Additional highlights include a 2-car-attached garage, wood-like flooring, plantation shutters, and all appliances included. Enjoy the outstanding Inspirada lifestyle with access to community pools, parks, playgrounds, scenic walking trails, sports courts, and year-round community events. A Picture is worth a thousand words... Be sure to experience the D3 self-guided virtual tour!								

APPROXIMATE ROOM SIZES AND DESCRIPTIONS									
Primary Bedroom	16x14	CEILIT, SEPRAT, UPSTRS, WICLOS			Primary Bath		DBLSNK, SHOWER		
2nd Bedroom	11x10	CEILIT, CLOSET, UPSTRS			3rd Bedroom	11x10	CEILFN, CLOSET		
Kitchen		BRKBAR, GRNCTP, ISLAND, RECESS, MMWL, PANTRY, STAINSTEELAPPLI			Loft	12x10	OTHER		
Great Room	22x14	DNSTRS							
MBR Down? N		Bed Down N		Bath Down Y		Ba Dn Desc. 1/2 Bath Downstairs			
Refrg Y	Dispos Y	Dishw	Washer Inc Y	Dryer Inc Y	DryerUtil G	Location			
OthApplnces	Microwave			Furn Inc No	Oven Desc	Cooktop(G), Stove(G)			
Interior	Ceiling Fan(s), Shutters, Windows Coverings Throughout				Constrctn	Frame & Stucco			
Fireplace	0				Flooring	Manmade wood or Laminate			
Fence	No Fence				Equest	None			

UTILITIES INFORMATION			
House Face	South	Miscel	None
Exterior	None		
Landscap	Desert Landscaping		
Heat Sys	Central	Heat Fuel	Gas
Cool Sys	Central	Cool Fuel	Electric
Utility Info	Underground Utilities	Grd Mounted Energy	Dual Pane Windows
		Water	Public
		Sewer	Public
		Water Conservation	No

ASSOCIATION / CIC INFORMATION			
Assoc/CIC	Y	Assoc Inc	LNDMNT, MGMT, REC
Special AssesstYN	N	Special Assess \$	Special Assess Frec
Assoc Name	Inspirada	CIC Dues	\$480
Assoc CIC	Master	Assoc Phn	702-260-7939
Assoc CIC 3		Assoc Phn 3	
		How Billed	Quarterly
		Transfer Fee	
		Setup Fee	
		Other Fee	
		Other Fee 3	
		TotCICMon	\$160

FINANCIAL INFORMATION

Earn Dep	\$5,000	Annual Taxes	\$3,423	SID/LIDTotal	\$1,572	SID/LID Annual	\$220
Finance Consid	Cash, Conventional, FHA, VA					Existing Rent	
Presented by: Office Name		Realty ONE Group, Inc				Agent Jeffrey Mix S.0074457	

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Jeff Mix · Realty ONE Group · 702-510-9625

Randy Lovstuen · Canopy Mortgage · 702-812-7406



ANNUAL TAXES

\$3,423

HOA / MO

\$160

INSURANCE / MO

\$83

CENSUS TRACT

005720

6.5% 3.5% DOWN · FHA	
\$3,520 EST. TOTAL / MONTH	
P&I	\$2,793
MIP	\$199
Taxes	\$285
Insurance	\$83
HOA	\$160
Est. cash to close	\$20,250

6.5% 20% DOWN · CONVENTIONAL	
\$2,804 EST. TOTAL / MONTH	
P&I	\$2,275
MI/PMI	Not Required
Taxes	\$285
Insurance	\$83
HOA	\$160
Est. cash to close	\$94,500

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.00%

\$2,900 3.5% down · 5.00% · est. total/mo	
P&I	\$2,372
MI	None
Taxes	\$285
Insurance	\$83
HOA	\$160
Refi costs vary —	

\$2,461 20% down · 5.00% · est. total/mo	
P&I	\$1,933
MI	None
Taxes	\$285
Insurance	\$83
HOA	\$160
Refi costs vary —	

ACCELERATED PAYOFF

Keep paying today's \$2,804/mo after refinancing (20% down scenario):

Extra applied to principal: \$343/mo

8 YRS

years paid off early

~\$106,616 interest saved

\$10K IN PRICE

≈ \$55 / month

0.25% RATE CHANGE

≈ \$49 / month

MLS#: [2806485](#)
Address: **3166 Brynley Avenue**

Price: **\$450,000**



Front of Structure



Front of Structure



Courtyard



Courtyard



Floor Plan



FIRST FLOOR



Game Room



Great Room



Kitchen



Kitchen



Kitchen



Kitchen



Lake



Dock



Dining Room



Dining Area



LVR 2026

3700 Hwy 40, Henderson, NV 89044



Second Floor



LVR 2026

Loft



LVR 2026

Loft



LVR 2026

Loft



LVR 2026

Primary Bedroom



LVR 2026

Primary Bedroom



LVR 2026

Primary Bedroom



LVR 2026

Primary Bathroom



LVR 2026

Primary Bathroom



LVR 2026

Laundry



LVR 2026



LVR 2026



Community



Community



Community



Community

Community

Community

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2806485	3166 Brynley Avenue		\$450,000	RES	New Listing	08/05/26	->A
2550223	3166 Brynley Avenue	15	\$426,000	RES	History	02/04/25	S->H
2550223	3166 Brynley Avenue	13	\$426,000	RES	Sold	02/05/24	UCNS->S
2550223	3166 Brynley Avenue	15	\$420,000	RES	Under Contract - No Show	01/17/24	A->UCNS
2550223	3166 Brynley Avenue		\$420,000	RES	New Listing	01/06/24	->A
2511437	3166 Brynley Avenue	20	\$2,250	RNT	History	08/02/24	L->H
2511437	3166 Brynley Avenue	20	\$2,250	RNT	Leased	08/03/23	T->L
2511437	3166 Brynley Avenue	20	\$2,250	RNT	Temporarily Off The Market	08/03/23	A->T
2511437	3166 Brynley Avenue		\$2,250	RNT	New Listing	07/14/23	CSL->A
2511437	3166 Brynley Avenue		\$2,250	RNT	Coming Soon	07/13/23	I->CSL
2505928	3166 Brynley Avenue	15	\$2,395	RNT	History	07/10/24	L->H
2505928	3166 Brynley Avenue	15	\$2,395	RNT	Leased	07/11/23	A->L
2505928	3166 Brynley Avenue		\$2,395	RNT	New Listing	06/26/23	->A
2498523	3166 Brynley Avenue	27	\$2,350	RNT	History	06/21/24	L->H
2498523	3166 Brynley Avenue	27	\$2,350	RNT	Leased	06/22/23	A->L
2498523	3166 Brynley Avenue		\$2,350	RNT	New Listing	05/26/23	->A

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Property

Parcel #:	191-23-716-049	Address:	3166 Brynley AVE	Census Tract:	005720
TN-RG-SE:	23 - 61 - 22	PropCity:	Henderson	Zip Code:	89044-1739
Tot Value:	\$138,535	Land Use:	Townhouse/Rowhouse		
GEO ID:	23-61-22				

Assessor Description

File-Page:	155-70	Subdivision:	Inspirada Pod 5-3	Unit:	Tract:
Assr Lot:	101	Block:		Area:	Bldg:
Assr Desc:	INSPIRADA POD 5-3 UNIT 1 PLAT BOOK 155 PAGE 70 LOT 101				

Owner & Doc Information

Owner Name:	Lasala Kristian	DOC DATE		DOC NUMBER	DV
2nd Owner:	Lasala Natasha	02/05/2024		240205001062	
Address:	3166 Brynley Avenue -	Owner Vesting:			
City:	Henderson	State:	NV	Zip Code:	89044
Prev Owner:	Mountassir Yassine & Salma				

Land & Building Information

Land Value:	\$107,000	Impr Value:	\$288,814	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.060	Act Yr Blt:	2019	Foundation:	
Lot SqFt:	2,614	Eff Yr Blt:	2019	Basement:	
# of Buildings:	1	Construction:		Garage Cap:	
Type Style:	Townhouse	Ext Wall:	Frame/Stucco	Garage Type:	Attached Garage
Stories:	2.00	Flooring:		Parking Sp:	
Roof Matrl:	Concrete Tile	Heat Systm:	Forced Air	Pool YN:	
Roof Type:		Air Cond:	Central	Porch:	

Property Sub-Areas SqFt

Living Area:	1,842	First Flr:	771	Porch 1:		Grg/Prkg:	440
Building Sq Ft:	1,842	Second Flr:	1,071	Porch 2:		Carport:	
Total Bldg:	2,282	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	1,842	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:	\$426,000	01/29/24	Bargain & Sale Deed
	\$289,983	06/19/19	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$3,423.12	2026	\$138,535	\$101,085	\$37,450	2026	
Prev:	\$3,326.02	2025	\$137,459	\$100,359	\$37,100	2025	
	\$3,229.65	2024	\$134,073	\$96,973	\$37,100	2024	

Delinq: Tot SA Bal:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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Townhouse	Ownership	TWH	08/07/2026 12:10 PM
ML# 2792249	Status A-ER	L/Price \$399,000	
Offc COLD08	PubID 235332	VTour Y	
Bldr KB	Model	LP/SqFt \$230	
County CLARK	Parcel# 191-23-414-084	City/Town Henderson	
Prop Desc	CondoConv	State NV	
Type ATTACHD	Unit Desc 2LEVEL	Studio	
Subdiv Inspirada Pod 5-3		Subdiv#	
Community INSPIRADA	Short Sale N	ForeclosureCommenced N	Repo/REON
Assoc/Comm Basketball Courts, CC&RS, COMMUNITY Pool, Park, Tennis Courts			
Zoning Single Family	YrBuilt 2020/RE	MH Yr Blt	
Elem K-2 WALL	Elem 3-5 WALL	YrRound	Junior DELW HighSch LIBR
DOM 52			
3283 /Pergusa /Drive	Unit	Building #	Zip 89044

