

Open Houses in Inspirada

Saturday · August 22, 2026

5 homes · driving order · about 2.9 miles end to end

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

HomesInInspirada.com

STOP	ADDRESS	BEDS/BATHS · SQ FT	PRICE	OPEN · BE THERE
1	3166 Brynley Avenue	3/3 · 1,842 sq ft	\$450,000	9:00 AM - 11:00 AM be there 9:00 AM
2	2854 Rolling Brook Place	5/3 · 2,467 sq ft	\$595,000	11:00 AM - 3:00 PM be there 11:00 AM
3	2641 Ornate Regiment Street	3/2 · 1,935 sq ft	\$620,000	11:00 AM - 1:00 PM be there 11:13 AM
4	2352 Via Alicante	3/3 · 2,701 sq ft	\$554,950	11:00 AM - 2:00 PM be there 11:26 AM
5	2435 Bellinzona Place	3/3 · 1,842 sq ft	\$450,000	10:00 AM - 3:00 PM be there 11:39 AM

How to use this list

You just found the best source for Inspirada open houses. We publish this list every Friday. They're numbered in driving order, so you can start at the top and work straight down the list. Each home has a QR code on its first page — scan it to pull the full listing up on your phone. Behind that page: what it would cost you monthly, then photos, price history and tax detail.



Client Brochure View

GLVAR	Townhouse	Ownership	TWH	08/21/2026 9:58 AM	
	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 N
	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
3166 /Brynley /Avenue		Elem K-2	WALL	Elem 3-5	WALL
		DOM	17	Coming Soon	Days on Market
		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
AppxAddLivArea		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 **Situated 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
Refrg	Y	Dispos	Y	Dishw	
OthApplnces	Microwave		Furn Inc	No	Oven Desc
Interior	Ceiling Fan(s), Shutters, Windows Coverings Throughout				Cooktop(G), Stove(G)
Fireplace	0				Frame & Stucco
Fence	No Fence				
			Flooring	Manmade wood or Laminate	
			Equest	None	

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

ASSOCIATION / CIC INFORMATION					
Assoc/CIC	Y	Assoc Inc	LNDMNT, MGMT, REC		
Special AssesstYN	N	Special Assess \$			
Assoc Name	Inspirada	CIC Dues	\$480	How Billed	Quarterly
				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	\$5,000	Annual Taxes	\$3,423	SID/LIDTotal	\$1,572
Finance Consid	Cash, Conventional, FHA, VA			SID/LID Annual	\$220
				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

6.625%		3.5% DOWN · FHA	
\$3,575		EST. TOTAL / MONTH	
P&I	\$2,829	P&I	\$2,305
MIP	\$199	MI/PMI	Not Required
Taxes	\$285	Taxes	\$285
SID/LID	\$18	SID/LID	\$18
Insurance	\$83	Insurance	\$83
HOA	\$160	HOA	\$160
Est. cash to close		\$20,250	

6.625%		20% DOWN · CONVENTIONAL	
\$2,852		EST. TOTAL / MONTH	
P&I	\$2,305	P&I	\$2,044
MI/PMI	Not Required	MI	None
Taxes	\$285	Taxes	\$285
SID/LID	\$18	SID/LID	\$18
Insurance	\$83	Insurance	\$83
HOA	\$160	HOA	\$160
Est. cash to close		\$94,500	

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.5%

\$3,055		3.5% down · 5.5% · est. total/mo	
P&I	\$2,509	P&I	\$2,044
MI	None	MI	None
Taxes	\$285	Taxes	\$285
SID/LID	\$18	SID/LID	\$18
Insurance	\$83	Insurance	\$83
HOA	\$160	HOA	\$160
Refi costs vary —		Refi costs vary —	

\$2,591		20% down · 5.5% · est. total/mo	
P&I	\$2,044	P&I	\$2,044
MI	None	MI	None
Taxes	\$285	Taxes	\$285
SID/LID	\$18	SID/LID	\$18
Insurance	\$83	Insurance	\$83
HOA	\$160	HOA	\$160
Refi costs vary —		Refi costs vary —	

ACCELERATED PAYOFF

Keep paying today's \$2,852/mo after refinancing (20% down scenario):

Extra applied to principal: \$261/mo

7 YRS

years paid off early

~\$101,677 interest saved

\$10K IN PRICE

≈ \$55 / month

0.25% RATE CHANGE

≈ \$49 / month

MLS#: [2806485](#)

Price: **\$450,000**

Address: **3166 Brynley Avenue**



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



Living Room

Hydrex Blvd, Henderson, NV 89044



Second Floor



Loft



Loft



Loft



Primary Bedroom



Primary Bedroom



Primary Bedroom



Primary Bathroom



Primary Bathroom



Laundry





Community

Community

Community



Community

Community

Community

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History Report

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

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Cross Property Tax Report (360)

