

Open Houses in Inspirada

Sunday · August 23, 2026

8 homes · driving order · about 2.1 miles end to end

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

HomesInInspirada.com

STOP	ADDRESS	BEDS/BATHS · SQ FT	PRICE	OPEN · BE THERE
1	3575 Sorridere Lane	3/3 · 1,544 sq ft	\$419,000	10:00 AM - 3:00 PM be there 10:00 AM
2	2507 Silent View Avenue	4/4 · 1,929 sq ft	\$550,000	11:00 AM - 2:00 PM be there 11:00 AM
3	3357 San Ripalta Street	3/3 · 1,924 sq ft	\$541,830	10:00 AM - 1:00 PM be there 11:13 AM
4	3359 San Ripalta Street	2/3 · 1,640 sq ft	\$509,153	10:00 AM - 1:00 PM be there 11:26 AM
5	3361 San Ripalta Street	3/3 · 1,758 sq ft	\$514,014	10:00 AM - 1:00 PM be there 11:39 AM
6	3349 Solento Lane	4/3 · 2,387 sq ft	\$615,000	11:00 AM - 2:00 PM be there 11:52 AM
7	3209 Waterstone Avenue	4/3 · 2,736 sq ft	\$649,000	12:00 PM - 3:00 PM be there 12:05 PM
8	2854 Rolling Brook Place	5/3 · 2,467 sq ft	\$595,000	11:00 AM - 3:00 PM be there 12:18 PM

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.



GLVAR	Townhouse	Ownership	08/21/2026 10:11 AM			
	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	NRepo/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	
3575 /Sorridere /Lane			Elem K-2	WALL	Elem 3-5	WALL
			DOM	16	YrRound	Junior DELW
			Coming Soon Days on Market		HighSch	LIBR
			Unit	Building #	Zip	89044

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc	2STORY	#Bedrms	3	#Baths	1	1	1
Garage	2/Attached, Entry to House	Conv		Carport	0		3
AppxLivArea	1,544	ApprxTotalLivArea	1,544	#Acres +/-	0.050	#Den/Oth	0
ApxAddLivArea		AddLivAreaDesc				#Loft	0
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 Sunday, August 23rd 10-3PM*** 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 UPSTRS, WICLOS			11x10	CEILFN, CEILIT, CUSTMCLOST, UPSTRS, WICLOS	
3rd Bedroom	10x10	CEILFN, CEILIT, CUSTMCLOST,Kitchen UPSTRS			12x12	BRKBAR, RECESS, LUXVP, MRBCTP, PANTRY, STAINSTEELAPPLI	
Living Room	13x12	FRONT					
MBR Down? N		Bed Down N		Bath DownN		Ba Dn Desc.	
Refrg Y	Dispos Y	Dishw Y	Washer Inc Y	Dryer Inc Y	DryerUtil G	Location	
OthApplnces Microwave, Water		Furn Inc No		Oven DescCooktop(G), Stove(G)			
Conditioner-Owned							
Interior	Blinds, Ceiling Fan(s), Windows Coverings Throughout			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		HVAC Mountd 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

6.625%

3.5% DOWN · FHA

\$3,344

EST. TOTAL / MONTH

P&I	\$2,634
MIP	\$185
Taxes	\$281
SID/LID	None
Insurance	\$83
HOA	\$160

Est. cash to close

\$18,855

6.625%

20% DOWN · CONVENTIONAL

\$2,671

EST. TOTAL / MONTH

P&I	\$2,146
MI/PMI	Not Required
Taxes	\$281
SID/LID	None
Insurance	\$83
HOA	\$160

Est. cash to close

\$87,990

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.5%

\$2,860

3.5% down · 5.5% · est. total/mo

P&I	\$2,336
MI	None
Taxes	\$281
SID/LID	None
Insurance	\$83
HOA	\$160

Refi costs vary —

\$2,427

20% down · 5.5% · est. total/mo

P&I	\$1,903
MI	None
Taxes	\$281
SID/LID	None
Insurance	\$83
HOA	\$160

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$2,671/mo after refinancing (20% down scenario):

Extra applied to principal: \$243/mo

7 YRS

years paid off early

~\$94,673 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.



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



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



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



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



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 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-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 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 townhouses 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.



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	

Delinq: Tot SA Bal:

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GLVAR	Townhouse	Ownership	TWH	08/21/2026 10:11 AM
	ML#	2746928	Status A-ER	L/Price \$550,000
	Offc	REOG02	PubID 222976	VTour Y
	Bldr		Model	LP/SqFt \$285
	County	CLARK	Parcel# 191-23-218-047	City/Town Henderson
	Prop Desc		CondoConv N	State NV
	Type	ATTACHD	Unit Desc 1LEV3FL, 2LEVEL	Studio
	Subdiv	Inspirada Town Center Parcel 19		Subdiv#
	Community	INSPIRADA	Short Sale N	ForeclosureCommenced N
	Assoc/Comm	CC&RS, COMMUNITY Pool		Repo/REON
	Zoning	Single Family		
2507 /Silent View /Avenue		DOM 223	Elem 3-5 WALL	YrBuilt 2023/RE MH Yr Blt
			YrRound N Junior DELW HighSch LIBR	
			Coming Soon Days on Market	
		Unit	Building #	Zip 89044

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc	2STORY, 3STORY, 3STORYPLUS	#Bedrms	4	#Baths	2	1	1
Garage	2/Attached, Auto Door Opener(s), Entry to House	Conv		Carport	0		
AppxLivArea	1,929	ApprxTotalLivArea	1,929	#Acres +/-	0.030	#Den/Oth	0
AppxAddLivArea		AddLivAreaDesc				#Loft	1
Roof	Flat, Other	Lot SqFt	1,307	Parking Desc	Garage/Private, Open Parking		
Private Spa	No	Lot Desc	Under 1/4 Acre				
Private Pool	N	Pool Size +/-			Heated Pool		

Dir **Take St. Rose Blvd to Raiders Way/Via Inspirada, go South past Volunteer & Bicentennial to the round about, third exit onto Avenida Brancusi then make a left into the complex. Park in any guest parking spot or the Toll Brothers Sales Office. Walk Past Pool to 2507.**

Remarks **MAJOR PRICE REDUCTION TO \$550,000 PLUS A \$15,000 BUYER CREDIT—INCREDIBLE VALUE! This beautifully upgraded luxury townhome is priced well below recent valuation estimates, creating a rare opportunity to own one of the most desirable homes in AMIATA. The seller is also offering a \$15,000 credit at closing that may be used toward closing costs, an interest-rate buydown, prepaid expenses, or other allowable buyer costs. Why wait for new construction, pay builder upgrade costs, or deal with months of delays when everything is already completed and included? Move right in and enjoy premium upgrades including appliances, window coverings, ceiling fans, designer lighting, custom paint, luxury vinyl-plank flooring, quartz countertops, under-cabinet kitchen lighting, and a spa-inspired shower in the primary suite. This highly sought-after 4-bedroom, 3.5-bath Argento model features a versatile floor plan designed for today's lifestyle. The private first-floor bedroom with a full bath is perfect for guests, multigenerational living, or a home office. The spacious main level offers soaring 11-foot ceilings, an open-concept design, walk-in pantry, and a covered outdoor room overlooking the sparkling community pool. Upstairs you'll find a spacious primary en-suite, two additional bedrooms, a full bath, and a convenient laundry area. The true showstopper is the expansive ROOFTOP TERRACE with sweeping views—the perfect place for morning coffee, sunset gatherings, outdoor dining, or simply enjoying the Las Vegas lifestyle. With low utility costs, luxury finishes, resort-style amenities, immediate move-in availability, and a \$15,000 buyer credit, this home delivers exceptional value. No waiting. No builder upgrade costs. No construction delays. Luxury living with an incredible ROOFTOP TERRACE—ready for you now. Don't miss this rare opportunity!**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	13x14	CEILFN, CEILIT	2nd Bedroom	11x11	CEILIT
3rd Bedroom	12x10	CEILIT	4th Bedroom	10x10	CEILIT
Dining Room	9x20	AREA	Kitchen	10x16	ISLAND, LUXVP, PANTRY, QUARTZ
Living Room	13x13	NONE			
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	Location
OthApplnces Microwave	Furn Inc No	Oven Desc	Built-In Oven(E), Cooktop(G)		
Interior Blinds, Ceiling Fan(s), Fire Sprinklers		Constrctn	Frame & Stucco		
Fireplace 0		Flooring	Carpet, Ceramic, Luxury Vinyl Plank		
Fence No Fence		Equest	None		