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc 2STORY	#Bedrms 3	#Baths 2		2	0	1	3
Garage 2/Attached, Auto Door Opener(s), Epoxy Floor	Conv	Carport 0					
AppxLivArea 1,736	ApprxTotalLivArea 1,736	#Acres +/- 0.050	#Den/Oth 0			#Loft 0	
ApxAddLivArea	AddLivAreaDesc						
Roof Tile	Lot SqFt 2,178	Parking Desc Garage/Private					
Private Spa No	Lot Desc Under 1/4 Acre						
Private Pool N	Pool Size +/-	Heated Pool					

Dir **South on Via Inspirada, Left on Via Monet, Right on Montage Dr., Left on Cantania St., Right on Travia Ave., Left on Palindrome Ave., Right on Pergusa Dr. Home is on the right.**

Remarks **Experience the best of Inspirada living in this beautifully maintained 3-bedroom townhome that was lovingly cared for as a lightly used vacation home, resulting in exceptional condition that's difficult to find. Skip the wait for new construction and enjoy a move-in ready home with an open-concept floor plan, abundant natural light, granite countertops, stainless steel appliances, spacious primary suite, generous secondary bedrooms, and an attached 2-car garage with an epoxy-coated floor. Every space reflects pride of ownership and minimal wear. Located in the award-winning Inspirada master-planned community, you'll enjoy access to multiple resort-style pools, parks, playgrounds, pickleball and tennis courts, basketball courts, dog parks, sports fields, walking trails, community events, and nearby shopping and dining, all with convenient access to the 15 freeway, Harry Reid International Airport, and the Las Vegas Strip. Rather than paying a premium for someone else's remodeling choices, this home offers an outstanding opportunity to personalize cosmetic finishes to your own style while purchasing a home that has been exceptionally cared for. Seller is willing to contribute toward buyer closing costs, an interest-rate buydown, or cosmetic upgrades with an acceptable offer, giving buyers the flexibility to make the home their own while helping reduce upfront costs or monthly payments. If you've been searching for a home that combines outstanding condition, an unbeatable community, and the opportunity to create your own personal style, this Inspirada gem deserves a closer look.**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	13x15	CLOSET	Primary Bath	DBLSNK
2nd Bedroom	11x11	CLOSET	3rd Bedroom	11x11
Kitchen	ISLAND			
MBR Down? N	Bed Down N	Bath Down N	Ba Dn Desc. 1/2 Bath Downstairs	
Refrg Y	Dispos Y	Dishw Y	Washer Inc N	Dryer Inc N
OthApplnces None	Furn Inc No	Oven Desc Stove(G)		Location
Interior Shutters		Constrctn		
Fireplace 0		Flooring Carpet, Tile		
Fence No Fence		Equest None		

UTILITIES INFORMATION

House Face East	Miscel None		
Exterior Porch			
Landscap Desert Landscaping			
Heat Sys Central	Heat Fuel Gas	Water Public	
Cool Sys Central	Cool Fuel Electric	Sewer Public	
Utility Info Underground Utilities	Grd Mounted Energy None	Water Conservation No	

ASSOCIATION / CIC INFORMATION

Assoc/CIC Y	Assoc Inc MGMT, REC, SECUR		
Special AssesstYN N	Special Assess \$	Special Assess Frec	
Assoc Name Inspirada	CIC Dues \$160	How Billed Month	Transfer Fee
Assoc CIC Master	Assoc Phn 702-260-7939	Other Fee	Setup Fee
Assoc CIC 3	Assoc Phn 3	Other Fee 3	TotCICMon \$160

FINANCIAL INFORMATION

Earn Dep \$4,500	Annual Taxes \$3,513	SID/LIDTotal \$1,492	SID/LID Annual \$200
Finance Consid Cash, Conventional, FHA, VA		Existing Rent	
Presented by: Office Name	Realty ONE Group, Inc	Agent Jeffrey Mix S.0074457	

Jeff Mix · Realty ONE Group · 702-510-9625

Randy Lovstuen · Canopy Mortgage · 702-812-7406



ANNUAL TAXES

\$3,513

HOA / MO

\$160

INSURANCE / MO

\$83

CENSUS TRACT

005720

6.5% 3.5% DOWN · FHA	6.5% 20% DOWN · CONVENTIONAL																				
\$3,188 EST. TOTAL / MONTH	\$2,553 EST. TOTAL / MONTH																				
<table><tr><td>P&I</td><td>\$2,476</td></tr><tr><td>MIP</td><td>\$176</td></tr><tr><td>Taxes</td><td>\$293</td></tr><tr><td>Insurance</td><td>\$83</td></tr><tr><td>HOA</td><td>\$160</td></tr></table>	P&I	\$2,476	MIP	\$176	Taxes	\$293	Insurance	\$83	HOA	\$160	<table><tr><td>P&I</td><td>\$2,018</td></tr><tr><td>MI/PMI</td><td>Not Required</td></tr><tr><td>Taxes</td><td>\$293</td></tr><tr><td>Insurance</td><td>\$83</td></tr><tr><td>HOA</td><td>\$160</td></tr></table>	P&I	\$2,018	MI/PMI	Not Required	Taxes	\$293	Insurance	\$83	HOA	\$160
P&I	\$2,476																				
MIP	\$176																				
Taxes	\$293																				
Insurance	\$83																				
HOA	\$160																				
P&I	\$2,018																				
MI/PMI	Not Required																				
Taxes	\$293																				
Insurance	\$83																				
HOA	\$160																				
Est. cash to close \$17,955	Est. cash to close \$83,790																				

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.00%

\$2,639 3.5% down · 5.00% · est. total/mo	\$2,249 20% down · 5.00% · est. total/mo																				
<table><tr><td>P&I</td><td>\$2,103</td></tr><tr><td>MI</td><td>None</td></tr><tr><td>Taxes</td><td>\$293</td></tr><tr><td>Insurance</td><td>\$83</td></tr><tr><td>HOA</td><td>\$160</td></tr></table>	P&I	\$2,103	MI	None	Taxes	\$293	Insurance	\$83	HOA	\$160	<table><tr><td>P&I</td><td>\$1,714</td></tr><tr><td>MI</td><td>None</td></tr><tr><td>Taxes</td><td>\$293</td></tr><tr><td>Insurance</td><td>\$83</td></tr><tr><td>HOA</td><td>\$160</td></tr></table>	P&I	\$1,714	MI	None	Taxes	\$293	Insurance	\$83	HOA	\$160
P&I	\$2,103																				
MI	None																				
Taxes	\$293																				
Insurance	\$83																				
HOA	\$160																				
P&I	\$1,714																				
MI	None																				
Taxes	\$293																				
Insurance	\$83																				
HOA	\$160																				
Refi costs vary —	Refi costs vary —																				

ACCELERATED PAYOFF

Keep paying today's \$2,553/mo after refinancing (20% down scenario):

Extra applied to principal: \$304/mo

8 YRS

years paid off early

~\$94,533 interest saved

\$10K IN PRICE

≈ \$55 / month

0.25% RATE CHANGE

≈ \$49 / month

MLS#: [2792249](#)

Price: **\$399,000**

Address: **3283 Pergusa Drive**



A terracotta-tiled roof crowns this residence, featuring a brick paver pathway leading to the front entry.



An open concept floorplan seamlessly connects the living room, dining area, and a functional kitchen.



An inviting open floorplan seamlessly connects a generous carpeted living area to a modern kitchen.



An open floorplan living area flows seamlessly into a well-appointed kitchen, ideal for entertaining.



A well-lit culinary space features granite countertops, sleek wood cabinetry, and an oversized island for effortless meal preparation.



Ample cabinetry and stone countertops elevate this well-appointed kitchen.



A contemporary kitchen features dark wood cabinetry, granite countertops, and modern pendant lighting.



A well-appointed kitchen island offers ample counter space and integrated sink with a view to the living area.



A well-appointed kitchen showcasing elegant granite countertops and modern stainless steel appliances.



Granite counters and stainless steel appliances complete this open-concept culinary space.



An open concept design seamlessly connects the kitchen and living area, providing a versatile space for daily life.



An inviting family room awaits with soft carpet and abundant natural light.



A spacious, naturally illuminated room featuring abundant natural light and an inviting neutral color palette.



A well-lit area featuring a contemporary chandelier and plush carpeting, leading to a tiled entry.



Natural light filters through ample windows into this inviting living space.



A pristine powder room featuring a modern pedestal sink with polished fixtures and a wall-mounted mirror.



Floor Plan



A graceful bedroom retreat features elegant recessed lighting and a sophisticated chandelier.



A sparkling chandelier illuminates this spacious, carpeted bedroom with ample natural light.



A graceful chandelier illuminates this spacious, well-appointed living area.



Double vanity sinks and a tub/shower combination await in this generously proportioned bathroom.



Recessed lighting illuminates this inviting bedroom, offering a serene and comforting personal retreat.



A well-lit bedroom features plush carpeting and a bright window with horizontal blinds.



A tranquil primary bedroom with a spacious layout, ideal for rest and relaxation.



A well-lit bedroom featuring a single window and neutral tones throughout.



Comfortable carpeted bedroom with a generous sliding door closet awaits your personal touch.



Ample shelving and natural light create a well-organized closet space.



A well-lit bedroom features plush carpeting and convenient sliding closet doors.



A well-appointed bath features a combined tub and shower unit, complemented by a single-sink vanity.



A well-lit bedroom featuring soft carpeting and a window with venetian blinds.



A well-lit, neutral-toned room features soft carpeting and recessed lighting.



A welcoming front porch features durable paver flooring and ample space for comfortable outdoor seating.



A private covered patio with paver flooring provides a relaxing outdoor retreat.



A well-maintained paved driveway leads to a pristine garage, offering secure parking.



Overlooking a serene neighborhood, this property features durable tile roofing and individual garages, reflecting practical modern living.