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:		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	02/05/2024	DOC NUMBER	240205001062	DV
2nd Owner:	Lasala Natasha					
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	Tot Rooms:	6
Lot SqFt:	2,614	Eff Yr Blt:	2019	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:	1,842	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:

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GLVAR	Single Family Residential	Ownership	SFR	08/21/2026 9:58 AM
	ML#	2803450	Status A-ER	L/Price \$595,000
	Offc	BANG	PubID 230180	VTour Y
	Bldr		Model	LP/SqFt \$241
	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 Junior DELW HighSch LIBR
		DOM 23	Coming Soon Days on Market	

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc	2STORY	#Bedrms	5	#Baths	3	0	0
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
AppxAddLivArea		AddLivAreaDesc				#Loft	1
Roof	Tile	Lot SqFt	4,792	Parking Desc	Garage/Private, Guest Parking, Open Parking		
Private Spa	No	Lot Desc	Under 1/4 Acre, Corner			Heated Pool	No
Private Pool	N	Pool Size +/-					
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 **Set on an oversized corner lot, this home offers significantly more outdoor space than is typical for homes in Inspirada. The backyard includes a paver patio with a covered section and an expanded artificial-turf yard, which continues across the broad desert-landscaped area beside the home all the way to the sidewalk. The additional space offers flexibility for future landscaping or improvements. (Subject to HOA requirements.) With only one neighbor on one side the property offers a combination of extra land, privacy and openness that is difficult to find in the community. This house has the popular open floorplan with living room, dining room and kitchen all open. Kitchen boasts a 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. 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 has 3 additional bedrooms, another full bathroom and a separate laundry room with newer washer and dryer. Plus enjoy all the parks, pools 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 Down Y	Ba Dn Desc. Full Bath Downstairs	
Refrg Y	Dispos Y	Dishw Y	Washer Inc Y	Dryer Util G
OthApplnces	Microwave, Water	Furn Inc No	Oven Desc Stove(G)	Location
Filtering System				
Interior	Alarm System-Wired, Blinds, Ceiling Fan(s)		Constrctn	Frame & Stucco
Fireplace	0		Flooring	Carpet, 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		HVAC Mountd Y
		Energy	Dual Pane Windows
			Water Public
			Sewer Public
			Water Conservation No

ASSOCIATION / CIC INFORMATION

Assoc/CIC	Y	Assoc Inc	MGMT, REC
Special AssesstYN	N	Special Assess \$	Special Assess Frec

Assoc Name	Inspirada	CIC Dues	\$255	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 \$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	

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Randy Lovstuen · Canopy Mortgage · 702-812-7406



ANNUAL TAXES

\$5,239

HOA / MO

\$85

INSURANCE / MO

\$83

CENSUS TRACT

005720

6.625%

3.5% DOWN · FHA

\$4,647

EST. TOTAL / MONTH

P&I	\$3,741
MIP	\$263
Taxes	\$437
SID/LID	\$38
Insurance	\$83
HOA	\$85

Est. cash to close

\$26,775

6.625%

20% DOWN · CONVENTIONAL

\$3,691

EST. TOTAL / MONTH

P&I	\$3,048
MI/PMI	Not Required
Taxes	\$437
SID/LID	\$38
Insurance	\$83
HOA	\$85

Est. cash to close

\$124,950

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.5%

\$3,960

3.5% down · 5.5% · est. total/mo

P&I	\$3,317
MI	None
Taxes	\$437
SID/LID	\$38
Insurance	\$83
HOA	\$85

Refi costs vary —

\$3,345

20% down · 5.5% · est. total/mo

P&I	\$2,703
MI	None
Taxes	\$437
SID/LID	\$38
Insurance	\$83
HOA	\$85

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$3,691/mo after refinancing (20% down scenario):

Extra applied to principal: \$345/mo

7 YRS

years paid off early

~\$134,440 interest saved

\$10K IN PRICE

≈ \$55 / month

0.25% RATE CHANGE

≈ \$49 / month

MLS#: [2803450](#)

Price: **\$595,000**

Address: **2854 Rolling Brook Place**



Front of Structure



Back of Structure



Yard



Patio



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



And Pantry



Kitchen



Living Room



Kitchen



Kitchen



Pantry



Pantry



Living Room



Living Room



Entrance Foyer



First Floor Bedroom



First Floor Bedroom



First Floor Bedroom



First Floor Bathroom



Entry



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



Loft



Loft



Garage



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



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



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



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



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



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



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



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



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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MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2803450	2854 Rolling Brook Place	11	\$595,000	RES	Price Decrease	08/10/26	\$610,000->\$595,000
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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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		DOC NUMBER	DV
2nd Owner:	Johnston Jacquelyn A	11/01/2021		211101004464	
Address:	2854 Rolling Brook Place -	Owner Vesting:			
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