UTILITIES INFORMATION

House Face West	Miscel None		
Exterior Balcony, Barbeque Stub, Courtyard, Enclosed Patio/Sun Room, Patio, Rooftop Deck			
Landscap Desert Landscaping, Drip Irrigation/Bubblers			
Heat Sys 2 or More Units, Central, High Efficiency HVAC, Zoned HVAC	Heat Fuel Electric, Gas	Water	Public
Cool Sys 2 or More Central Units, Central, Energy Star Rated, High Efficiency HVAC, SEER 13 or Above	Cool Fuel Electric	HVAC Mountd Y	Sewer Public
Utility Info Cable TV Wired, Fiber Optic Cable, Underground Utilities	Energy	Insulated	Water Conservation No Door,

**Insulated
Windows**

ASSOCIATION / CIC INFORMATION

Assoc/CIC	Y	Assoc Inc	COMTAX, TRASH, LNDMNT, MGMT			
Special AssesstYN	N	Special Assess \$		Special Assess Frec		
Assoc Name	Amaiata	CIC Dues	\$240	How Billed	Month	Transfer Fee Setup Fee
Assc CIC	Sub	Assc Phn	702-825-6904			Other Fee
Assoc Name 2	Inspirada HOA	CIC Due 2		HowBilled2	Month	TransferFee2 SetupFee2
Assc CIC 2	Master	Assc Phn 2	702-260-7939			Other Fee 2
Assc CIC 3		Assc Phn 3				Other Fee 3 TotCICMon \$240

FINANCIAL INFORMATION

Earn Dep \$5,000	Annual Taxes \$5,720	SID/LIDTotal	SID/LID Annual Existing Rent
Finance Consid Cash, Conventional, VA			
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

\$5,720

HOA / MO

\$240

INSURANCE / MO

\$83

CENSUS TRACT

005720

6.625%

3.5% DOWN · FHA

\$4,501

EST. TOTAL / MONTH

P&I	\$3,458
MIP	\$243
Taxes	\$477
SID/LID	None
Insurance	\$83
HOA	\$240

Est. cash to close

\$24,750

6.625%

20% DOWN · CONVENTIONAL

\$3,617

EST. TOTAL / MONTH

P&I	\$2,817
MI/PMI	Not Required
Taxes	\$477
SID/LID	None
Insurance	\$83
HOA	\$240

Est. cash to close

\$115,500

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.5%

\$3,866

3.5% down · 5.5% · est. total/mo

P&I	\$3,066
MI	None
Taxes	\$477
SID/LID	None
Insurance	\$83
HOA	\$240

Refi costs vary —

\$3,298

20% down · 5.5% · est. total/mo

P&I	\$2,498
MI	None
Taxes	\$477
SID/LID	None
Insurance	\$83
HOA	\$240

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$3,617/mo after refinancing (20% down scenario):

Extra applied to principal: \$319/mo

7 YRS

years paid off early

~\$124,272 interest saved

\$10K IN PRICE

≈ \$55 / month

0.25% RATE CHANGE

≈ \$49 / month

MLS#: [2746928](#)

Price: **\$550,000**

Address: **2507 Silent View Avenue**



SPARKLING POOL



VIEW OF THE ENTRANCE FROM BEYOND THE POOL



SPARKLING POOL



FRONT ENTRANCE



FOYER



1st Floor Bedroom Can be used for guests, multi-gen or a home office.



1st Floor Bedroom Bathroom with Tub/Shower



Relaxing Living Room beautifully decorated



Relaxing Living Room beautifully decorated



Relaxing Living Room beautifully decorated



Dining Area for entertaining



Dining Area for entertaining



Spacious Island with bar for eating



Spacious Island



Spacious Bar with sink and dishwasher



Enclosed Balcony to enjoy the outdoors in all weather conditions



Primary En-Suite Bedroom



Primary En-Suite Bedroom



Primary Bathroom with Spa-Inspired Shower



Primary Bathroom with Spa-Inspired Shower



Bedroom #3



Bedroom #4



Bedroom #4



Bedroom #4



Hall Bathroom with full Tub and Shower



Laundry Area with LG Tower front loading Washer and Dryer plus laundry tub



ROOFTOP TERRANCE WITH PERGOLA, WATER AND GAS HOOK-UP



ROOFTOP TERRANCE WITH PERGOLA, WATER AND GAS HOOK-UP

ROOFTOP TERRANCE WITH PERGOLA, WATER AND GAS HOOK-UP

ROOFTOP TERRANCE WITH PERGOLA, WATER AND GAS HOOK-UP



GARAGE ENTRANCE TO THE HOME



ROOFTOP TERRACE WESTERN VIEW



ROOFTOP TERRACE WITH CITY VIEW

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MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2746928	2507 Silent View Avenue	178	\$550,000	RES	Price Decrease	07/07/26	\$575,000->\$550,000
2746928	2507 Silent View Avenue	151	\$575,000	RES	Price Decrease	06/10/26	\$599,000->\$575,000
2746928	2507 Silent View Avenue	97	\$599,000	RES	Price Decrease	04/17/26	\$625,000->\$599,000
2746928	2507 Silent View Avenue		\$625,000	RES	New Listing	01/10/26	->A
2716112	2507 Silent View Avenue	126	\$625,000	RES	Expired	01/10/26	A->X
2716112	2507 Silent View Avenue	94	\$625,000	RES	Price Increase	12/09/25	\$599,000->\$625,000
2716112	2507 Silent View Avenue		\$599,000	RES	New Listing	09/06/25	->A
2685946	2507 Silent View Avenue	101	\$665,000	RES	Expired	09/01/25	A->X
2685946	2507 Silent View Avenue	24	\$665,000	RES	Price Decrease	06/16/25	\$685,000->\$665,000
2685946	2507 Silent View Avenue		\$685,000	RES	New Listing	05/23/25	->A

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

Property

Parcel #:	191-23-218-047	Address:	2507 Silent View AVE	Census Tract:	005720
TN-RG-SE:	23 - 61 - 23	PropCity:	Henderson	Zip Code:	89044-1950
Tot Value:	\$213,910	Land Use:	Townhouse/Rowhouse		
GEO ID:	23-61-23				

Assessor Description

File-Page:	166-96	Subdivision:	Inspirada Town Center Parcel 19		
Assr Lot:	61	Block:		Bldg:	
Assr Desc:	INSPIRADA TOWN CENTER PARCEL 19 PLAT BOOK 166 PAGE 96 LOT 61				

Owner & Doc Information

Owner Name:	Richardson William L Jr	DOC DATE		DOC NUMBER		DV
2nd Owner:	Richardson Susan	09/20/2024		240920000338		
Address:	2507 Silent View Avenue -		Owner Vesting:			
City:	Henderson	State:	NV	Zip Code:	89044	
Prev Owner:	Toll Henderson Llc					

Land & Building Information

Land Value:	\$175,000	Impr Value:	\$436,171	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.030	Act Yr Blt:	2023	Tot Rooms:	6
Lot SqFt:	1,307	Eff Yr Blt:	2024	Bedrooms:	4
# of Buildings:	1	Construction:		Bathrooms:	4
Type Style:	Townhouse	Ext Wall:	Frame/Stucco	Garage Cap:	
Stories:	3.00	Flooring:		Garage Type:	Built-In
Roof Matrl:	Built-Up	Heat Systm:	Forced Air	Parking Sp:	
Roof Type:		Air Cond:	Central	Pool YN:	
				Porch:	
				Fireplace YN:	
				Fireplaces:	