An aerial perspective showcases a collection of homes with uniform tile roofing and organized landscaping.



Terracotta tile roofs crown this vibrant residential row, set against a distant, arid mountain range.



An aerial perspective reveals a sprawling residential community nestled beneath distant mountains, with homes featuring solar panels and well-maintained yards.



An aerial perspective reveals a vibrant community with diverse architectural styles nestled against a mountainous horizon.



Aerial View



Aerial View



Community



Other



Community



Pool



Community



Community



Community



Pool



Pool

3283 PERGUSA DRIVE, HENDERSON, NV, 89044

OUTDOOR REPORT

THE GREAT OUTDOORS
This home is located near a variety of outdoor activities.

POPULAR

NEAR SOLISTA PARK	1.9 MILES
GOLF COURSE THE REVERE GOLF CLUB	2.4 MILES
TRAIL ANTHEM EAST TRAIL	4.4 MILES
DOG PARK CACTUS WREN PARK	5.9 MILES

15 PARKS

2 TRAILS

4 DOG PARKS

15 GOLF COURSES

WITHIN 10 MILES

DISCLAIMER: The information in this report is from third party sources and its accuracy cannot be guaranteed.

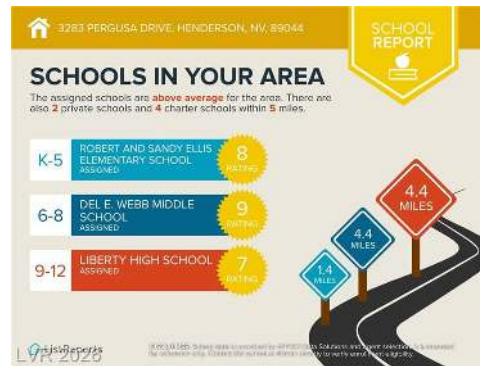
Other



Other



Other



Other

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2792249	3283 Pergusa Drive		\$399,000	RES	New Listing	06/18/26	->A
2744389	3283 Pergusa Drive	167	\$399,000	RES	Withdrawn	06/18/26	A->W
2744389	3283 Pergusa Drive	133	\$399,000	RES	Price Decrease	05/15/26	\$409,000->\$399,000
2744389	3283 Pergusa Drive	77	\$409,000	RES	Price Decrease	03/20/26	\$419,000->\$409,000
2744389	3283 Pergusa Drive		\$419,000	RES	New Listing	01/02/26	->A

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Property

Parcel #:	191-23-414-084	Address:	3283 Pergusa DR	Census Tract:	005720
TN-RG-SE:	23 - 61 - 22	PropCity:	Henderson	Zip Code:	89044-1750
Tot Value:	\$139,530	Land Use:	Townhouse/Rowhouse		
GEO ID:	23-61-22				

Assessor Description

File-Page:	159-64	Subdivision:	Inspirada Pod 5-3	Unit:	Tract:
Assr Lot:	505	Block:		Area:	Bldg:
Assr Desc:	INSPIRADA POD 5-3 UNIT 3 PLAT BOOK 159 PAGE 64 LOT 505				

Owner & Doc Information

Owner Name:	Cole Yolanda D	DOC DATE	11/19/2020	DOC NUMBER	201119003184	DV
2nd Owner:	Cole Betty J	Owner Vesting:				
Address:	2601 East Victoria Street - 349					
City:	Compton	State:	CA	Zip Code:	90220	
Prev Owner:	Kb Home Inspirada Llc					

Land & Building Information

Land Value:	\$107,000	Impr Value:	\$291,657	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.050	Act Yr Blt:	2020	Tot Rooms:	5
Lot SqFt:	2,178	Eff Yr Blt:	2021	Bedrooms:	3
# of Buildings:	1	Construction:		Bathrooms:	3
Type Style:	Townhouse	Ext Wall:	Frame/Stucco	Garage Cap:	
Stories:	2.00	Flooring:		Garage Type:	Attached Garage
Roof Matrl:	Concrete Tile	Heat Systm:	Forced Air	Parking Sp:	
Roof Type:		Air Cond:	Central	Pool YN:	
				Porch:	
				Fireplace YN:	
				Fireplaces:	

Property Sub-Areas SqFt

Living Area:	1,736	First Flr:	865	Porch 1:		Grg/Prkg:	440
Building Sq Ft:	1,736	Second Flr:	871	Porch 2:		Carport:	
Total Bldg:	2,176	Upper Area Sq Ft:		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	1,736	Basement F:		Basement U:			

Sales Information

County:	PRICE	DATE	DEED TYPE
	\$286,860	11/19/20	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$3,791.57	2026	\$139,530	\$102,080	\$37,450	2026	
Prev:	\$3,513.31	2025	\$138,531	\$101,431	\$37,100	2025	
	\$3,253.69	2024	\$134,786	\$97,686	\$37,100	2024	

Delinq:	Tot SA Bal:
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INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.



Single Family Residential

Ownership

08/07/2026 12:10 PM



ML# 2785949 Status A-ER L/Price \$675,000
Offc COLD08 PubID 248276 VTour Y
Bldr Model LP/SqFt \$210
County CLARK Parcel# 191-22-314-004 City/Town Henderson
Prop Desc CondoConv State NV
Type DETACHD Unit Desc Studio
Subdiv Inspirada Pod 6-2 Phase 1 Subdiv#
Community INSPIRADA Short Sale N ForeclosureCommenced NRepo/REON
Assc/Comm Basketball Courts, CC&RS, Clubhouse, COMMUNITY Pool, COMMUNITY Wall, Jogging, Not Age Restricted, Park, Pet Park, Pickle Ball Court, Playground, Pool, Social Calendar, Tennis Courts
Zoning Single Family YrBuilt 2025/RE MH Yr Blt
Elem K-2 WALL Elem 3-5 WALL YrRound Junior DELW HighSch LIBR
DOM 71

2632 /Tranquil Dawn /Street

Unit

Building #

Zip

89044

GENERAL INFORMATION

FB

3/4

HB

Tot

Bldg Desc 2STORY #Bedrms 5 #Baths 4 0 1 5
Garage 2/Attached, Entry to House, Finished Interior Conv Carport 0
AppxLivArea 3,210 ApprxTotalLivArea 3,210 #Acres +/-0.100 #Den/Oth0 #Loft 0
AppxAddLivArea AddLivAreaDesc
Roof Pitched, Tile Lot SqFt 4,356 Parking Desc Garage/Private
Private Spa No Lot Desc Under 1/4 Acre
Private Pool N Pool Size +/- Heated Pool
Multi Gen:

Dir Take I-15 S. Take Exit 25 toward Sloan Rd. Turn left onto Sloan Rd. Turn left onto Las Vegas Blvd S. Turn right onto Via Inspirada Access Rd. Continue onto Via Inspirada. At the traffic circle, take the 1st exit onto V. Napoli. Make a U-turn at Via Gennaro. Continue towards Tranquil Dawn Street

Remarks Welcome to this beautifully designed two-story home in the sought-after Inspirada community. Offering approximately 3,210 square feet of thoughtfully designed living space, this residence features 5 bedrooms, 4.5 bathrooms, and a versatile loft providing additional flexibility for work, recreation, or relaxation. The open-concept floor plan seamlessly connects the main living areas, creating an inviting space for everyday living and entertaining. The spacious primary suite includes a well-appointed bath and generous closet space. Enjoy the added benefit of solar for enhanced energy efficiency, while the expansive backyard offers a blank canvas ready for your personal vision. Conveniently located near community parks, walking trails, recreational amenities, shopping, and dining. Experience modern living in one of Henderson's premier master-planned communities. Schedule your private showing today.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	15x13	CEILIT, CLOSET, SEPRAT, WICLOS	Primary Bath		DBLSNK, SEPSHW, BHTUB
2nd Bedroom	14x15	CEILIT, CLOSET, UPSTRS, WBATH	3rd Bedroom	15x15	CLOSET, UPSTRS, WICLOS, WBATH
4th Bedroom	15x13	CLOSET, UPSTRS	5th Bedroom	15x14	CLOSET
Dining Room	19x9	AREA, FAMDIN, KITDIN	Kitchen		CUSCAB, PANTRY, QUARTZ, STAINSTEELAPPLI

MBR Down? Y Bed Down Y Bath DownY Ba Dn Desc. Full Bath Downstairs
Refrg N Dispos Y Dishw Y Washer Inc N Dryer Inc N DryerUtil G Location
OthApplnces Microwave Furn Inc No Oven DescStove(G)
Interior Blinds, Fire Sprinklers Constrctn
Fireplace 0 Flooring Carpet, Tile
Fence Backyard Full Fenced/Block Equest None

UTILITIES INFORMATION

House Face West Miscel None
Exterior Back Yard Access
Landscap Desert Landscaping
Heat Sys Central Heat Fuel Gas Water Public
Cool Sys Central Cool Fuel Electric Grd Mounted Sewer Public
Utility InfoCable Wired, Underground Utilities Energy Dual Pane Windows, Solar Panels
Water Conservation No

ASSOCIATION / CIC INFORMATION

Assoc/CIC Y Assoc Inc MGMT
Special AssesstYN N Special Assess \$
Assoc Name Inspirada Community CIC Dues \$255 How Billed QuarterlyTransfer Fee Setup Fee
Assoc CIC Master Assoc Phn 702-260-7939 Other Fee

Assoc Name 2	Lucere Community Association	CIC Due 2	\$55	HowBilled2	Month	TransferFee2	SetupFee2
Assc CIC 2	Sub	Assc Phn 2	702-835- 6904			Other Fee 2	
Assc CIC 3		Assc Phn 3				Other Fee 3	TotCICMon \$140
FINANCIAL INFORMATION							
Earn Dep	\$7,500	Annual Taxes	\$6,000	SID/LIDTotal	\$3,504	SID/LID Annual	\$488
Finance Consid	Cash, Conventional, FHA, VA					Existing Rent	
Presented by: Office Name		Realty ONE Group, Inc				Agent Jeffrey Mix S.0074457	