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



GLVAR	Single Family Residential		Ownership	08/21/2026 9:58 AM				
	ML#	2801866	Status	A-ER		L/Price	\$620,000	
	Offc	SREG03	PubID	221234		VTour	Y	
	Bldr		Model			LP/SqFt	\$320	
	County	CLARK	Parcel#	191-23-712-044	City/Town	Henderson		
	Prop Desc		CondoConv	N		State	NV	
	Type	ATTACHD	Unit Desc			Studio		
	Subdiv	Inspirada Pod 4-1				Subdiv#		
	Community	INSPIRADA Short Sale N		ForeclosureCommenced		NRepo/REON		
	Assc/Comm	Basketball Courts, BBQ Area, CC&RS, COMMUNITY Pool, Jogging, Pet Park, Playground, Pool, Security, Social Calendar, Tennis Courts						
	Zoning	Single Family		YrBuilt	2018/RE	MH Yr Blt		
Elem K-2	ELLI	Elem 3-5	ELLI	YrRound	Junior	DELW	HighSch	LIBR
DOM	32		Coming Soon		Days on Market			
2641 /Ornate Regiment /Street			Unit	Building #		Zip	89044	

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc	1STORY	#Bedrms	3	#Baths	2	0	0
Garage	2/Attached	Conv		Carport	0		2
AppxLivArea	1,935	ApprxTotalLivArea	1,935	#Acres +/-	0.140	#Den/Oth	1
AppxAddLivArea		AddLivAreaDesc				#Loft	0
Roof	Tile	Lot SqFt	6,098	Parking Desc	Garage/Private		
Private Spa	No	Lot Desc	Under 1/4 Acre				
Private Pool	N	Pool Size +/-		Heated Pool			
Multi Gen:							

Dir From Via Firenze and Bicentennial, south on Via Firenze, west on Savella, through gate, right on Ornate, house on left.

Remarks Discover a harmonious blend of comfort and style in this charming and upgraded gated Inspirada Henderson residence. This single-story home provides ample space for relaxation and entertaining, perfectly situated to embrace the vibrant Inspirada community. The thoughtful layout and desirable location create an inviting atmosphere for daily indoor/outdoor living. Inside, find three generously sized bedrooms, a den/office, and two full bathrooms, offering a serene retreat for everyone. The living area spans 1935 square feet, providing a comfortable environment for both quiet evenings and lively gatherings. The chefs kitchen features extended depth counters, stainless steel appliances, double ovens, and beautiful granite counters. Enjoy the welcoming front porch, perfect for greeting guests or relaxing. The family room features extra-large glass sliding doors, seamlessly connecting indoor and outdoor living. The property boasts a substantial lot size of 0.14 acres, equivalent to 6098 square feet, offering outdoor potential, including a desert garden oasis backyard, ideal for birdwatching or enjoying a nice cup of coffee. An outdoor rear patio with a remote shade provides added comfort for al fresco enjoyment. Modern conveniences include new HVAC and heater systems, whole home air filtration, water filtration, along with newer stainless steel kitchen appliances. Shutters and fans are installed throughout, enhancing comfort and efficiency. Nestled in Henderson, this address provides convenient access to local amenities and community highlights. Residents benefit from the area's dynamic appeal, with opportunities for leisure and daily conveniences close at hand. This home truly offers a wonderful chance to experience comfortable living in a sought-after location.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	14x16	CEILFN, CEILIT, WICLOS	2nd Bedroom	12x12	CEILFN
3rd Bedroom	13x12	CEILFN	Kitchen	14x12	BRKBAR, GRNCTP, PANTRY, STAINSTEELAPPLI, WALKPAN
MBR Down?	Y	Bed Down	Y	Bath Down	Y
Refrg	Y	Dispos	Y	Dishw	Y
OthApplIncs	Microwave, Water		Furn Inc	No	Oven Desc
Filtering System					Built-In Oven(G), Cooktop(G), Double Built-In Oven(G)
Interior	Blinds, Ceiling Fan(s), Fire Sprinklers, Shutters		Constrctn	Frame & Stucco	
Fireplace	0		Flooring	Ceramic	
Fence	Backyard Full Fenced/Block		Equest	None	

UTILITIES INFORMATION

House Face	East	Miscel	None		
Exterior	Accessibility, Back Yard Access				
Landscap	Rock/Gravel Landscaping				
Heat Sys	Central	Heat Fuel	Gas	Water	Public
Cool Sys	Central	Cool Fuel	Electric	Sewer	Public
Utility Info	Cable TV Wired		HVAC Mountd	Water Conservation No	
			Energy	Dual Pane	Windows

ASSOCIATION / CIC INFORMATION

Assoc/CIC	Y	Assoc Inc	GATED, GROUND, LNDMNT, MGMT, REC, SEGRD		
Special AssesstYN	N	Special Assess \$	Special Assess Frec		
Assoc Name	Inspirada	CIC Dues	\$441	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 \$147
FINANCIAL INFORMATION					
Earn Dep	\$5,000	Annual Taxes	\$3,958	SID/LIDTotal	\$7,037
Finance Consid	Cash, Conventional, FHA, VA			SID/LID Annual	\$957
				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