Property Sub-Areas SqFt

Living Area:	1,929	First Flr:	281	Porch 1:		Grg/Prkg:	476
Building Sq Ft:	1,929	Second Flr:	696	Porch 2:		Carport:	
Total Bldg:	2,405	Upper Area Sq Ft:	952	Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	1,929	Basement F:		Basement U:			

Sales Information

County:	PRICE	DATE	DEED TYPE
	\$652,959	09/16/24	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$5,717.10	2026	\$213,910	\$152,660	\$61,250	2026	
Prev:	\$3,299.81	2025	\$220,673	\$159,073	\$61,600	2025	
	\$835.95	2024	\$42,162	\$162	\$42,000	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	Townhouse	Ownership	08/21/2026 10:11 AM			
	ML#	2776108	Status	A-EA	L/Price	\$541,830
	Offc	ODRE	PubID	225045	VTour	Y
	Bldr	Tri Pointe	Model	3	LP/SqFt	\$282
	County	CLARK	Parcel#	191-23-219-051	City/Town	Henderson
	Prop Desc			CondoConv	State	NV
	Type	ATTACHD	Unit Desc	2LEVEL	Studio	
	Subdiv	Inspirada Pod 5-4			Subdiv#	
	Community	INSPIRADA	Short Sale	N	ForeclosureCommenced	NRepo/REON
	Assc/Comm	Pool				
	Zoning	Single Family			YrBuilt	2023/NEW
Elem K-2	ELLI	Elem 3-5	ELLI	MH Yr Blt		
DOM	114			YrRoundN	Junior	
				DELW	HighSch	
				LIBR		
				Coming Soon	Days on Market	
		Unit		Building #	Zip	
					89044	

3357 /San Ripalta /Street

3357 /San Ripalta /Street

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc	2STORY	#Bedrms	3	#Baths	2	0	1
Garage	2/Attached	Conv		Carport	0		3
AppxLivArea	1,924	ApprxTotalLivArea	1,924	#Acres +/-	-0.040	#Den/Oth	0
ApxAddLivArea		AddLivAreaDesc				#Loft	1
Roof	Tile	Lot SqFt	2,100	Parking Desc	Garage/Private		
Private Spa	No	Lot Desc	Under 1/4 Acre				
Private Pool	N	Pool Size +/-		Heated Pool			
Dir	From Las Vegas Blvd and Volunteer, head East on Volunteer, turn Right Via Centro, Via Centro will turn into Avenida Brancusi, at round a bout take exit for Avenida Brancusi, turn Left on Cracked Stone, take exit for Campaldo St, turn Left on San Ripalta						
Remarks	Former model home offers a refreshing shift in perspective with its distinctive side entry and expansive corner windows that draw your eye outward, creating a seamless connection to the outdoors. The heart of the home is anchored by an oversized kitchen island, perfect for casual dining, elegant entertaining, or effortless everyday living. Upstairs, a light-filled loft just off the primary suite provides a versatile retreat for work, relaxation, or play. The spa-inspired primary bath features a compartmentalized water closet and dual walk-in closets for a refined, boutique-style experience. The secondary bedroom wing includes a shared bath, linen storage, and convenient laundry access, while Bedroom 2 is enhanced by corner windows and its own walk-in closet. Furniture is included.						

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	14x14	UPSTRS, WICLOS	Primary Bath	DBLSNK, SEPTUB
2nd Bedroom	12x12	CLOSET	3rd Bedroom	11x13
Dining Room	13x21	AREA	Kitchen	CLOSET
Living Room	14x14	FRONT	Loft	13x12
MBR Down? N	Bed Down? N	Bath Down? Y	Ba Dn Desc. 1/2 Bath Downstairs	
Refrg Y	Dishw Y	Washer Inc Y	DryerUtil G	Location
OthApplnces Microwave	Furn Inc Yes	Oven Desc Stove(G)		
Interior Drywall		Constrctn		
Fireplace 0		Flooring Carpet, Ceramic		
Fence Backyard Full Fenced/Block		Equest None		

UTILITIES INFORMATION

House Face	South	Miscel	None
Exterior	Barbeque Stub, Porch, Private Yard		
Landscap	Desert Landscaping, Drip Irrigation/Bubblers, Rock/Gravel Landscaping		
Heat Sys	Central	Heat Fuel	Gas
Cool Sys	Central	Cool Fuel	Electric
Utility Info	Underground Utilities	HVAC Mountd	Dual Pane Windows, Low E-Windows
		Water	Public
		Sewer	Public
		Water Conservation	No

ASSOCIATION / CIC INFORMATION

Assoc/CIC	Y	Assoc Inc	MGMT
Special AssesstYN	N	Special Assess \$	
Assoc Name	Highview	CIC Dues	\$186
Assc CIC	Master	Assc Phn	702-361-6640
Assc CIC 3		Assc Phn 3	
		How Billed	Month
		Transfer Fee	
		Other Fee	
		Other Fee 3	
		TotCICMon	\$186

FINANCIAL INFORMATION

Earn Dep	\$12,000	Annual Taxes	\$873
Finance Consid	Cash, Conventional, FHA, VA	SID/LIDTotal	
Presented by: Office Name	Realty ONE Group, Inc	SID/LID Annual	
		Existing Rent	
		Agent Jeffrey Mix	S.0074457

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

Randy Lovstuen · Canopy Mortgage · 702-812-7406



ANNUAL TAXES
\$5,418

HOA / MO
\$186

INSURANCE / MO
\$83

CENSUS TRACT
005720

6.625%
3.5% DOWN · FHA

\$4,367
EST. TOTAL / MONTH

P&I	\$3,407
MIP	\$240
Taxes	\$452
SID/LID	None
Insurance	\$83
HOA	\$186

Est. cash to close\$24,382

6.625%
20% DOWN · CONVENTIONAL

\$3,496
EST. TOTAL / MONTH

P&I	\$2,776
MI/PMI	Not Required
Taxes	\$452
SID/LID	None
Insurance	\$83
HOA	\$186

Est. cash to close\$113,784

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.5%

\$3,741
3.5% down · 5.5% · est. total/mo

P&I	\$3,021
MI	None
Taxes	\$452
SID/LID	None
Insurance	\$83
HOA	\$186

Refi costs vary —

\$3,182
20% down · 5.5% · est. total/mo

P&I	\$2,461
MI	None
Taxes	\$452
SID/LID	None
Insurance	\$83
HOA	\$186

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$3,496/mo after refinancing (20% down scenario):
Extra applied to principal: \$314/mo

7 YRS
years paid off early
~\$122,426 interest saved

\$10K IN PRICE
≈ \$55 / month

0.25% RATE CHANGE
≈ \$49 / month

MLS#: [2776108](#)

Price: **\$541,830**

Address: **3357 San Ripalta Street**



Living Room



Front of Structure



Front of Structure



Living Room



Living Room



Kitchen



Kitchen



Dining Area



Bathroom



Bathroom



Loft



Primary Bedroom



Primary Bathroom



Bedroom



Office



Laundry



Yard



Floor Plan



Community



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
2776108	3357 San Ripalta Street	107	\$541,830	RES	Price Decrease	08/14/26	\$566,830->\$541,830
2776108	3357 San Ripalta Street	100	\$566,830	RES	Price Decrease	08/07/26	\$589,330->\$566,830
2776108	3357 San Ripalta Street	89	\$589,330	RES	Price Decrease	07/27/26	\$594,330->\$589,330
2776108	3357 San Ripalta Street	36	\$594,330	RES	Price Decrease	06/04/26	\$597,330->\$594,330
2776108	3357 San Ripalta Street		\$597,330	RES	New Listing	04/29/26	->A
2760054	3357 San Ripalta Street	59	\$597,330	RES	Withdrawn	04/27/26	A->W
2760054	3357 San Ripalta Street		\$597,330	RES	New Listing	02/27/26	->A