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

2632 Tranquil Dawn Street

Henderson, NV 89044 | MLS# 2785949

\$675,000

NSB Eligible · Tract 005720

Jeff Mix · Realty ONE Group · 702-510-9625

Randy Lovstuen · Canopy Mortgage · 702-812-7406



ANNUAL TAXES	HOA / MO	INSURANCE / MO	CENSUS TRACT
\$6,000	\$140	\$83	005720

6.5%

3.5% DOWN · FHA

\$5,211

EST. TOTAL / MONTH

P&I	\$4,189
MIP	\$299
Taxes	\$500
Insurance	\$83
HOA	\$140

Est. cash to close

\$30,375

6.5%

20% DOWN · CONVENTIONAL

\$4,136

EST. TOTAL / MONTH

P&I	\$3,413
MI/PMI	Not Required
Taxes	\$500
Insurance	\$83
HOA	\$140

Est. cash to close

\$141,750

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.00%

\$4,281

3.5% down · 5.00% · est. total/mo

P&I	\$3,558
MI	None
Taxes	\$500
Insurance	\$83
HOA	\$140

Refi costs vary —

\$3,622

20% down · 5.00% · est. total/mo

P&I	\$2,899
MI	None
Taxes	\$500
Insurance	\$83
HOA	\$140

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$4,136/mo after refinancing (20% down scenario):
Extra applied to principal: \$514/mo

8 YRS

years paid off early
~\$159,924 interest saved

\$10K IN PRICE
≈ \$55 / month

0.25% RATE CHANGE
≈ \$49 / month

MLS#: [2785949](#)

Price: **\$675,000**

Address: **2632 Tranquil Dawn Street**



A striking two-story residence boasts a paved driveway and a covered entry, exuding curb appeal.



A well-appointed kitchen features a large island and ample cabinet space.



An open-concept living area with abundant light and wood-look flooring creates a welcoming atmosphere.



LVR 2026

Navigate this intelligently designed layout for modern living and comfort.



LVR 2026

A comprehensive floor plan outlining bedrooms, baths, laundry, and a spacious sitting room across multiple levels.



LVR 2026

A corner lot residence boasts desert-friendly landscaping and a paved driveway, setting the stage for comfortable living.



LVR 2026

An aerial perspective reveals solar panels adorning rooftops and neatly landscaped yards along a quiet street.



LVR 2026

A spacious backyard awaits, ready for personalization and outdoor enjoyment.



LVR 2026

A spacious gravel yard with sturdy block walls offers privacy and mountain views under a bright sky.



LVR 2026

A spacious, open-air yard provides an ideal setting for outdoor relaxation.



LVR 2026

Culinary aspirations meet sophisticated design in this well-appointed kitchen.



LVR 2026

Modern kitchen with sleek stainless steel appliances and refined herringbone backsplash tiling.



Bright, open concept living and dining areas offer light hardwood flooring.



Natural light floods this inviting living space with bright, pale wood flooring.



Blinds and curtains adorn multiple windows in this well-lit room, complemented by light-toned wood flooring.



Natural light illuminates this cozy bedroom, creating a peaceful retreat for relaxation.



Well-lit room featuring light hardwood flooring and two windows for ample daylight.



A well-appointed lavatory provides a serene and functional private space.



A well-appointed bathroom features a glass-enclosed shower and a separate deep soaking tub.



A spacious primary bath offers a dual-sink vanity and an elegant glass-enclosed shower.



Double vanity with sleek white countertops and ample storage elevate this primary bathroom.



A spacious, naturally illuminated room features plush carpeting and multiple windows offering scenic views.



A versatile open loft space offers a blank canvas for personalized living.



A well-lit loft space provides flexible living options with soft carpet and multiple windows.



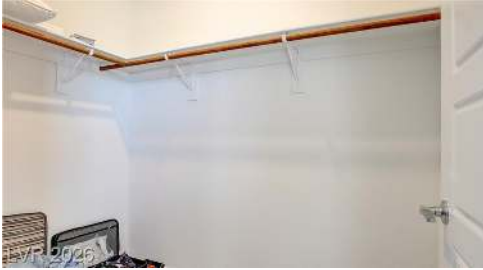
Integrated shelving maximizes storage capacity within this functional closet space.



A well-lit bedroom provides ample natural light and a neutral palette for personalized decor.



A well-lit bedroom provides comfortable repose and easy access to an adjacent closet.



Functional closet featuring ample hanging space and overhead shelving.



Double vanity with sleek white countertops and ample storage offers a perfect blend of style and utility.



An airy bedroom with a deep closet and sun-filled window, ready for personalization.



A spacious and inviting bedroom awaits your personal touch.



A well-organized closet space featuring dual hanging rods and soft carpeting.



Functional utility room with modern appliances, a practical counter, and overhead shelving.



A pristine bathroom featuring a classic bathtub with sleek fixtures and a simple white shower surround.



A pristine bathroom features a crisp white vanity, sleek fixtures, and a tiled shower-tub combination.



A well-appointed vanity with a crisp countertop and undermount sink.



An airy bedroom presents ample natural light, creating a serene and inviting atmosphere.

Two windows with blinds illuminate this well-maintained bedroom, featuring plush carpeting and a convenient walk-in closet.

Ample storage solutions in this well-appointed closet, ready for your wardrobe.



Secure parking within a well-appointed garage, opening to a pleasant neighborhood street.

A well-maintained garage offers ample space for vehicles and storage with direct access to the outdoors.

An aerial perspective reveals a vibrant community with recreational amenities and desert landscaping.



An aerial perspective reveals a vibrant community hub with a basketball court, inviting pool, and green spaces.

An aerial perspective reveals a developing community against a backdrop of distant mountains and an urban skyline.



Discover proximity to daily essentials and services, detailed in this comprehensive area report.



Educational data highlights local school ratings, showcasing convenience and academic promise for residents.



A comprehensive outdoor activity report highlights nearby parks, golf courses, and hiking trails.



Explore nearby dining options, including a variety of moderately priced restaurants and diverse cuisines, all within a five-mile radius.

MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2785949	2632 Tranquil Dawn Street	18	\$675,000	RES	Price Decrease	06/15/26	\$689,999->\$675,000
2785949	2632 Tranquil Dawn Street		\$689,999	RES	New Listing	05/28/26	->A

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Property

Parcel #:	191-22-314-004	Address:	2632 Tranquil Dawn ST	Census Tract:	005720
TN-RG-SE:	23 - 61 - 22	PropCity:	Henderson	Zip Code:	89044-2050
Tot Value:	\$240,263	Land Use:	Sfr		
GEO ID:	23-61-22				

Assessor Description

File-Page:	173-48	Subdivision:	Inspirada Pod 6-2 Phase 1	Unit:	Tract:
Assr Lot:	4	Block:		Area:	Bldg:
Assr Desc:	INSPIRADA POD 6-2 PHASE 1 PLAT BOOK 173 PAGE 48 LOT 4				

Owner & Doc Information

Owner Name:	Graziani Hugo Guido	DOC DATE		DOC NUMBER	DV
2nd Owner:	Nancy Elai	07/21/2025		250721001565	
Address:	2632 Tranquil Dawn Street -	Owner Vesting:			
City:	Henderson	State:	NV	Zip Code:	89044
Prev Owner:	Greystone Nevada Llc				

Land & Building Information

Land Value:	\$176,000	Impr Value:	\$510,466	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.100	Act Yr Blt:	2025	Tot Rooms:	9
Lot SqFt:	4,356	Eff Yr Blt:	2025	Bedrooms:	5
# of Buildings:	1	Construction:		Bathrooms:	5
Type Style:		Ext Wall:	Frame/Stucco	Full Baths:	4
Stories:	2.00	Flooring:		Half Baths:	1
Roof Matrl:	Concrete Tile	Heat Systm:	Forced Air	Fireplace YN:	
Roof Type:		Air Cond:	Central	Fireplaces:	

Property Sub-Areas SqFt

Living Area:	3,210	First Flr:	1,495	Porch 1:		Grg/Prkg:	473
Building Sq Ft:	3,210	Second Flr:	1,715	Porch 2:		Carport:	
Total Bldg:	3,683	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	3,210	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:	\$746,467	07/01/25	Bargain & Sale Deed
	\$4,203,927	04/18/25	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:			\$240,263	\$178,663	\$61,600	2026	
Prev:			\$42,497	\$147	\$42,350	2025	
						2024	

Delinq: Tot SA Bal:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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Single Family Residential

Ownership

08/07/2026 12:10 PM



ML# **2803401** Status **A-ER** L/Price **\$699,900**
Offc **VEGO** PubID **232353** VTour **Y**
Bldr Model LP/SqFt **\$229**
County **CLARK** Parcel# **191-22-312-016** City/Town **Henderson**
Prop Desc CondoConv State **NV**
Type **DETACHD** Unit Desc Studio
Subdiv **Inspirada Pod 6-1** Subdiv#
Community **INSPIRADA** Short Sale **N** ForeclosureCommenced **N** Repo/REON
Assc/Comm **CC&RS, COMMUNITY Facilities**
Zoning **Single Family** YrBuilt **2023/RE** MH Yr Blt
Elem K-2 **WALL** Elem 3-5 **WALL** YrRound Junior **DELW** HighSch **LIBR**
DOM **13**

3762 /Pordenone /Avenue

Unit

Building #

Zip

89044

GENERAL INFORMATION

FB

3/4

HB

Tot

Bldg Desc **2STORY** #Bedrms **5** #Baths **1**
Garage **2/Attached, Entry to House** Conv Carport **0**
AppxLivArea **3,063** ApprxTotalLivArea **3,063** #Acres +/- **0.110** #Den/Oth **0** #Loft **1**
ApxAddLivArea AddLivAreaDesc
Roof **Tile** Lot SqFt **4,792** Parking Desc **Garage/Private**
Private Spa **No** Lot Desc **Under 1/4 Acre**
Private Pool **N** Pool Size +/- Heated Pool
Multi Gen:

Dir **FROM VOLUNTEER AND VIA INSPIRADA, FOLLOW VIA INSPIRADA SOUTH TO V. NAPOLI, EXIT ROUND ABOUT ON V. NAPOLI, RIGHT ON VIA GENNARO, RIGHT ON AVERSA, LEFT ON PORDENONE, PROPERTY ON RIGHT**

Remarks **Stylish two-story home in the highly desirable Inspirada community featuring 5 bedrooms, 3 bathrooms, a spacious loft, and a 2-car garage. The thoughtfully designed floor plan includes one bedroom and a ¾ bathroom downstairs, offering flexibility for guests, a home office, or additional living space. The upgraded kitchen showcases white cabinetry, quartz countertops, gold hardware, stainless steel appliances, and modern finishes, all opening seamlessly to the main living area. An electric fireplace creates a warm and inviting focal point in the living room, while the upstairs loft provides versatile space for a media room, office, or play area. The spacious primary suite features impressive views of the Las Vegas Strip. Enjoy convenient access to Inspirada's parks, pools, walking trails, dining, and shopping in one of Henderson's most sought-after master-planned communities.**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	15X19	UPSTRS, WICLOS	Primary Bath	DBLSNK, SHOWER
2nd Bedroom	11X11	CLOSET, DNSTRS	3rd Bedroom	11X10 UPSTRS, WICLOS
4th Bedroom	9X11	UPSTRS, WICLOS	5th Bedroom	11X10 UPSTRS, WICLOS
Dining Room	12X22	AREA, LIVDIN	Kitchen	12X18 ISLAND, PANTRY, QUARTZ
Living Room	21X18	REAR	Loft	13X29 FAMRM
MBR Down? N	Bed Down Y	Bath DownY	Ba Dn Desc. 3/4 Bath Downstairs	
Refrg N	Dispos Y	Dishw Y	Washer Inc N	Dryer Util G
OthApplnces Microwave	Furn Inc	No	Oven DescBuilt-In Oven(E), Cooktop(G)	
Interior Blinds, Window Coverings Partial			Constrctn Frame & Stucco	
Fireplace 1/Electric			Flooring Carpet, Luxury Vinyl Plank	
Fence Backyard Full Fenced/Block			Equest None	

UTILITIES INFORMATION

House Face **South** Miscel **None**
Exterior **Covered Patio**
Landscap **Drip Irrigation/Bubblers, Rock/Gravel Landscaping, Shrubs, Synthetic Grass**
Heat Sys **Central** Heat Fuel **Gas** Water **Public**
Cool Sys **Central** Cool Fuel **Electric** Grd Mounted Sewer **Public**
Utility Info**Underground Utilities** Energy **None** Water Conservation **No**

ASSOCIATION / CIC INFORMATION

Assoc/CIC **Y** Assoc Inc **MGMT**
Special AssesstYN **N** Special Assess \$
Assoc Name **INSPIRADA** CIC Dues **\$255** Special Assess Frec
Assoc CIC **Master** Assoc Phn **702-260-7939** How Billed **Quarterly** Transfer Fee
Assoc CIC 3 Assoc Phn 3 Other Fee
Other Fee 3 TotCICMon **\$85**

FINANCIAL INFORMATION

Earn Dep **\$7,500** Annual Taxes **\$6,604** SID/LIDTotal **\$5,590** SID/LID Annual **\$728**
Finance Consid **Cash, Conventional, VA** Existing Rent
Presented by: Office Name **Realty ONE Group, Inc** Agent Jeffrey Mix S.0074457

Jeff Mix · Realty ONE Group · 702-510-9625

Randy Lovstuen · Canopy Mortgage · 702-812-7406



ANNUAL TAXES

\$6,604

HOA / MO

\$85

INSURANCE / MO

\$83

CENSUS TRACT

005720

6.5%

3.5% DOWN · FHA

\$5,372

EST. TOTAL / MONTH

P&I	\$4,344
MIP	\$310
Taxes	\$550
Insurance	\$83
HOA	\$85

Est. cash to close

\$31,496

6.5%

20% DOWN · CONVENTIONAL

\$4,257

EST. TOTAL / MONTH

P&I	\$3,539
MI/PMI	Not Required
Taxes	\$550
Insurance	\$83
HOA	\$85

Est. cash to close

\$146,979

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.00%

\$4,407

3.5% down · 5.00% · est. total/mo

P&I	\$3,689
MI	None
Taxes	\$550
Insurance	\$83
HOA	\$85

Refi costs vary —

\$3,724

20% down · 5.00% · est. total/mo

P&I	\$3,006
MI	None
Taxes	\$550
Insurance	\$83
HOA	\$85

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$4,257/mo after refinancing (20% down scenario):
Extra applied to principal: \$533/mo

8 YRS

years paid off early
~\$165,823 interest saved

\$10K IN PRICE

≈ \$55 / month

0.25% RATE CHANGE

≈ \$49 / month

MLS#: [2803401](#)

Price: **\$699,900**

Address: **3762 Pordenone Avenue**



A welcoming facade showcases a well-maintained driveway, inviting entry, and attractive landscaping.

A well-maintained stucco facade with a two-car garage welcomes you to this inviting residence.

A welcoming paver walkway leads to a covered front entry, flanked by a low-maintenance, rock-filled landscape.



A well-lit entry hall with soaring ceilings, a striking staircase, and light wood flooring invites you in.

An inviting entry showcases light wood flooring and a modern staircase with cable railings.

An open concept living area features light wood flooring and sleek window treatments, flowing seamlessly into the kitchen.



A grand, naturally illuminated living space boasts a striking linear chandelier and light hardwood-style flooring, ready for personalization.

An open-concept design flows seamlessly from the kitchen to the spacious living area, ideal for modern living.

An open-concept living space with sleek flooring and a contemporary fireplace awaits.



A striking linear chandelier illuminates this spacious great room, featuring elegant plank flooring and a modern fireplace.

A contemporary kitchen features an island with waterfall countertops and sleek appliances.

Culinary dreams come alive in this well-appointed kitchen featuring a substantial island and gleaming countertops.



Modern kitchen with white cabinetry and a substantial island transitions to a living area with a sleek linear fireplace.



A well-lit culinary space features elegant white cabinetry, a spacious island, and an outdoor view through sliding glass doors.



A well-lit room offers a blank canvas for personalization, featuring plush carpeting and a neatly trimmed window.



A spacious room features plush carpeting and modern doors, offering a fresh, versatile interior.



Ample built-in shelving provides abundant storage within this organized walk-in closet.



A well-appointed bathroom with a spacious shower and vanity features chic gold fixtures.



A generously sized room features plush carpeting and well-lit windows, ready for personalization.



An airy loft area provides flexible living space with bright natural light.



A spacious room offers ample natural light and plush carpeting, ready for your personalized touch.



A spacious, naturally illuminated room featuring plush carpeting, fresh paint, and direct access to a private bathroom.



A spacious room offers comfortable carpeted flooring and abundant natural light from multiple windows.



Walk-in closet with ample shelving and soft carpet flooring offers generous storage solutions.



A well-appointed bathroom features a spacious shower with a built-in bench and a dual-sink vanity with brass fixtures and ample storage.



Dual vanities with golden fixtures and a large mirror illuminate this well-appointed bathroom.



Panoramic desert landscape and distant city lights unfold beyond a sturdy block retaining wall.



A well-appointed bathroom features a bright white double vanity, sleek gold fixtures, and tiled flooring, reflecting modern design choices.



A well-appointed laundry space features a utility sink connection and ready-to-use appliance hookups.



A well-lit bedroom provides a clean canvas for personalized design and comfortable living.



A quiet bedroom with plush carpeting and natural light filtering through the window blinds awaits.



A well-lit bedroom features plush carpeting, offering a cozy and inviting retreat.



A well-lit bedroom provides ample natural illumination and soft carpeting.



An inviting covered patio featuring paver stones extends to a manicured lawn, framed by a sturdy block wall.



An inviting backyard oasis offers artificial turf, natural desert landscaping, and a covered patio perfect for outdoor living.



A well-maintained yard provides ample space for recreation, complemented by a covered patio ideal for outdoor relaxation.



LVR 2026



LVR 2026

A neatly manicured backyard with artificial turf and a covered patio provides a private outdoor retreat.

A neatly maintained private yard features artificial turf and landscaped rock borders against a block wall.



LVR 2026

Visualize your future home with this thoughtfully designed floor plan.



LVR 2026

Visualize the layout and flow of this spacious residence with a detailed floor plan.



LVR 2026

Visualize your future in this thoughtfully arranged and spacious floor plan.