\$3,958

HOA / MO

\$147

INSURANCE / MO

\$83

CENSUS TRACT

005720

6.625%

3.5% DOWN · FHA

\$4,812

EST. TOTAL / MONTH

P&I	\$3,898
MIP	\$274
Taxes	\$330
SID/LID	\$80
Insurance	\$83
HOA	\$147

Est. cash to close

\$27,900

6.625%

20% DOWN · CONVENTIONAL

\$3,816

EST. TOTAL / MONTH

P&I	\$3,176
MI/PMI	Not Required
Taxes	\$330
SID/LID	\$80
Insurance	\$83
HOA	\$147

Est. cash to close

\$130,200

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.5%

\$4,096

3.5% down · 5.5% · est. total/mo

P&I	\$3,457
MI	None
Taxes	\$330
SID/LID	\$80
Insurance	\$83
HOA	\$147

Refi costs vary —

\$3,456

20% down · 5.5% · est. total/mo

P&I	\$2,816
MI	None
Taxes	\$330
SID/LID	\$80
Insurance	\$83
HOA	\$147

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$3,816/mo after refinancing (20% down scenario):

Extra applied to principal: \$360/mo

7 YRS

years paid off early

~\$140,089 interest saved

\$10K IN PRICE

≈ \$55 / month

0.25% RATE CHANGE

≈ \$49 / month

MLS#: [2801866](#)

Price: **\$620,000**

Address: **2641 Ornate Regiment Street**



Den/ Home office



Ai touched up







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
2801866	2641 Ornate Regiment Street	25	\$620,000	RES	Price Decrease	08/14/26	\$625,000->\$620,000
2801866	2641 Ornate Regiment Street	20	\$625,000	RES	Price Decrease	08/09/26	\$630,000->\$625,000
2801866	2641 Ornate Regiment Street	10	\$630,000	RES	Price Decrease	07/30/26	\$640,000->\$630,000
2801866	2641 Ornate Regiment Street		\$640,000	RES	New Listing	07/20/26	->A

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

Property

Parcel #:	191-23-712-044	Address:	2641 Ornate Regiment ST	Census Tract:	005720
TN-RG-SE:	23 - 61 - 23	PropCity:	Henderson	Zip Code:	89044-1625
Tot Value:	\$182,145	Land Use:	Sfr		
GEO ID:	23-61-23				

Assessor Description

File-Page:	149-31	Subdivision:	Inspirada Pod 4-1	Unit:	Tract:
Assr Lot:	49	Block:		Area:	Bldg:
Assr Desc:	INSPIRADA POD 4-1 - UNIT 1 PLAT BOOK 149 PAGE 31 LOT 49				

Owner & Doc Information

Owner Name:	Mullaley Michael P	DOC DATE		DOC NUMBER	DV
2nd Owner:	Mullaley Maureen A	10/16/2018		181016001224	
Address:	2641 Ornate Regiment Street -	Owner Vesting:			
City:	Henderson	State:	NV	Zip Code:	89044
Prev Owner:	Beazer-Inspirada Llc				

Land & Building Information

Land Value:	\$166,000	Impr Value:	\$354,414	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.140	Act Yr Blt:	2018	Tot Rooms:	6
Lot SqFt:	6,098	Eff Yr Blt:	2018	Bedrooms:	3
# of Buildings:	1	Construction:		Bathrooms:	2
Type Style:		Ext Wall:	Frame/Stucco	Full Baths:	2
Stories:	1.00	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:	1,935	First Flr:	1,935	Porch 1:		Grg/Prkg:	479
Building Sq Ft:	1,935	Second Flr:		Porch 2:		Carport:	
Total Bldg:	2,414	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	1,935	Basement F:		Basement U:			

Sales Information

County:	PRICE	DATE	DEED TYPE
	\$432,675	09/24/18	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$3,957.75	2026	\$182,145	\$124,045	\$58,100	2026	
Prev:	\$3,845.08	2025	\$182,294	\$125,244	\$57,050	2025	
	\$3,733.59	2024	\$179,092	\$126,592	\$52,500	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.



GLVAR	Single Family Residential	Ownership	08/21/2026 9:58 AM			
	ML#	2808918	Status	A-ER	L/Price	\$554,950
	Offc	MORG	PubID	099076	VTour	Y
	Bldr		Model		LP/SqFt	\$205
	County	CLARK	Parcel#	191-14-811-251	City/Town	Henderson
	Prop Desc		CondoConv		State	NV
	Type	DETACHD	Unit Desc		Studio	
	Subdiv	Kimball Hill Homes At South Edge Pod 2-3			Subdiv#	
	Community	INSPIRADA	Short Sale	N	ForeclosureCommenced	NRepo/REON
	Assc/Comm	Clubhouse, COMMUNITY Pool, Park, Playground				
	Zoning	Single Family	YrBuilt	2013/RE	MH Yr Blt	
	Elem K-2	WALL	Elem 3-5	WALL	YrRound	Junior DELW HighSch LIBR
	DOM	4	Coming Soon	Days on Market		
	2352 /Via Alicante		Unit	Building #	Zip	89044