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

Property

Parcel #:	191-23-219-051	Address:	3357 San Ripalta ST	Census Tract:	005720
TN-RG-SE:	23 - 61 - 23	PropCity:	Henderson	Zip Code:	89044-1955
Tot Value:	\$164,439	Land Use:	Townhouse/Rowhouse		
GEO ID:	23-61-23				

Assessor Description

File-Page:	167-71	Subdivision:	Inspirada Town Center		
Assr Lot:	51	Block:		Bldg:	
Assr Desc:	INSPIRADA TOWN CENTER LOTS 21 & 30 PLAT BOOK 167 PAGE 71 LOT 51				

Owner & Doc Information

Owner Name:	Tri Pointe Homes Nevada Inc	DOC DATE		DOC NUMBER		DV
2nd Owner:						
Address:	7455 Arroyo Crossing Parkway -	Owner Vesting:				
City:	Las Vegas	State:	NV	Zip Code:	89113	
Prev Owner:						

Land & Building Information

Land Value:	\$126,000	Impr Value:	\$343,826	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.051	Act Yr Blt:	2023	Cost Class:	Average
Lot SqFt:	2,220	Eff Yr Blt:	2023	Foundation:	
# of Buildings:	1	Construction:		Tot Rooms:	6
Type Style:	Townhouse	Ext Wall:	Frame/Stucco	Bedrooms:	3
Stories:	2.00	Flooring:		Bathrooms:	3
Roof Matrl:	Concrete Tile	Heat Systm:	Forced Air	Garage Cap:	
Roof Type:		Air Cond:	Central	Garage Type:	Built-In
				Parking Sp:	
				Pool YN:	
				Porch:	
				Fireplace YN:	
				Fireplaces:	

Property Sub-Areas SqFt

Living Area:	1,924	First Flr:	747	Porch 1:		Grg/Prkg:	526
Building Sq Ft:	1,924	Second Flr:	1,177	Porch 2:		Carport:	
Total Bldg:	2,450	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	1,924	Basement F:		Basement U:			

Sales Information

County:

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$4,599.71	2026	\$164,439	\$120,339	\$44,100	2026	
Prev:	\$4,247.79	2025	\$160,785	\$117,035	\$43,750	2025	
	\$703.37	2024	\$154,909	\$118,159	\$36,750	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	Townhouse	Ownership	08/21/2026 10:11 AM			
	ML#	2776104	Status	A-EA	L/Price	\$509,153
	Offc	ODRE	PubID	225045	VTour	Y
	Bldr	Tri Pointe	Model	1	LP/SqFt	\$310
	County	CLARK	Parcel#	191-23-219-050	City/Town	Henderson
	Prop Desc		CondoConv		State	NV
	Type	ATTACHD	Unit Desc	2LEVEL	Studio	N
	Subdiv	Inspirada Town Center			Subdiv#	
	Community	INSPIRADA	Short Sale	N	ForeclosureCommenced	NRepo/REON
	Assc/Comm	Pool				
	Zoning	Single Family			YrBuilt	2023/NEW MH Yr Blt
3359 /San Ripalta /Street			Unit		YrRound	N Junior DELW HighSch LIBR
	Elem K-2	ELLI	Elem 3-5	ELLI	Coming Soon	Days on Market
	DOM	114			Building #	Zip 89044

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc	2STORY	#Bedrms	2	#Baths	2	0	1
Garage	2/Attached	Conv	N	Carport	0		3
AppxLivArea	1,640	ApprxTotalLivArea	1,640	#Acres +/-	0.036	#Den/Oth	0
ApxAddLivArea		AddLivAreaDesc				#Loft	1
Roof	Tile	Lot SqFt	2,100	Parking Desc	Garage/Private		
Private Spa	No	Lot Desc	Under 1/4 Acre				
Private Pool	N	Pool Size +/-		Heated Pool			
Dir	From Las Vegas Blvd and Volunteer, head East on Volunteer, turn Right Via Centro, Via Centro will turn into Avenida Brancusi, at round a bout take exit for Avenida Brancusi, turn Left on Cracked Stone, take exit for Campaldo St, turn Left on San Ripalta						
Remarks	Former Model home sleek and streamlined, Plan 1 pairs smart design with elevated style, creating an efficient yet gracious living experience. The light-filled main level offers beautiful backyard views and effortless functionality, with direct garage access, a hall coat closet, and a discreet powder room enhancing everyday convenience. Upstairs, distinctive step-down entries off the stairwell create a sense of separation between the primary and secondary wings. The owner's suite commands attention with a spa-inspired bath and expansive walk-in wardrobe. A versatile loft adds flexible living space and can be converted into an additional bedroom if desired. Built-in linen storage in the laundry and a walk-in closet in Bedroom 2 complete this thoughtfully designed home. All furniture included.						

APPROXIMATE ROOM SIZES AND DESCRIPTIONS														
Primary Bedroom		14X14	CLOSET		2nd Bedroom		11X14	CLOSET						
Dining Room		9X13	AREA		Kitchen		OTHER							
Living Room		11X13	NONE		Loft		10X15	OTHER						
MBR Down?		N	Bed Down		N	Bath Down		Y	Ba Dn Desc. 1/2 Bath Downstairs					
Refrg	Y	Dispos	Y	Dishw	Y	Washer Inc	Y	Dryer Inc	Y	DryerUtil	G	Location		
OthApplnces		Microwave		Furn Inc		Yes	Oven Desc		Cooktop(G), Stove(G)					
Interior		Drywall						Constrctn						
Fireplace		0						Flooring		Carpet, Ceramic				
Fence		Backyard Full Fenced/Block						Equest		None				
UTILITIES INFORMATION														
House Face		South				Miscel		None						
Exterior		Barbeque Stub												
Landscap		Drip Irrigation/Bubblers, Rock/Gravel Landscaping, Shrubs												
Heat Sys		Central				Heat Fuel		Gas		Water		Public		
Cool Sys		Central				Cool Fuel		Electric		HVAC Mountd		Y	Sewer	Public
Utility Info		Underground Utilities								Energy		Insulated	Water Conservation	No
												Door, Insulated	Windows	

ASSOCIATION / CIC INFORMATION			
Assoc/CIC	Y	Assoc Inc	MGMT
Special AssesstYN	N	Special Assess \$	
Assoc Name	Highview	CIC Dues	\$186
Assc CIC	Master	Assc Phn	702-361-6640
Assc CIC 3		Assc Phn 3	
		How Billed	Month
		Transfer Fee	Setup Fee
		Other Fee	
		Other Fee 3	TotCICMon \$186

FINANCIAL INFORMATION			
Earn Dep	\$12,000	Annual Taxes	\$703
Finance Consid	Cash, Conventional, FHA, VA	SID/LIDTotal	
Presented by: Office Name	Realty ONE Group, Inc	SID/LID Annual	Existing Rent
		Agent Jeffrey Mix	S.0074457

3359 San Ripalta Street

Henderson, NV 89044 | MLS# 2776104

\$509,153

NSB Eligible · Tract 005720

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

Randy Lovstuen · Canopy Mortgage · 702-812-7406



ANNUAL TAXES
\$5,092

HOA / MO
\$186

INSURANCE / MO
\$83

CENSUS TRACT
005720

6.625%

3.5% DOWN · FHA

\$4,120

EST. TOTAL / MONTH

P&I	\$3,201
MIP	\$225
Taxes	\$424
SID/LID	None
Insurance	\$83
HOA	\$186

Est. cash to close

\$22,912

6.625%

20% DOWN · CONVENTIONAL

\$3,301

EST. TOTAL / MONTH

P&I	\$2,608
MI/PMI	Not Required
Taxes	\$424
SID/LID	None
Insurance	\$83
HOA	\$186