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2803401	3762 Pordenone Avenue		\$699,900	RES	New Listing	07/25/26	->A
2774872	3762 Pordenone Avenue	96	\$719,900	RES	Withdrawn	07/25/26	A->W
2774872	3762 Pordenone Avenue	59	\$719,900	RES	Price Decrease	06/18/26	\$749,900->\$719,900
2774872	3762 Pordenone Avenue		\$749,900	RES	New Listing	04/20/26	->A
2671880	3762 Pordenone Avenue	46	\$697,000	RES	Expired	02/04/26	A->X
2671880	3762 Pordenone Avenue	25	\$697,000	RES	Price Increase	01/14/26	\$595,000->\$697,000
2671880	3762 Pordenone Avenue	25	\$595,000	RES	Back On Market	01/14/26	UCNS->A
2671880	3762 Pordenone Avenue	25	\$595,000	RES	Under Contract - No Show	07/22/25	A->UCNS
2671880	3762 Pordenone Avenue	14	\$595,000	RES	Back On Market	07/11/25	UCNS->A
2671880	3762 Pordenone Avenue	14	\$595,000	RES	Under Contract - No Show	04/21/25	A->UCNS
2671880	3762 Pordenone Avenue	10	\$595,000	RES	Price Decrease	04/17/25	\$695,000->\$595,000
2671880	3762 Pordenone Avenue		\$695,000	RES	New Listing	04/07/25	->A

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Property

Parcel #:	191-22-312-016	Address:	3762 Pordenone AVE	Census Tract:	005720
TN-RG-SE:	23 - 61 - 22	PropCity:	Henderson	Zip Code:	89044-1900
Tot Value:	\$222,844	Land Use:	Sfr		
GEO ID:	23-61-22				

Assessor Description

File-Page:	165-58	Subdivision:	Inspirada Pod 6-1	Unit:	Tract:
Assr Lot:	16	Block:		Bldg:	
Assr Desc:	INSPIRADA POD 6-1 PLAT BOOK 165 PAGE 58 LOT 16				

Owner & Doc Information

Owner Name:	Eclipse Holdings Llc	DOC DATE	02/22/2023	DOC NUMBER	230222000453	DV	CO
2nd Owner:		Owner Vesting:	Corporation				
Address:	1027 South Rainbow Boulevard - 338						
City:	Las Vegas	State:	NV	Zip Code:	89145		
Prev Owner:	Kb Home Inspirada Llc						

Land & Building Information

Land Value:	\$170,000	Impr Value:	\$466,697	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.110	Act Yr Blt:	2023	Tot Rooms:	9
Lot SqFt:	4,792	Eff Yr Blt:	2023	Bedrooms:	5
# of Buildings:	1	Construction:		Bathrooms:	4
Type Style:		Ext Wall:	Frame/Stucco	Full Baths:	3
Stories:	2.00	Flooring:		Half Baths:	1
Roof Matrl:	Concrete Tile	Heat Systm:	Forced Air	Fireplace YN:	
Roof Type:		Air Cond:	Central	Fireplaces:	

Property Sub-Areas SqFt

Living Area:	3,063	First Flr:	1,494	Porch 1:		Grg/Prkg:	410
Building Sq Ft:	3,063	Second Flr:	1,569	Porch 2:		Carport:	
Total Bldg:	3,473	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	3,063	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:	\$556,300	03/20/26	Trustee's Deed (Foreclosure)
		02/15/23	Quit Claim Deed
	\$678,888	02/15/23	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$6,604.14	2026	\$222,844	\$163,344	\$59,500	2026	
Prev:	\$6,286.18	2025	\$223,030	\$164,580	\$58,450	2025	
	\$5,821.16	2024	\$223,183	\$166,483	\$56,700	2024	
Delinq:		Tot SA Bal:					

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.



Townhouse		Ownership		08/07/2026 12:10 PM	
	ML#	2795122	Status	A-ER	L/Price \$455,000
	Offc	KWMP	PubID	245405	VTour Y
	Bldr		Model		LP/SqFt \$247
	County	CLARK	Parcel#	191-22-514-105	City/Town Henderson
	Prop Desc		CondoConv		State NV
	Type	ATTACHD	Unit Desc	2LEVEL	Studio
	Subdiv	Inspirada Pod 7-2			Subdiv#
	Community	INSPIRADA	Short Sale	N	ForeclosureCommenced NRepo/REON
	Assc/Comm	Basketball Courts, BBQ Area, CC&RS, Clubhouse, COMMUNITY Pool, Jogging, Park, Pet Park, Pickle Ball Court, Playground, Pool Cabanas, Security, Social Calendar			
	Zoning	Multi-Family	YrBuilt	2022	MH Yr Blt
	Elem K-2	ELLI	YrRound	Junior DELW	HighSch LIBR
	DOM	24			
2435 /Bellinzona /Place		Unit	Building #	Zip	89044

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc	2STORY	#Bedrms	3	#Baths	2	0	1
Garage	2/Attached, Auto Door Opener(s), Entry to House, Storage Area/Shelves	Conv		Carport	0		
AppxLivArea	1,842	ApprxTotalLivArea	1,842	#Acres +/-	0.050	#Den/Oth	0
ApxAddLivArea		AddLivAreaDesc					
Roof	Tile	Lot SqFt	2,178	Parking Desc	Garage/Private, Guest Parking		
Private Spa	No	Lot Desc	Under 1/4 Acre				
Private Pool	N	Pool Size +/-		Heated Pool			

Dir East on W Via Inspirada Access RD, Turn left on Via Centro, Left on Macomer LN, Right on Rofrano PL, Left on Karisma Enria LN, Right on Bellinzona PL, Home will be on your left. Use GPS for ease.

Remarks Premium Corner Lot in Inspirada, Highly Upgraded & Move-In Ready! Welcome to this beautifully upgraded home in one of Henderson's most sought-after master-planned communities. Situated on a premium corner end lot that the seller paid an additional \$20,000 to secure, this home offers added privacy, enhanced curb appeal, and extra windows for abundant natural light. Inside, enjoy an open-concept layout with luxury vinyl plank flooring, upgraded cabinetry, a large island with breakfast bar, pantry, double roll-out shelves, and included stainless steel appliances. Upstairs features a versatile loft, a private primary suite with a custom walk-in closet, Piedrafina countertops, designer lighting, two-tone paint, and a 2-car garage with extra storage. Beyond the home, enjoy the Inspirada lifestyle with 7 parks, multiple community pools, scenic trails, sports courts, and a farmers market held every other week, creating a true sense of community. With exciting future additions including new shops, dining, entertainment, and a casino nearby, this thriving neighborhood continues to grow. Schedule your private tour today!

APPROXIMATE ROOM SIZES AND DESCRIPTIONS					
Primary Bedroom	15x14	CEILIT, CUSTMCLOST, UPSTRS, WICLOS	2nd Bedroom	11x10	CEILIT, CLOSET, UPSTRS
3rd Bedroom	10x10	CEILIT, CLOSET, UPSTRS	Kitchen		GRNCTP, ISLAND, RECESS, LUXVP, PANTRY, STAINSTEELAPPLI
MBR Down?	N	Bed Down	N	Bath Down	Y
Refrg	Y	Dispos	Y	Dishw	Y
Washer	Inc	Y	Dryer	Inc	Y
OthApplnces	Microwave		Furn Inc	No	Oven Desc
Interior	Blinds, Windows Coverings Throughout				Stove(G)
Fireplace	0				Constrctn
Fence	No Fence				Flooring
					Carpet, Luxury Vinyl Plank
					Equest
					None

UTILITIES INFORMATION			
House Face	North	Miscel	None
Exterior	Barbeque Stub, Covered Patio, Porch		
Landscap	Desert Landscaping, Drip Irrigation/Bubblers, Rock/Gravel Landscaping, Shrubs, Trees		
Heat Sys	Central, High Efficiency HVAC, Programmable Thermostat, Zoned HVAC	Heat Fuel	Gas
Cool Sys	Central, High Efficiency HVAC, Programmable Thermostat	Cool Fuel	Electric
Utility Info	Underground Utilities	Grd Mounted	Sewer
		Energy	Dual Pane Windows
			Water Conservation
			No

ASSOCIATION / CIC INFORMATION			
Assoc/CIC	Y	Assoc Inc	GROUND, LNDMNT, MGMT, REC, RESERV, SECURT
Special AssesstYN	N	Special Assess \$	Special Assess Frec
Assoc Name	Inspirada Community	CIC Dues	\$480
		How Billed	Quart
		Transfer Fee	Setup Fee

Assc CIC	Master	Assc Phn	702-260-7939	Other Fee	
Assc CIC 3		Assc Phn 3		Other Fee 3	TotCICMon \$160
FINANCIAL INFORMATION					
Earn Dep	\$4,000	Annual Taxes	\$3,687	SID/LIDTotal	\$1,390
Finance Consid	Cash, Conventional, FHA, VA			SID/LID Annual	\$194
				Existing Rent	
Presented by: Office Name		Realty ONE Group, Inc		Agent Jeffrey Mix S.0074457	

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Jeff Mix · Realty ONE Group · 702-510-9625

Randy Lovstuen · Canopy Mortgage · 702-812-7406



ANNUAL TAXES
\$3,687

HOA / MO
\$160

INSURANCE / MO
\$83

CENSUS TRACT
005720

6.5%
3.5% DOWN · FHA

\$3,575
EST. TOTAL / MONTH

P&I	\$2,824
MIP	\$201
Taxes	\$307
Insurance	\$83
HOA	\$160

Est. cash to close\$20,475

6.5%
20% DOWN · CONVENTIONAL

\$2,851
EST. TOTAL / MONTH

P&I	\$2,301
MI/PMI	Not Required
Taxes	\$307
Insurance	\$83
HOA	\$160

Est. cash to close\$95,550

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.00%

\$2,949
3.5% down · 5.00% · est. total/mo

P&I	\$2,398
MI	None
Taxes	\$307
Insurance	\$83
HOA	\$160

Refi costs vary —

\$2,504
20% down · 5.00% · est. total/mo

P&I	\$1,954
MI	None
Taxes	\$307
Insurance	\$83
HOA	\$160

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$2,851/mo after refinancing (20% down scenario):
Extra applied to principal: \$347/mo

8 YRS
years paid off early
~\$107,800 interest saved

\$10K IN PRICE
≈ \$55 / month

0.25% RATE CHANGE
≈ \$49 / month

MLS#: [2795122](#)

Price: **\$455,000**

Address: **2435 Bellinzona Place**



A contemporary open-concept layout presents a well-appointed kitchen and convenient access to upper levels.

Two-story home with terracotta tile roof accents and inviting archways.

A welcoming entry features a paneled wooden door, paved walkway, and a stylish sconce.



An inviting covered patio featuring string lighting and arched openings, ideal for outdoor leisure.

A well-lit living space with durable wood-look flooring flows seamlessly to a carpeted staircase.

An open-concept layout unites the kitchen and living spaces, featuring resilient wood-look flooring and recessed lighting.



An open-concept living space integrates a modern kitchen and dining area, accented by sleek wood flooring and abundant natural light.