GENERAL INFORMATION				FB	3/4	HB	Tot	
Bldg Desc	2STORY	#Bedrms	3	#Baths	2	0	1	3
Garage	3/Attached, Auto Door Opener(s), Entry to House	Conv		Carport	0			
AppxLivArea	2,701	ApprxTotalLivArea	2,701	#Acres +/-	0.130	#Den/Oth	1	#Loft 1
ApxAddLivArea		AddLivAreaDesc						
Roof	Tile	Lot SqFt	5,663	Parking Desc	Garage/Private			
Private Spa	No	Lot Desc	Under 1/4 Acre					
Private Pool	N	Pool Size +/-		Heated Pool				
Multi Gen:								
Dir	From I-15 S take exit 27 for St Rose Parkway. Continue straight onto St Rose Pkwy. Turn right onto Las Vegas Blvd S. Use the left 2 lanes to turn left onto Volunteer Blvd. Turn right onto Via Inspirada. Turn left onto Via da Vinci. Turn right onto Via Firenze. Turn left onto Paladi Ave. Turn right onto Via Alicante. Turn left onto Sierra Mar Ct. Turn right onto Florindo Walk and house will be on the right.							
Remarks	Modern vibes meet effortless living in this stylish Inspirada home! Featuring an open-concept floor plan, 3 bedrooms, 2.5 bathrooms, downstairs den, upstairs loft and a spacious 3-car garage, this home is designed for the way you live today. The seamless layout creates the perfect backdrop for entertaining, relaxing, and everyday life. Step outside your door and into the vibrant Inspirada lifestyle, where parks, pools, walking trails, and community amenities are all part of the experience. Whether you're enjoying a morning stroll, cooling off by the pool, or soaking up the neighborhood atmosphere, there's always something to do. Comfortable, connected, and contemporary—this is more than a home; it's the lifestyle you've been looking for. Solar panels installed at the property -providing the ultimate cost saving benefit on monthly electric bills. Enjoy the benefits of solar living in sunny Las Vegas! This home features installed solar panels designed to take advantage of Southern Nevada's abundant sunshine while helping reduce reliance on traditional electricity and potentially lowering monthly energy costs. With Las Vegas summers bringing high temperatures and increased A/C usage, solar can be a valuable feature for improved energy efficiency and long-term savings. A great addition for buyers looking for both comfort and efficiency in the desert!							

APPROXIMATE ROOM SIZES AND DESCRIPTIONS					
Primary Bedroom	20x13	WICLOS	2nd Bedroom	11x10	CLOSET
3rd Bedroom	12x11	CLOSET	Family Room	19x18	DNSTRS
Kitchen		PANTRY			
MBR Down?	N	Bed Down	N	Bath Down	Y
Refrg	Y	Dispos	Y	Dishw	Washer Inc
OthApplnces	None	Furn Inc	No	Dryer Inc	Y
Interior	Blinds		Oven Desc	Built-In Oven(G)	
Fireplace	0		Constrctn		
Fence	Backyard Full Fenced/Block		Flooring	Carpet, Tile	
			Equest	None	

UTILITIES INFORMATION			
House Face	East	Miscel	None
Exterior	Patio		
Landscap	Desert Landscaping, Drip Irrigation/Bubblers, Mature Landscaping, Rock/Gravel Landscaping, Shrubs, Trees		
Heat Sys	Central	Heat Fuel	Gas
Cool Sys	Central	Cool Fuel	Electric
Utility Info	Underground Utilities	HVAC Mountd	Y
		Energy	Solar Panels
		Water	Public
		Sewer	Public
		Water Conservation	No

ASSOCIATION / CIC INFORMATION			
Assoc/CIC	Y	Assoc Inc	MGMT
Special AssesstYN	N	Special Assess \$	
Assoc Name	Inspirada Community	CIC Dues	\$225
		Special Assess Frec	How Billed
		Quart	Transfer Fee
			Setup Fee
Assc CIC	Master	Assc Phn	702-260-7939
Assc CIC 3		Assc Phn 3	
		Other Fee	
		Other Fee 3	TotCICMon
			\$75

FINANCIAL INFORMATION

Earn Dep	\$5,000	Annual Taxes	\$3,437	SID/LIDTotal	\$7,309	SID/LID Annual	\$496
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
\$3,437