Est. cash to close

\$106,922

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.5%

\$3,532

3.5% down · 5.5% · est. total/mo

P&I	\$2,839
MI	None
Taxes	\$424
SID/LID	None
Insurance	\$83
HOA	\$186

Refi costs vary —

\$3,006

20% down · 5.5% · est. total/mo

P&I	\$2,313
MI	None
Taxes	\$424
SID/LID	None
Insurance	\$83
HOA	\$186

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$3,301/mo after refinancing (20% down scenario):
Extra applied to principal: \$295/mo

7 YRS

years paid off early
~\$115,043 interest saved

\$10K IN PRICE
≈ \$55 / month

0.25% RATE CHANGE
≈ \$49 / month

MLS#: [2776104](#)

Price: **\$509,153**

Address: **3359 San Ripalta Street**



Living Room



Front of Structure



Front of Structure



Entry



Kitchen



Kitchen



Dining Area



Living Room



Primary Bedroom



Primary Bedroom



Bathroom



Bathroom



Office



Bedroom



Garage



Yard



Floor Plan



Community



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
2776104	3359 San Ripalta Street	107	\$509,153	RES	Price Decrease	08/14/26	\$534,153->\$509,153
2776104	3359 San Ripalta Street	89	\$534,153	RES	Price Decrease	07/27/26	\$538,153->\$534,153
2776104	3359 San Ripalta Street	36	\$538,153	RES	Price Decrease	06/04/26	\$542,153->\$538,153
2776104	3359 San Ripalta Street		\$542,153	RES	New Listing	04/29/26	->A
2760059	3359 San Ripalta Street	59	\$542,153	RES	Withdrawn	04/27/26	A->W
2760059	3359 San Ripalta Street		\$542,153	RES	New Listing	03/02/26	->A

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

Property

Parcel #:	191-23-219-050	Address:	3359 San Ripalta ST	Census Tract:	005720
TN-RG-SE:	23 - 61 - 23	PropCity:	Henderson	Zip Code:	89044-1955
Tot Value:	\$150,890	Land Use:	Townhouse/Rowhouse		
GEO ID:	23-61-23				

Assessor Description

File-Page:	167-71	Subdivision:	Inspirada Town Center		
Assr Lot:	50	Block:		Bldg:	
Assr Desc:	INSPIRADA TOWN CENTER LOTS 21 & 30 PLAT BOOK 167 PAGE 71 LOT 50				

Owner & Doc Information

Owner Name:	Tri Pointe Homes Nevada Inc	DOC DATE		DOC NUMBER		DV
2nd Owner:						
Address:	7455 Arroyo Crossing Parkway -	Owner Vesting:				
City:	Las Vegas	State:	NV	Zip Code:	89113	
Prev Owner:						

Land & Building Information

Land Value:	\$126,000	Impr Value:	\$305,114	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.036	Act Yr Blt:	2023	Tot Rooms:	5
Lot SqFt:	1,547	Eff Yr Blt:	2023	Bedrooms:	3
# of Buildings:	1	Construction:		Bathrooms:	3
Type Style:	Townhouse	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:	1,641	First Flr:	655	Porch 1:		Grg/Prkg:	464
Building Sq Ft:	1,641	Second Flr:	986	Porch 2:		Carport:	
Total Bldg:	2,105	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	1,641	Basement F:		Basement U:			

Sales Information

County:

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$4,170.64	2026	\$150,890	\$106,790	\$44,100	2026	
Prev:	\$3,851.72	2025	\$147,816	\$104,066	\$43,750	2025	
	\$703.37	2024	\$141,448	\$104,698	\$36,750	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	Townhouse	Ownership		08/21/2026 10:11 AM	
	ML#	2776102	Status	A-EA	L/Price \$514,014
	Offc	ODRE	PubID	225045	VTour Y
	Bldr	Tri Pointe	Model	2X	LP/SqFt \$292
	County	CLARK	Parcel#	191-23-219-049	City/Town Henderson
	Prop Desc		CondoConv		State NV
	Type	ATTACHD	Unit Desc	2LEVEL	Studio
	Subdiv	Inspirada Pod 5-4			Subdiv#
	Community	INSPIRADA	Short Sale	N	ForeclosureCommenced NRepo/REON
	Assc/Comm	Pool			
	Zoning	Single Family			YrBuilt 2023/NEW MH Yr Blt
3361 /San Ripalta /Street			Unit	Building #	Zip 89044
					Coming Soon Days on Market
					YrRoundN Junior DELW HighSch LIBR
					Elem K-2 ELLI Elem 3-5 ELLI
					DOM 114

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc	2STORY	#Bedrms	3	#Baths	2	0	1
Garage	2/Attached	Conv		Carport	0		3
AppxLivArea	1,758	ApprxTotalLivArea	1,758	#Acres +/-	0.040	#Den/Oth	0
ApxAddLivArea		AddLivAreaDesc				#Loft	1
Roof	Tile	Lot SqFt	2,100	Parking Desc	Garage/Private		
Private Spa	No	Lot Desc	Under 1/4 Acre				
Private Pool	N	Pool Size +/-		Heated Pool			

Dir From Las Vegas Blvd and Volunteer, head East on Volunteer, turn Right Via Centro, Via Centro will turn into Avenida Brancusi, at round a bout take exit for Avenida Brancusi, turn Left on Cracked Stone, take exit for Campaldo St, turn Left on San Ripalta

Remarks This former model home showcases a striking, architecturally dynamic design filled with natural light from expansive windows that highlight the open-concept great room—perfectly proportioned for elevated living and effortless entertaining. A dramatic entry makes a memorable first impression, while seamless backyard access enhances the indoor-outdoor lifestyle. Thoughtful details include a discreet powder room, generous walk-in pantry, and abundant hall storage. Upstairs, private primary and secondary wings create a serene retreat. The luxurious primary suite features stunning corner windows, an expansive walk-in wardrobe, and a spa-inspired bath. Secondary bedrooms offer walk-in closets, corner windows, a compartmentalized shared bath, convenient laundry access, and added linen storage for refined, functional living. All furniture included.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS					
Primary Bedroom	14x14	UPSTRS, WICLOS	Primary Bath	DBLSNK	
2nd Bedroom	10x12	CLOSET	3rd Bedroom	10x16	CLOSET
Dining Room	10x12	AREA	Kitchen	ISLAND, PANTRY, TILE	
Living Room	13x18	FRONT			
MBR Down? N		Bed Down N	Bath DownY	Ba Dn Desc. 1/2 Bath Downstairs	
Refrg Y	Dispos Y	Dishw Y	Washer Inc Y	Dryer Inc Y	DryerUtil G Location
OthApplnces	Microwave		Furn Inc	Yes	Oven DescStove(G)
Interior	Drywall				Constrctn
Fireplace	0				Flooring Carpet, Ceramic, Luxury Vinyl Plank
Fence	Backyard Full Fenced/Block				Equest None

UTILITIES INFORMATION					
House Face	South		Miscel	None	
Exterior	Barbeque Stub, Porch, Private Yard				
Landscap	Desert Landscaping, Drip Irrigation/Bubblers, Rock/Gravel Landscaping				
Heat Sys	Central	Heat Fuel	Gas	Water	Public
Cool Sys	Central	Cool Fuel	Electric	HVAC Mountd	Sewer Public
Utility Info	Underground Utilities			Energy	Water Conservation No
					Dual Pane Windows, Low E-Windows

ASSOCIATION / CIC INFORMATION					
Assoc/CIC	Y	Assoc Inc	MGMT		
Special AssesstYN	N	Special Assess \$		Special Assess Frec	
Assoc Name	Highview	CIC Dues	\$186	How Billed	MonthTransfer Fee Setup Fee
Assc CIC	Master	Assc Phn	702-361-6640		Other Fee
Assc CIC 3		Assc Phn 3			Other Fee 3 TotCICMon \$186

FINANCIAL INFORMATION			
Earn Dep	\$12,000	Annual Taxes	\$4,952
Finance Consid	Cash, Conventional, FHA, VA	SID/LIDTotal	SID/LID Annual Existing Rent
Presented by: Office Name	Realty ONE Group, Inc	Agent Jeffrey Mix S.0074457	