A well-appointed kitchen features a central island, recessed lighting, and contemporary white cabinetry.

A well-appointed kitchen features a large island, sleek appliances, and ample cabinetry for culinary pursuits.



A well-appointed kitchen island with a sleek sink anchors this open-concept living space.

A contemporary open-concept layout features rich wood flooring, a gleaming granite kitchen island, and abundant natural illumination.

A spacious room offers durable wood flooring and ample natural light from multiple windows.



A well-lit versatile bonus room with plush carpeting and a discreet stairway access.



A versatile open space with plush carpeting offers potential for a home office or relaxation zone.



A quiet secondary bedroom offering comfortable carpeting and ample natural light through a single window.



A spacious room offers comfortable carpet flooring and ample natural light from multiple windows.



Dual vanities and a sleek glass-enclosed shower/tub combo create a functional and pleasant bathroom space.



A well-lit bathroom features a spacious double vanity with ample storage.



Well-lit room provides a neutral canvas for your personalized design, complete with plush carpeting and ample windows.



Custom shelving and hanging rods offer abundant storage in this organized walk-in closet.



Recessed lighting illuminates this versatile room, offering comfortable carpeting and natural light through large windows.



A well-lit bedroom features plush carpeting and a convenient sliding closet door.



A well-lit bedroom awaits, featuring plush carpeting and an inviting window with blinds.



A well-lit room offers ample natural light and plush carpeting.



A well-proportioned room with soft carpeting and a window offering a glimpse of the neighborhood.



A well-appointed bathroom features a single vanity with stone counters and wood-look flooring.



A well-maintained tub-shower combination features a sliding glass enclosure and polished chrome fixtures.



A well-lit powder room offers practical elegance with a classic pedestal sink and modern mirror.



A dedicated laundry space provides optimal functionality and organization with modern appliances and practical storage.



A spacious, well-lit garage featuring durable concrete flooring and an automatic garage door opener.



Well-maintained stucco facade with arched entryways and attractive landscaping creates inviting curb appeal.



A welcoming front entrance features arched details, stucco siding, and well-maintained landscaping, creating inviting curb appeal.



A well-maintained stucco exterior showcases multiple windows and an attached garage under a blue sky.



Attached garages with paver driveways offer convenient parking for this appealing residence.



An inviting entrance sign welcomes residents and guests to this well-planned community.



An inviting community park offers diverse recreational amenities, from shaded play areas to sparkling pools, amidst a vast landscape.



An aerial perspective reveals a vibrant community with a large pool, shaded cabanas, and ample recreation space, set against distant mountains.



An aerial perspective reveals a vibrant community with recreational amenities set against a backdrop of distant mountains.



Green spaces and pathways connect this inviting community recreation area, framed by distant mountains.



Four full-sized basketball courts await for community enjoyment amidst natural landscaping and distant mountain views.



An aerial perspective showcases the dual basketball courts and community park with shade structures, nestled against a mountain backdrop.

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2795122	2435 Bellinzona Place	23	\$455,000	RES	Price Decrease	08/06/26	\$465,000->\$455,000
2795122	2435 Bellinzona Place		\$465,000	RES	New Listing	07/14/26	CSL->A
2795122	2435 Bellinzona Place		\$465,000	RES	Coming Soon	06/26/26	I->CSL

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Property

Parcel #:	191-22-514-105	Address:	2435 Bellinzona PL	Census Tract:	005720
TN-RG-SE:	23 - 61 - 22	PropCity:	Henderson	Zip Code:	89044-1779
Tot Value:	\$133,814	Land Use:	Townhouse/Rowhouse		
GEO ID:	23-61-22				

Assessor Description

File-Page:	160-26	Subdivision:	Inspirada Pod 7-2	Unit:	Tract:
Assr Lot:	281	Block:		Area:	Bldg:
Assr Desc:	INSPIRADA POD 7-2 UNIT 3 PLAT BOOK 160 PAGE 26 LOT 281				

Owner & Doc Information

Owner Name:	Cifuentes Cindy D	DOC DATE	09/30/2022	DOC NUMBER	220930001916	DV
2nd Owner:	Carino Mark					
Address:	2435 Bellinzona Place -	Owner Vesting:				
City:	Henderson	State:	NV	Zip Code:	89044	
Prev Owner:	Kb Home Inspirada Llc					

Land & Building Information

Land Value:	\$102,000	Impr Value:	\$280,326	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.050	Act Yr Blt:	2022	Tot Rooms:	6
Lot SqFt:	2,178	Eff Yr Blt:	2022	Bedrooms:	3
# of Buildings:	1	Construction:		Bathrooms:	3
Type Style:	Townhouse	Ext Wall:	Frame/Stucco	Garage Cap:	
Stories:	2.00	Flooring:		Garage Type:	Attached Garage
Roof Matrl:	Concrete Tile	Heat Systm:	Forced Air	Parking Sp:	
Roof Type:		Air Cond:	Central	Pool YN:	
				Porch:	
				Fireplace YN:	
				Fireplaces:	

Property Sub-Areas SqFt

Living Area:	1,842	First Flr:	771	Porch 1:		Grg/Prkg:	440
Building Sq Ft:	1,842	Second Flr:	1,071	Porch 2:		Carport:	
Total Bldg:	2,282	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	1,842	Basement F:		Basement U:			

Sales Information

County:	PRICE	DATE	DEED TYPE
	\$370,492	09/30/22	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$3,687.21	2026	\$133,814	\$98,114	\$35,700	2026	
Prev:	\$3,582.42	2025	\$127,406	\$93,106	\$34,300	2025	
	\$3,478.58	2024	\$127,617	\$93,317	\$34,300	2024	

Delinq: Tot SA Bal:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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Townhouse

Ownership

08/07/2026 12:10 PM



ML# **2806486** Status **A-ER** L/Price **\$419,000**
Offc **KWMP** PubID **236051** VTour **Y**
Bldr Model LP/SqFt **\$271**
County **CLARK** Parcel# **191-15-812-016** City/Town **Henderson**
Prop Desc CondoConv State **NV**
Type **ATTACHD** Unit Desc **2LEVEL** Studio
Subdiv **Inspirada Town Center -Parcel 1** Subdiv#
Community **INSPIRADA** Short Sale **N** ForeclosureCommenced **N** Repo/REON
Assc/Comm **Basketball Courts, BBQ Area, CC&RS, Clubhouse, COMMUNITY Facilities, COMMUNITY Pool, Guest Parking, Jogging, Park, Pet Park, Pickle Ball Court, Playground, Pool, Pool Cabanas, Security, Tennis Courts**
Zoning **Single Family** YrBuilt **2022/RE** MH Yr Blt
Elem K-2 **WALL** Elem 3-5 **WALL** YrRound Junior **DELW** HighSch **LIBR**
DOM **2**

3575 /Sorridere /Lane

Unit

Building #

Zip

89044

GENERAL INFORMATION

FB

3/4

HB

Tot

Bldg Desc **2STORY** #Bedrms **3** #Baths **1** **1** **1** **3**
Garage **2/Attached, Entry to House** Conv Carport **0**
AppxLivArea **1,544** ApprxTotalLivArea **1,544** #Acres +/- **0.050** #Den/Oth **0** #Loft **0**
ApxAddLivArea AddLivAreaDesc
Roof **Tile** Lot SqFt **2,178** Parking Desc **Garage/Private, Guest Parking, Open Parking**
Private Spa **No** Lot Desc **Under 1/4 Acre, Greenbelt**
Private Pool **N** Pool Size +/- Heated Pool

Dir **South on Via Inspirada from Volunteer. Right on Via Nobila from Via Inspirada, then Left on Via Centro. Right on Aquila Lane. Left on Cecina Place. There is street parking or guest parking in front of the green belt.**

Remarks *****Open House Saturday August 8th 11-3PM*** Built in 2022 & located in the highly desirable Inspirada community, this beautifully upgraded 3-bed, 2.5-bath townhome offers modern living in a prime location close to parks, pools, community spaces, & the future home of Inspirada Station Casino. Original homeowners invested over \$50,000 in builder and post-closing upgrades, including custom closet systems, offering exceptional value and features that would be costly to replicate today. The open-concept floor plan features 9-foot ceilings, natural light, & upgraded LVP flooring on the main level. The kitchen is designed for both everyday living & entertaining with Calcutta quartz countertops, upgraded cabinetry, pull-out shelves, stainless steel appliances, & bar seating. The primary suite includes a custom walk-in closet & a stylish bathroom with dual sinks, quartz countertops, & a walk-in shower with quartz surround. Two additional bedrooms offer flexible space for family, guests, or a home office. Additional features include custom closets & custom blinds throughout, a tankless water heater, water softener, smart thermostat, video doorbell, & garage with extra storage. SID/LID is fully paid off.**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom **14x13** **CEILFN, CEILIT, CUSTMCLOST, 2nd Bedroom** **11x10** **CEILFN, CEILIT, CUSTMCLOST, UPSTRS, WICLOS**
3rd Bedroom **10x10** **CEILFN, CEILIT, CUSTMCLOST, Kitchen** **12x12** **BRKBAR, RECESS, LUXVP, MRBCTP, PANTRY, STAINSTEELAPPLI**

Living Room **13x12** **FRONT**

MBR Down? **N** Bed Down **N** Bath Down **N** Ba Dn Desc.
Refrg **Y** Dispos **Y** Dishw **Y** Washer Inc **Y** Dryer Inc **Y** Dryer Util **G** Location
OthApplnces **Microwave, Water** Furn Inc **No** Oven Desc **Cooktop(G), Stove(G)**

Conditioner-Owned

Interior **Blinds, Ceiling Fan(s), Windows Coverings** Constrctn

Fireplace **0** Flooring **Carpet, Luxury Vinyl Plank**
Fence **No Fence** Equest **None**