HOA / MO
\$75

INSURANCE / MO
\$83

CENSUS TRACT
005717

6.625%
3.5% DOWN · FHA

\$4,220
EST. TOTAL / MONTH

P&I	\$3,489
MIP	\$245
Taxes	\$286
SID/LID	\$41
Insurance	\$83
HOA	\$75

Est. cash to close\$24,973

6.625%
20% DOWN · CONVENTIONAL

\$3,328
EST. TOTAL / MONTH

P&I	\$2,843
MI/PMI	Not Required
Taxes	\$286
SID/LID	\$41
Insurance	\$83
HOA	\$75

Est. cash to close\$116,540

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.5%

\$3,580
3.5% down · 5.5% · est. total/mo

P&I	\$3,094
MI	None
Taxes	\$286
SID/LID	\$41
Insurance	\$83
HOA	\$75

Refi costs vary —

\$3,007
20% down · 5.5% · est. total/mo

P&I	\$2,521
MI	None
Taxes	\$286
SID/LID	\$41
Insurance	\$83
HOA	\$75

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$3,328/mo after refinancing (20% down scenario):
Extra applied to principal: \$322/mo

7 YRS
years paid off early
~\$125,391 interest saved

\$10K IN PRICE
≈ \$55 / month

0.25% RATE CHANGE
≈ \$49 / month

MLS#: [2808918](#)

Price: **\$554,950**

Address: **2352 Via Alicante**



Mature trees shade the front entrance of this multi-level home under clear desert skies.



Mature trees shade the front entrance of this two-story stucco home.



A classic desert facade framed by mature trees presents inviting curb appeal.



An inviting entrance foyer transitions smoothly into open living areas under high ceilings.



Smooth plaster walls and plush neutral carpeting frame this versatile workspace or study.



Plush carpeting and a classic window create a cozy ambiance in this versatile bedroom.



Plush carpeted flooring and neutral walls define this versatile room with an arched doorway.



Plush carpeting and an open arched doorway connect this versatile room to the main living areas.



A classic pedestal sink paired with a round mirror anchors this functional powder room.



An open floor plan connects the comfortable living space to the adjacent entryway.



An open floor plan connects the carpeted living area to the tiled entrance foyer.



An open layout connects the carpeted living space directly to the kitchen area.



An open layout connects the carpeted living space directly to the kitchen.



Granite countertops and ample cabinetry define this open kitchen design.



An expansive kitchen layout centers around a large island with sleek stone countertops.



Polished granite countertops and warm wood cabinetry define this expansive modern kitchen space.



Polished stone countertops complement warm wood cabinetry in this functional, well-appointed culinary space.



An open floorplan seamlessly connects the kitchen and living areas with durable tile flooring.



Ample wire shelving and dark tile flooring frame a central window in this organized closet.



An inviting dining room features large-format tile flooring and recessed lighting.



Tiled flooring and recessed lighting define this versatile, open interior space.



An open kitchen and dining area features tile flooring, recessed lighting, and a central island.



An open layout connects the tiled dining area directly to the kitchen and main living space.



Plush carpeted stairs ascend between clean neutral walls and a simple wooden handrail.



Sunlight streams through multiple large windows in this spacious living area with soft carpeting.



Recessed lighting and plush carpeting define this versatile upstairs living space.



A spacious upper-level loft features soft carpeting, recessed lighting, and ample natural light.



A spacious upper-level loft features clean neutral walls, recessed lighting, and soft wall-to-wall carpeting.



Functional laundry space includes structured wall shelving and durable tile flooring under natural light.



Natural light streams through a large window onto carpeted floors in this cozy bedroom.



Soft carpeting pairs with a bright window, establishing a peaceful ambiance in this bedroom.



Plush wall-to-wall carpeting and neutral walls define this versatile secondary bedroom space.



Plush carpeting anchors this clean bedroom featuring a generous closet with sliding panel doors.



A spacious vanity with ample storage complements the classic tub and shower combination.



A quiet bedroom atmosphere is highlighted by soft carpeting and a large window.



Plush carpeting and a classic multi-lite window define this versatile interior space.



Smooth plaster walls and neutral carpeting define this comfortable secondary bedroom.

Plush wall-to-wall carpeting and clean white walls define this comfortable bedroom space.

Multiple windows draw ample natural light into this carpeted bedroom.



Plentiful natural light streams across the textured carpet of this airy upper level space.



Plush carpeting underfoot anchors a spacious bedroom complete with adjacent closet access.



Plush carpeting anchors this spacious bedroom featuring an attached bathroom and walk-in closet.



Plush carpeting and natural light define this versatile bedroom space.



Ample wire shelving wraps around this carpeted walk-in closet.



A spacious layout and modern fixtures define this light-filled primary bathroom.



Stone counters and a double vanity highlight this clean, modern bathroom space.



A deep soaking tub sits adjacent to a separate walk-in shower under high ceilings.



A covered patio features textured stucco walls and recessed lighting over pavers.



An inviting covered patio features classic brick pavers and textured stucco walls overlooking the yard.



A covered patio and stone pavers create an inviting outdoor space in the backyard.



An enclosed backyard features a stone-paved patio alongside a neat patch of green turf.



An expansive garage space features poured concrete flooring, finished drywall, and built-in overhead storage racks.



A spacious garage with concrete flooring offers built-in storage shelving and overhead racks.



Spanish tile roofing and a spacious paver driveway define this modern stucco exterior.