3361 San Ripalta Street

Henderson, NV 89044 | MLS# 2776102

\$514,014

NSB Eligible · Tract 005720

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

Randy Lovstuen · Canopy Mortgage · 702-812-7406



ANNUAL TAXES
\$4,952

HOA / MO
\$186

INSURANCE / MO
\$83

CENSUS TRACT
005720

6.625%

3.5% DOWN · FHA

\$4,141

EST. TOTAL / MONTH

P&I	\$3,232
MIP	\$227
Taxes	\$413
SID/LID	None
Insurance	\$83
HOA	\$186

Est. cash to close

\$23,131

6.625%

20% DOWN · CONVENTIONAL

\$3,315

EST. TOTAL / MONTH

P&I	\$2,633
MI/PMI	Not Required
Taxes	\$413
SID/LID	None
Insurance	\$83
HOA	\$186

Est. cash to close

\$107,943

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.5%

\$3,547

3.5% down · 5.5% · est. total/mo

P&I	\$2,866
MI	None
Taxes	\$413
SID/LID	None
Insurance	\$83
HOA	\$186

Refi costs vary —

\$3,016

20% down · 5.5% · est. total/mo

P&I	\$2,335
MI	None
Taxes	\$413
SID/LID	None
Insurance	\$83
HOA	\$186

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$3,315/mo after refinancing (20% down scenario):
Extra applied to principal: \$298/mo

7 YRS

years paid off early
~\$116,141 interest saved

\$10K IN PRICE
≈ \$55 / month

0.25% RATE CHANGE
≈ \$49 / month

MLS#: [2776102](#)

Price: **\$514,014**

Address: **3361 San Ripalta Street**



Living Room



Front of Structure



Front of Structure



Entry



Kitchen



Kitchen



Dining Area



Living Room



Living Room



Primary Bedroom



Primary Bedroom



Primary Bathroom



Bedroom



Bedroom



Closet



Yard



Floor Plan



Community



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
2776102	3361 San Ripalta Street	107	\$514,014	RES	Price Decrease	08/14/26	\$539,014->\$514,014
2776102	3361 San Ripalta Street	100	\$539,014	RES	Price Decrease	08/07/26	\$549,014->\$539,014
2776102	3361 San Ripalta Street	89	\$549,014	RES	Price Decrease	07/27/26	\$554,014->\$549,014
2776102	3361 San Ripalta Street	36	\$554,014	RES	Price Decrease	06/04/26	\$557,014->\$554,014
2776102	3361 San Ripalta Street		\$557,014	RES	New Listing	04/29/26	->A
2760038	3361 San Ripalta Street	59	\$557,014	RES	Withdrawn	04/27/26	A->W
2760038	3361 San Ripalta Street		\$557,014	RES	New Listing	02/27/26	->A

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

Property

Parcel #:	191-23-219-049	Address:	3361 San Ripalta ST	Census Tract:	005720
TN-RG-SE:	23 - 61 - 23	PropCity:	Henderson	Zip Code:	89044-1955
Tot Value:	\$156,532	Land Use:	Townhouse/Rowhouse		
GEO ID:	23-61-23				

Assessor Description

File-Page:	167-71	Subdivision:	Inspirada Town Center		
Assr Lot:	49	Block:		Bldg:	
Assr Desc:	INSPIRADA TOWN CENTER LOTS 21 & 30 PLAT BOOK 167 PAGE 71 LOT 49				

Owner & Doc Information

Owner Name:	Tri Pointe Homes Nevada Inc	DOC DATE		DOC NUMBER		DV
2nd Owner:						
Address:	7455 Arroyo Crossing Parkway -	Owner Vesting:				
City:	Las Vegas	State:	NV	Zip Code:	89113	
Prev Owner:						

Land & Building Information

Land Value:	\$126,000	Impr Value:	\$321,234	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.039	Act Yr Blt:	2023	Tot Rooms:	5
Lot SqFt:	1,709	Eff Yr Blt:	2023	Bedrooms:	3
# of Buildings:	1	Construction:		Bathrooms:	3
Type Style:	Townhouse	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:	1,759	First Flr:	725	Porch 1:		Grg/Prkg:	468
Building Sq Ft:	1,759	Second Flr:	1,034	Porch 2:		Carport:	
Total Bldg:	2,227	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	1,759	Basement F:		Basement U:			

Sales Information

County:

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$4,346.14	2026	\$156,532	\$112,432	\$44,100	2026	
Prev:	\$4,013.61	2025	\$153,221	\$109,471	\$43,750	2025	
	\$703.37	2024	\$146,869	\$110,119	\$36,750	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.



GLVAR	Single Family Residential	Ownership	SFR	08/21/2026 10:11 AM	
	ML#	2809169	Status	A-ER	L/Price \$615,000
	Offc	AROM	PubID	253183	VTour Y
	Bldr		Model		LP/SqFt \$258
	County	CLARK	Parcel#	191-23-312-044	City/Town Henderson
	Prop Desc			CondoConv N	State NV
	Type	DETACHD	Unit Desc		Studio N
	Subdiv	Inspirada Pod 5-1			Subdiv#
	Community	INSPIRADA	Short Sale N	ForeclosureCommenced N	Repo/REON
	Assc/Comm	Park			
	Zoning	Single Family		YrBuilt 2018	MH Yr Blt
Elem K-2	WALL	Elem 3-5 WALL	YrRoundN Junior DELW	HighSch LIBR	
DOM	2		Coming Soon	Days on Market	
3349 /Solento /Lane		Unit	Building #	Zip	89044

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc	2STORY	#Bedrms	4	#Baths	2	0	1
Garage	2/Attached	Conv	N	Carport	0		3
AppxLivArea	2,387	ApprxTotalLivArea	2,387	#Acres +/-	0.090	#Den/Oth	1
ApxAddLivArea		AddLivAreaDesc				#Loft	0
Roof	Tile	Lot SqFt	3,920	Parking Desc	Garage/Private		
Private Spa	No	Lot Desc	Under 1/4 Acre				
Private Pool	N	Pool Size +/-		Heated Pool	No		
Multi Gen:							
Dir	Start at the intersection of St. Rose Parkway and Raider Way. Head south onto Raider Way / Via Inspirada. Continue straight on Via Inspirada through the roundabouts. Turn left onto Avenida Brancusi. Turn left onto Riserva Drive. Turn left onto Adesso Avenue. Turn left onto Solento Lane. Arrive at 3349 Solento Lane on your left.						
Remarks	An elegant presence defines this refined two-story residence at 3349 Solento Ln, offering a sophisticated and inviting atmosphere in Henderson. Comprising four bedrooms and three full bathrooms, the home encompasses 2387.0 square feet of thoughtfully composed living area. The interior configuration gracefully separates active gathering spaces from serene private retreats. Situated within the 89044 postal code, the property features a lot of 0.09 acres, presenting a distinguished yet low-maintenance outdoor footprint. Acquire a firsthand perspective of this exemplary Henderson home by arranging a private showing.						