UTILITIES INFORMATION

House Face **East** Miscel **None**
Exterior **Covered Patio, Porch**
Landscap **Desert Landscaping, Front Sprinkler System, Rock/Gravel Landscaping, Shrubs, Smart Irrigation System**
Heat Sys **Central** Heat Fuel **Gas** Water **Public**
Cool Sys **Central** Cool Fuel **Electric** Grd Mounted Sewer **Public**
Utility Info **Underground Utilities** Energy **Dual Pane Windows, Solar Screens** Water Conservation **No**

ASSOCIATION / CIC INFORMATION

Assoc/CIC **Y** Assoc Inc **GROUND, LNDMNT, MGMT, REC, RESERV, SECURT**
Special AssesstYN **N** Special Assess \$ Special Assess Frec

Assoc Name	Inspirada HOA	CIC Dues	\$480	How Billed	Quarterly	Transfer Fee	Setup Fee
Assoc CIC	Master	Assoc Phn	702-260- 7939			Other Fee	
Assoc CIC 3		Assoc Phn 3				Other Fee 3	TotCICMon \$160
FINANCIAL INFORMATION							
Earn Dep	\$5,000	Annual Taxes	\$3,375	SID/LIDTotal		SID/LID Annual	
Finance Consid	Cash, Conventional, FHA, VA					Existing Rent	
Presented by: Office Name		Realty ONE Group, Inc				Agent Jeffrey Mix S.0074457	

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

3575 Sorridere Lane

Henderson, NV 89044 | MLS# 2806486

\$419,000

NSB Eligible · Tract 005720

Jeff Mix · Realty ONE Group · 702-510-9625

Randy Lovstuen · Canopy Mortgage · 702-812-7406



ANNUAL TAXES	HOA / MO	INSURANCE / MO	CENSUS TRACT
\$3,375	\$160	\$83	005720

6.5%

3.5% DOWN · FHA

\$3,310

EST. TOTAL / MONTH

P&I	\$2,600
MIP	\$185
Taxes	\$281
Insurance	\$83
HOA	\$160

Est. cash to close

\$18,855

6.5%

20% DOWN · CONVENTIONAL

\$2,643

EST. TOTAL / MONTH

P&I	\$2,119
MI/PMI	Not Required
Taxes	\$281
Insurance	\$83
HOA	\$160

Est. cash to close

\$87,990

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.00%

\$2,733

3.5% down · 5.00% · est. total/mo

P&I	\$2,209
MI	None
Taxes	\$281
Insurance	\$83
HOA	\$160

Refi costs vary —

\$2,324

20% down · 5.00% · est. total/mo

P&I	\$1,799
MI	None
Taxes	\$281
Insurance	\$83
HOA	\$160

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$2,643/mo after refinancing (20% down scenario):
Extra applied to principal: \$319/mo

8 YRS

years paid off early
~\$99,271 interest saved

\$10K IN PRICE
≈ \$55 / month

0.25% RATE CHANGE
≈ \$49 / month

MLS#: [2806486](#)

Price: **\$419,000**

Address: **3575 Sorridere Lane**



An open-concept living space presents a well-appointed kitchen flowing into a dedicated dining area.



A terracotta-tiled roof crowns this residence with shutters and tidy landscaping.



Enjoy views of the manicured greenspace from this inviting, covered front porch with arched columns.



An open-concept living space integrates a modern kitchen and dining area, perfect for entertaining.



A well-appointed kitchen showcasing contemporary design with a practical layout for daily living.



A well-appointed kitchen features stainless steel appliances, gleaming countertops, and stylish white cabinetry.



A contemporary kitchen space boasts sleek white cabinetry, stainless steel appliances, and wood-look flooring.



Bright, open-concept living space integrates a well-appointed kitchen with seamless flow into the living area.



An open-concept interior unites kitchen, dining, and living spaces for effortless modern living.



A welcoming entryway with natural wood flooring leads to a spacious living area and a bright window.



A well-appointed entryway features durable wood flooring and a clean, modern aesthetic.



A well-lit powder room showcases a modern pedestal sink and contemporary fixtures.



A contemporary living room features wood flooring, recessed lighting, and a staircase with sleek iron railings.



A well-lit living area offers an open floorplan and durable wood-look flooring.



A comfortable living space boasts large windows and modern wood flooring, offering a serene view of the outdoors.



A gracefully designed staircase with modern railings leads to the upper level.



A well-lit landing area with recessed lighting and carpeted stairs invites residents to ascend or descend.



Well-lit bedroom showcasing plush carpet flooring and a ceiling fan for comfort.



A well-lit bedroom features plush carpeting, a modern ceiling fan, and convenient access to an en-suite bathroom and walk-in closet.



An organized walk-in closet features ample hanging space and integrated shelving, illuminated by recessed lighting.



Ample shelving and hanging space in this well-appointed closet create an organized dressing area.



Dual vanities and a separate water closet create a highly functional bathroom.



A well-appointed bathroom features a spacious shower and a vanity with dual sinks, providing optimal functionality.



Recessed lighting illuminates a well-appointed hallway with soft carpeting, leading to an interior space beyond.



A well-lit interior hallway provides access to a bathroom, a bedroom, and a versatile bonus room.



A well-lit sleeping area features neutral tones, soft carpeting, and a discreet closet.



A well-lit sleeping area features recessed lighting, a modern ceiling fan, and soft, neutral-toned carpeting.



A quiet room, ideal for productivity, features recessed lighting, a modern ceiling fan, and carpeted floors.



Well-lit office area offers recessed lighting and a sleek ceiling fan for comfort and productivity.



A well-organized pantry featuring ample shelving for optimal storage, seamlessly integrating into the kitchen space.



Streamlined laundry room features overhead cabinetry for organized storage, ensuring efficiency.



Essential utilities showcase a modern tankless water heater and water softener system.



Attached garages with paver driveways offer convenient parking and access.



An inviting covered patio features a ceiling fan, offering a tranquil outdoor retreat.



A welcoming brick paver pathway guides guests to the entry of this attractive residence.



A welcoming facade showcases clean stucco and inviting tile roofing, complemented by a low-maintenance landscape.



A welcoming walkway leads to these inviting townhomes with covered front porches, complemented by desert-friendly landscaping.



A row of modern townhomes presents inviting front entrances with neat landscaping and accessible sidewalks.



An inviting entrance to a modern community, featuring manicured desert landscaping and contemporary architectural styles.



A vibrant playground set against a backdrop of residential buildings offers community recreation.



A community park with walking paths and a playground awaits beyond well-maintained homes.



A vibrant community park with extensive recreational facilities offers boundless outdoor enjoyment.



An aerial perspective reveals a vibrant community pool area set against a backdrop of distant mountains.



An aerial perspective reveals a vibrant community hub with a shimmering pool, verdant lawn, and well-appointed recreational areas.



An aerial perspective reveals twin basketball courts and a meticulously maintained community park with mountain views.

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2806486	3575 Sorridere Lane		\$419,000	RES	New Listing	08/05/26	->A
2761701	3575 Sorridere Lane	126	\$419,000	RES	Withdrawn	08/05/26	A->W
2761701	3575 Sorridere Lane	119	\$419,000	RES	Price Decrease	07/29/26	\$424,000->\$419,000
2761701	3575 Sorridere Lane	77	\$424,000	RES	Price Decrease	06/17/26	\$429,000->\$424,000
2761701	3575 Sorridere Lane	0	\$429,000	RES	Price Increase	04/01/26	\$419,000->\$429,000
2761701	3575 Sorridere Lane		\$419,000	RES	New Listing	04/01/26	CSL->A
2761701	3575 Sorridere Lane		\$419,000	RES	Coming Soon	03/04/26	I->CSL

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Property

Parcel #:	191-15-812-016	Address:	3575 Sorridere LN	Census Tract:	005720
TN-RG-SE:	23 - 61 - 15	PropCity:	Henderson	Zip Code:	89044-1913
Tot Value:	\$123,363	Land Use:	Townhouse/Rowhouse		
GEO ID:	23-61-15				

Assessor Description

File-Page:	165-67	Subdivision:	Inspirada Town Center -Parcel 1		
Assr Lot:	104	Block:		Bldg:	Unit: Tract:
Assr Desc:	INSPIRADA TOWN CENTER -PARCEL 1 UNIT 1 PLAT BOOK 165 PAGE 67 LOT 104				

Owner & Doc Information

Owner Name:	Sharpe Danielle	DOC DATE	10/31/2022	DOC NUMBER	221031001177	DV
2nd Owner:	Rubino Brian					
Address:	3575 Sorridere Lane -	Owner Vesting:				
City:	Henderson	State:	NV	Zip Code:	89044	
Prev Owner:	Kb Home Inspirada Llc					

Land & Building Information

Land Value:	\$102,000	Impr Value:	\$250,466	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.050	Act Yr Blt:	2022	Tot Rooms:	5
Lot SqFt:	2,178	Eff Yr Blt:	2022	Bedrooms:	3
# of Buildings:	1	Construction:		Bathrooms:	3
Type Style:	Townhouse	Ext Wall:	Frame/Stucco	Garage Type:	Attached Garage
Stories:	2.00	Flooring:		Full Baths:	2
Roof Matrl:	Concrete Tile	Heat Systm:	Forced Air	Half Baths:	1
Roof Type:		Air Cond:	Central	Fireplace YN:	
				Fireplaces:	

Property Sub-Areas SqFt

Living Area:	1,544	First Flr:	733	Porch 1:		Grg/Prkg:	454
Building Sq Ft:	1,544	Second Flr:	811	Porch 2:		Carport:	
Total Bldg:	1,998	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	1,544	Basement F:		Basement U:			

Sales Information

County:	PRICE	DATE	DEED TYPE
	\$374,366	10/27/22	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$3,374.65	2026	\$123,363	\$87,663	\$35,700	2026	
Prev:	\$3,278.96	2025	\$117,315	\$83,015	\$34,300	2025	
	\$3,183.96	2024	\$117,407	\$83,107	\$34,300	2024	

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