Distant mountains frame this residential street lined with tile-roofed homes and mature desert trees.



Solar panels line the roof of this classic desert home set against a mountain backdrop.



Solar panels line the tile roof of this two-story suburban home with mountain views.



An overhead perspective reveals extensive solar panels mounted across the tiled rooflines.



A vast residential neighborhood unfolds beneath a dramatic backdrop of rugged desert mountains.



Scenic mountain vistas frame this peaceful neighborhood of modern homes near local parks and trails.



An aerial perspective captures this expansive desert community backed by dramatic mountain ridges.



An aerial perspective showcases the surrounding neighborhood nestled against scenic mountain backdrops.



Dramatic mountain peaks frame an aerial perspective of this master-planned neighborhood.



An aerial perspective showcases the neighborhood layout with majestic mountains framing the desert horizon.



Incredible mountain and city views stretch across the horizon from this elevated neighborhood vantage point.



Aerial view highlights proximity to local parks, hiking trails, and nearby regional transit options.



A spacious outdoor basketball court sits under open sunny skies surrounded by secure fencing.



An outdoor skate park offers concrete ramps and rails under a clear sunny sky.



An outdoor basketball court stands ready for play under clear blue skies.



Shade sails cover the modern outdoor play structures and paved pathways of this community park.



A shaded playground area provides outdoor recreation options within the community.



A neighborhood park features shaded play areas and mature landscaping.



Mature trees frame the stone monument entrance of a local neighborhood park.



Mature trees shade a peaceful paved community park with picnic spots and open green space.



Sun shades and lounge chairs line the spacious concrete deck bordering a sparkling community swimming pool.



Shaded lounge areas flank a spacious swimming pool set against mature trees and clear skies.



Mature trees shade paved pathways surrounding a central stone-accented courtyard gazebo.



A quiet home office features plush carpet and natural light from a central window.



Gleaming tile floors and clean architectural lines define this welcoming dining space.



A window brings natural light into this bedroom featuring soft carpeting.



A quiet retreat features soft wall finishes, wall-to-wall carpeting, and a large window.



An open kitchen area anchors this space, defined by a spacious central prep island.



An open living space highlights clean lines and soft carpeting underfoot.



Sunlight streams through multiple windows to illuminate the neutral carpet and clean lines of this room.



A covered patio features textured stucco walls and integrated lighting overlooking a private backyard.



Plentiful windows fill this bedroom with natural light.

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
2808918	2352 Via Alicante		\$554,950	RES	New Listing	08/17/26	->A
2698903	2352 Via Alicante	8	\$2,400	RNT	History	07/31/26	L->H
2698903	2352 Via Alicante	8	\$2,400	RNT	Leased	07/31/25	UCNS->L
2698903	2352 Via Alicante	8	\$2,400	RNT	Under Contract - No Show	07/15/25	A->UCNS
2698903	2352 Via Alicante		\$2,400	RNT	New Listing	07/07/25	->A
2281668	2352 Via Alicante	3	\$519,500	RES	History	05/07/22	S->H
2281668	2352 Via Alicante	2	\$519,500	RES	Sold	05/10/21	UCNS->S
2281668	2352 Via Alicante	3	\$519,000	RES	Under Contract - No Show	04/04/21	A->UCNS
2281668	2352 Via Alicante		\$519,000	RES	New Listing	04/01/21	->A
1880498	2352 VIA ALICANTE	95	\$345,000	RES	History	07/31/18	S->H
1880498	2352 VIA ALICANTE	95	\$345,000	RES	Sold	08/01/17	UCS->S
1880498	2352 VIA ALICANTE	95	\$339,900	RES	Under Contract - Show	06/23/17	A->UCS
1880498	2352 VIA ALICANTE	59	\$339,900	RES	Price Decrease	05/18/17	\$349,900->\$339,900
1880498	2352 VIA ALICANTE	38	\$349,900	RES	Price Decrease	04/27/17	\$359,900->\$349,900
1880498	2352 VIA ALICANTE	1	\$359,900	RES		03/21/17	->
1880498	2352 VIA ALICANTE	0	\$259,900	RES	New Listing	03/21/17	->A

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

Property

Parcel #:	191-14-811-251	Address:	2352 Via Alicante	Census Tract:	005717
TN-RG-SE:	23 - 61 - 14	PropCity:	Henderson	Zip Code:	89044-0510
Tot Value:	\$195,512	Land Use:	Sfr		
GEO ID:	SE 23-61-14				

Assessor Description

File-Page:	137-59	Subdivision:	Kimball Hill Homes At South Edge Pod 2-3		
Assr Lot:	251	Block:		Area:	
Assr Desc:	KIMBALL HILL HOMES AT SOUTH EDGE POD 2-3 PLAT BOOK 137 PAGE 59 LOT 251				