APPROXIMATE ROOM SIZES AND DESCRIPTIONS						
Primary Bedroom	20x20	CEILFN, CEILIT, CUSTMCLOST,2nd Bedroom		10x10	CLOSET, UPSTRS	
3rd Bedroom	10x10	CEILIT, CLOSET, UPSTRS		4th Bedroom	13x11	CEILFN, CEILIT, DNSTRS, NOCLOSET
Dining Room	12x15	KITDIN, LIVDIN		Kitchen	12x14	BRKBAR, RECESS, SLDCTP, STAINSTEELAPPLI, WALKPAN
Living Room	15x19	REAR, SUNKEN				
MBR Down?	N	Bed Down	Y	Bath Down	Y	Ba Dn Desc.
Refrg	Y	Dispos	Y	Dishw	Y	Washer Inc
OthApplIncs	Microwave		Furn Inc	No	Oven Desc	Stove(G)
Interior	Alarm System-Owned, Ceiling Fan(s), Windows Coverings Throughout			Constrctn		
Fireplace	0				Flooring	Tile
Fence	Backyard Full Fenced/Block, COMMUNITY Wall			Equest	None	
UTILITIES INFORMATION						
House Face	South			Miscel	None	
Exterior	Back Yard Access					
Landscap	Desert Landscaping, Rock/Gravel Landscaping					
Heat Sys	Central			Heat Fuel	Gas	Water
Cool Sys	Central			Cool Fuel	Electric	HVAC Mountd
Utility Info	Above Ground Utilites			Energy	None	Water Conservation
ASSOCIATION / CIC INFORMATION						
Assoc/CIC	Y	Assoc Inc	GROUND			
Special AssesstYN	N	Special Assess \$	Special Assess Frec			
Assoc Name	South Edge	CIC Dues	\$89	How Billed	Month	Transfer Fee
Assc CIC	Master	Assc Phn	702-795-3344	Other Fee		
Assc CIC 3		Assc Phn 3		Other Fee 3		TotCICMon
FINANCIAL INFORMATION						
Earn Dep	\$5,000	Annual Taxes	\$5,471	SID/LIDTotal	\$2,805	SID/LID Annual
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

\$5,471

HOA / MO

\$89

INSURANCE / MO

\$83

CENSUS TRACT

005720

6.625%

3.5% DOWN · FHA

\$4,783

EST. TOTAL / MONTH

P&I	\$3,867
MIP	\$272
Taxes	\$456
SID/LID	\$16
Insurance	\$83
HOA	\$89

Est. cash to close

\$27,675

6.625%

20% DOWN · CONVENTIONAL

\$3,794

EST. TOTAL / MONTH

P&I	\$3,150
MI/PMI	Not Required
Taxes	\$456
SID/LID	\$16
Insurance	\$83
HOA	\$89

Est. cash to close

\$129,150

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.5%

\$4,073

3.5% down · 5.5% · est. total/mo

P&I	\$3,429
MI	None
Taxes	\$456
SID/LID	\$16
Insurance	\$83
HOA	\$89

Refi costs vary —

\$3,438

20% down · 5.5% · est. total/mo

P&I	\$2,794
MI	None
Taxes	\$456
SID/LID	\$16
Insurance	\$83
HOA	\$89

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$3,794/mo after refinancing (20% down scenario):

Extra applied to principal: \$357/mo

7 YRS

years paid off early

~\$138,959 interest saved

\$10K IN PRICE

≈ \$55 / month

0.25% RATE CHANGE

≈ \$49 / month

MLS#: [2809169](#)

Price: **\$615,000**

Address: **3349 Solento Lane**



Modern multi-level architecture showcases a stucco exterior, integrated garage, and low-maintenance desert landscaping.



A modern multi-level exterior stands out with clean lines and stucco finishes.



Distinctive Southwestern architectural lines define this two-story stucco residence with an integrated garage.



An arched entryway and modern desert landscaping define this contemporary multi-level home.



Gleaming tile floors and modern countertops anchor this open culinary space.



An expansive kitchen layout showcases a central island and contemporary tiled flooring throughout.



Ample wooden cabinetry and sleek stone countertops define this well-appointed kitchen space with tile flooring.



Smooth tile flooring and a central island ground this functional culinary workspace.



Warm wood cabinetry and tile flooring anchor this modern culinary space.



Gleaming stone counters and rich wood cabinetry define this modern culinary workspace.



Gleaming stone countertops and warm wood cabinetry anchor a modern, tiled culinary space.



Sliding glass doors open to the back patio from this spacious, tile-floored living area.



Tiled flooring and large sliding glass doors seamlessly connect this airy open layout.



Smooth tiled flooring runs throughout a spacious main living area highlighted by recessed lighting.



Clean lines and durable tile flooring define this versatile secondary room.



Large tile flooring and crisp walls define this versatile interior space.



Clean lines and a warm wood vanity define this functional powder room space.



Tiled flooring and a carpeted staircase with wood handrails create an inviting entry foyer.



A spacious upper-level landing overlooks the lower floor beside tall windows and plush carpeting.



An open upper level hallway overlooks the staircase below with soft carpeting and modern railings.



Soft carpeting underfoot defines this airy upper-level space flowing into adjacent rooms.



Generous windows fill this plushly carpeted room with abundant natural light.



Plush carpeting and multiple windows define this versatile secondary room.



A spacious double vanity anchors this modern bathroom with a connected walk-in closet.



A deep soaking tub sits adjacent to a glass-enclosed shower with neat tile surrounds.



A classic bathtub and wood vanity with dual sinks highlight this main bathroom.



Organized wire shelving and built-in drawers maximize storage potential in this carpeted closet.



Plush carpeting and abundant natural light define this versatile bedroom space.



Soft carpeting, clean white walls, and a sliding door closet define this cozy room.



Gleaming stone counters paired with dual sinks define this airy bathroom space.



Classic subway tile surrounds the built-in bathtub, creating a clean architectural finish.



High clerestory windows and plush carpeting define this airy minimalist bedroom.



High ceilings and clean architectural lines create a serene atmosphere in this carpeted room.



Natural light fills the dedicated utility space featuring tiled flooring and a storage shelf.



An inviting paver patio extends alongside a raised masonry planter bed with desert plantings.



An inviting paved patio sits beneath string lights alongside the stucco exterior.



Sliding glass doors open directly to a private patio surfaced with paver bricks.



A high block wall provides exceptional privacy for this desert-landscaped side yard.



A modern two-story exterior showcases stucco walls, tile roof accents, and low-maintenance desert landscaping.



An elevated perspective showcases modern desert homes situated against a dramatic mountain backdrop.



A modern two-story home stands out with its stucco exterior and tiled roofline.



Modern desert architecture frames this elegant multi-level home featuring an arched entry and paved driveway.



Modern architecture defines this multi-level home, complete with integrated garage and desert-friendly landscaping.



An elevated perspective showcases the surrounding neighborhood under clear desert skies.



An aerial perspective showcases the surrounding neighborhood under clear blue skies.



A neighborhood park anchors this master-planned community set against a backdrop of desert mountains.



A quiet residential street winds through a modern neighborhood set against a desert mountain backdrop.



An aerial perspective showcases a modern residential neighborhood set against a desert mountain backdrop.



A sweeping mountain backdrop frames the community sports fields and desert landscape.



Vibrant sports fields sit framed by desert hills and community pathways.



An aerial perspective reveals extensive neighborhood recreational facilities integrated with paved pathways and desert landscaping.



Expansive community sports fields and parks sit nestled within a master-planned neighborhood.



An organized second floor layout with multiple bedrooms and a central open-to-below area.



Detailed first-floor layout illustrating the spatial relationship between living areas and utility zones.



A detailed layout illustrates the functional flow of this spacious two-story residential design.