Owner & Doc Information

Owner Name:	Duong Phillip Huynh	DOC DATE		DOC NUMBER		DV
2nd Owner:		05/07/2021		210507002467		
Address:	2352 Via Alicante -	Owner Vesting:				
City:	Henderson	State:	NV	Zip Code:	89044	
Prev Owner:	James Kimberly & Creighton D					

Land & Building Information

Land Value:	\$170,000	Impr Value:	\$388,606	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	PC
Acres:	0.130	Act Yr Blt:	2013	Tot Rooms:	7
Lot SqFt:	5,663	Eff Yr Blt:	2014	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:	
				Porch:	Patio/Porch

Property Sub-Areas SqFt

Living Area:	2,701	First Flr:	1,395	Porch 1:	64	Grg/Prkg:	628
Building Sq Ft:	2,701	Second Flr:	1,306	Porch 2:	176	Carport:	
Total Bldg:	3,329	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	2,701	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
	\$519,500	04/30/21	Bargain & Sale Deed
	\$345,000	07/21/17	Grant Deed
County:	\$306,436	07/03/13	Bargain & Sale Deed
	\$3,900,000	09/17/12	Bargain & Sale Deed
			Deed (Reg)

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$3,436.95	2026	\$195,512	\$136,012	\$59,500	2026	
Prev:	\$3,339.44	2025	\$194,472	\$134,972	\$59,500	2025	
	\$3,242.68	2024	\$187,344	\$129,594	\$57,750	2024	

Delinq: Tot SA Bal:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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GLVAR	Townhouse	Ownership	08/21/2026 9:58 AM			
	ML#	2795122	Status	A-ER	L/Price	\$450,000
	Offc	KWMP	PubID	245405	VTour	Y
	Bldr		Model		LP/SqFt	\$244
	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	
2435 /Bellinzona /Place		Elem K-2	ELLI	Elem 3-5	ELLI	YrRound Junior DELW HighSch LIBR
		DOM	38	Coming Soon Days on Market	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, Storage Area/Shelves	Conv		Carport	0			
AppxLivArea	1,842	ApprxTotalLivArea	1,842	#Acres +/-	0.050	#Den/Oth	0	#Loft 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		Ba Dn Desc.						
Refrg Y	Dispos Y	Dishw Y	Washer Inc Y	Dryer Inc Y		DryerUtil G		Location				
OthApplnces Microwave		Furn Inc No		Oven Desc Stove(G)								
Interior Blinds, Windows Coverings Throughout				Constrctn								
Fireplace 0				Flooring Carpet, Luxury Vinyl Plank								
Fence No Fence				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		Water Public
Cool Sys	Central, High Efficiency HVAC, Programmable Thermostat		Cool Fuel	Electric	HVAC Mountd	Sewer Public
Utility Info	Underground Utilities			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	Quarterly	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	

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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

6.625%		3.5% DOWN · FHA	
\$3,595		EST. TOTAL / MONTH	
P&I	\$2,829	P&I	\$2,305
MIP	\$199	MI/PMI	Not Required
Taxes	\$307	Taxes	\$307
SID/LID	\$16	SID/LID	\$16
Insurance	\$83	Insurance	\$83
HOA	\$160	HOA	\$160
Est. cash to close		\$20,250	

6.625%		20% DOWN · CONVENTIONAL	
\$2,872		EST. TOTAL / MONTH	
P&I	\$2,305	P&I	\$2,044
MI/PMI	Not Required	MI	None
Taxes	\$307	Taxes	\$307
SID/LID	\$16	SID/LID	\$16
Insurance	\$83	Insurance	\$83
HOA	\$160	HOA	\$160
Est. cash to close		\$94,500	

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.5%

\$3,075		3.5% down · 5.5% · est. total/mo	
P&I	\$2,509	P&I	\$2,044
MI	None	MI	None
Taxes	\$307	Taxes	\$307
SID/LID	\$16	SID/LID	\$16
Insurance	\$83	Insurance	\$83
HOA	\$160	HOA	\$160
Refi costs vary —		Refi costs vary —	

\$2,610		20% down · 5.5% · est. total/mo	
P&I	\$2,044	P&I	\$2,044
MI	None	MI	None
Taxes	\$307	Taxes	\$307
SID/LID	\$16	SID/LID	\$16
Insurance	\$83	Insurance	\$83
HOA	\$160	HOA	\$160
Refi costs vary —		Refi costs vary —	

ACCELERATED PAYOFF

Keep paying today's \$2,872/mo after refinancing (20% down scenario):

Extra applied to principal: \$261/mo

7 YRS

years paid off early

~\$101,677 interest saved

\$10K IN PRICE

≈ \$55 / month

0.25% RATE CHANGE

≈ \$49 / month

MLS#: [2795122](#)

Price: **\$450,000**

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.

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MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2810094	2435 Bellinzona Place		\$2,550	RNT	New Listing	08/18/26	->A
2795122	2435 Bellinzona Place	29	\$450,000	RES	Price Decrease	08/12/26	\$455,000->\$450,000
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

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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:
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