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
2809169	3349 Solento Lane		\$615,000	RES	New Listing	08/19/26	CSL->A
2809169	3349 Solento Lane		\$615,000	RES	Coming Soon	08/14/26	I->CSL

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

Property

Parcel #:	191-23-312-044	Address:	3349 Solento LN	Census Tract:	005720
TN-RG-SE:	23 - 61 - 22	PropCity:	Henderson	Zip Code:	89044-1735
Tot Value:	\$197,148	Land Use:	Sfr		
GEO ID:	23-61-22				

Assessor Description

File-Page:	155-18	Subdivision:	Inspirada Pod 5-1	Unit:	Tract:
Assr Lot:	71	Block:		Bldg:	
Assr Desc:	INSPIRADA POD 5-1 UNIT 1 PLAT BOOK 155 PAGE 18 LOT 71				

Owner & Doc Information

Owner Name:	Chow	DOC DATE		DOC NUMBER		DV
2nd Owner:	Chow Benny (Te)	12/03/2018		181203001412		LT
Address:	11725 Toyon Drive -		Owner Vesting:		Living Trust	
City:	Chatsworth	State:	CA	Zip Code:	91311	
Prev Owner:	Pardee Homes Of Nevada					

Land & Building Information

Land Value:	\$184,000	Impr Value:	\$379,280	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.090	Act Yr Blt:	2018	Foundation:	
Lot SqFt:	3,920	Eff Yr Blt:	2019	Basement:	
# of Buildings:	1	Construction:		Garage Cap:	
Type Style:		Ext Wall:	Frame/Stucco	Garage Type:	Built-In
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:	2,387	First Flr:	1,249	Porch 1:		Grg/Prkg:	428
Building Sq Ft:	2,387	Second Flr:	1,138	Porch 2:		Carport:	
Total Bldg:	2,815	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	2,387	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:		03/16/23	Affidavit
	\$386,503	11/26/18	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$5,470.88	2026	\$197,148	\$132,748	\$64,400	2026	
Prev:	\$5,314.13	2025	\$189,849	\$133,849	\$56,000	2025	
	\$4,921.11	2024	\$187,789	\$135,289	\$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	SFR	08/21/2026 10:11 AM	
	ML#	2798699	Status	A-ER	L/Price \$649,000
	Offc	SVRE02	PubID	234468	VTour Y
	Bldr		Model		LP/SqFt \$237
	County	CLARK	Parcel#	191-23-216-039	City/Town Henderson
	Prop Desc		CondoConv		State NV
	Type	DETACHD	Unit Desc		Studio
	Subdiv	Inspirada Pod 5-4			Subdiv#
	Community	INSPIRADA	Short Sale	N	ForeclosureCommenced NRepo/REON
	Assc/Comm	BBQ Area, CC&RS, Park, Pet Park, Playground, Pool			
	Zoning	Single Family	YrBuilt	2022	MH Yr Blt
Elem K-2		WALL	Elem 3-5	WALL	YrRound Junior DELW HighSch LIBR
DOM		42	Coming Soon	Days on Market	
3209 /Waterstone /Avenue		Unit	Building #	Zip	89044

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc	2STORY	#Bedrms	4	#Baths	3	0	0
Garage	2/Attached	Conv		Carport	0		3
AppxLivArea	2,736	ApprxTotalLivArea	2,736	#Acres +/-	0.080	#Den/Oth	0
AppxAddLivArea		AddLivAreaDesc				#Loft	1
Roof	Tile	Lot SqFt	3,485	Parking Desc	Garage/Private		
Private Spa	No	Lot Desc	Under 1/4 Acre				
Private Pool	N	Pool Size +/-		Heated Pool			
Multi Gen:							

Dir	South on Vis Inspirada to Bicentennial, right on Via Contessa, left on Middlecrest St, left on Waterstone ave. Home is on the right.					
Remarks	Welcome home to this modern Tri Pointe home with 4 beds and 3 baths in the highly sought-after Inspirada Town Center — just footsteps from the community pool, park, and hiking trails. The open, bright layout features a spacious great room ideal for everyday living and entertaining, complete with plantation shutters throughout. The modern kitchen offers quartz countertops with a waterfall island perfect for casual dining, stainless steel appliances. Upstairs, the primary suite is a private retreat with a spa-like bath and a walk-in closet connected to the laundry room. The downstairs bedroom bath is perfect for guests or multi-gen living. Ideally positioned with a north-facing orientation — a huge perk in Las Vegas for keeping energy bills down — this home also features solar with a low payment of just \$124/month and a 25-year warranty. Enjoy top-rated schools and easy access to shopping and dining, all just minutes away.					

APPROXIMATE ROOM SIZES AND DESCRIPTIONS					
Primary Bedroom	15x17	CLOSET, UPSTRS, WICLOS	Primary Bath		DBLSNK, SHOWER
2nd Bedroom	11x11	CEILFN, CEILIT, CLOSET	3rd Bedroom	11x11	CEILIT, CLOSET, UPSTRS
4th Bedroom	11x11	CEILIT, CLOSET, UPSTRS	Dining Room	11x15	AREA
Family Room	18x14	DNSTRS	Kitchen	20x15	ISLAND, RECESS, PANTRY, QUARTZ, STAINSTEELAPPLI
Loft		OTHER			
MBR Down?	N	Bed Down	Y	Bath Down	Y
Refrg	Y	Dispos	Y	Dishw	Y
OthApplnces	Microwave, Water	Furn Inc	No	Oven Desc	Stove(G)
Conditioner-Owned					
Interior	Alarm System-Owned, Fire Sprinklers, Shutters				
Fireplace	0	Constrctn	Frame & Stucco		
Fence	Fully Fenced/Block	Flooring	Carpet, Porcelain, Tile		
		Equest	None		

UTILITIES INFORMATION					
House Face	North	Miscel	None		
Exterior	Back Yard Access, Covered Patio, Porch, Private Yard				
Landscap	Desert Landscaping, Drip Irrigation/Bubblers, Shrubs				
Heat Sys	2 or More Units, Central, High	Heat Fuel	Gas	Water	Public
	Efficiency HVAC				
Cool Sys	2 or More Central Units, Central, Energy Star Rated, High Efficiency	Cool Fuel	Electric	HVAC Mountd	Sewer
	HVAC, Programmable Thermostat				Public
Utility Info	All Electric, Cable TV Wired	Energy	Dual Pane Windows	Water Conservation	No

ASSOCIATION / CIC INFORMATION					
Assoc/CIC	Y	Assoc Inc	MGMT		
Special AssesstYN	N	Special Assess \$		Special Assess Frec	
Assoc Name	Town Center	CIC Dues	\$81	How Billed	Month
Assoc CIC	Master	Assoc Phn	702-260-7939	Transfer Fee	Setup Fee
Assoc CIC 3		Assoc Phn 3		Other Fee	
				Other Fee 3	TotCICMon \$81

FINANCIAL INFORMATION					
-----------------------	--	--	--	--	--

Earn Dep	\$6,000	Annual Taxes	\$5,613	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.

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

Randy Lovstuen · Canopy Mortgage · 702-812-7406



ANNUAL TAXES

\$5,613

HOA / MO

\$81

INSURANCE / MO

\$83

CENSUS TRACT

005720

6.625%

3.5% DOWN · FHA

\$4,999

EST. TOTAL / MONTH

P&I	\$4,080
MIP	\$287
Taxes	\$468
SID/LID	None
Insurance	\$83
HOA	\$81

Est. cash to close

\$29,205

6.625%

20% DOWN · CONVENTIONAL

\$3,956

EST. TOTAL / MONTH

P&I	\$3,324
MI/PMI	Not Required
Taxes	\$468
SID/LID	None
Insurance	\$83
HOA	\$81

Est. cash to close

\$136,290

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 5.5%

\$4,250

3.5% down · 5.5% · est. total/mo

P&I	\$3,618
MI	None
Taxes	\$468
SID/LID	None
Insurance	\$83
HOA	\$81

Refi costs vary —

\$3,580

20% down · 5.5% · est. total/mo

P&I	\$2,948
MI	None
Taxes	\$468
SID/LID	None
Insurance	\$83
HOA	\$81

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$3,956/mo after refinancing (20% down scenario):

Extra applied to principal: \$377/mo

7 YRS

years paid off early

~\$146,641 interest saved

\$10K IN PRICE

≈ \$55 / month

0.25% RATE CHANGE

≈ \$49 / month

MLS#: [2798699](#)

Price: **\$649,000**

Address: **3209 Waterstone Avenue**



A contemporary desert oasis featuring a striking stucco exterior and inviting arched entryway. A modern entryway and elegant staircase create a striking first impression.

Virtually Staged



Culinary delights await in this bright kitchen with a spacious island, integrated appliances, and seamless outdoor access.

Virtually Staged - Bedroom Downstairs

A well-lit, contemporary downstairs bath features a sleek vanity, mirror, and tiled shower.



Virtually Staged. A versatile space features a ceiling fan, plush carpet, and ample natural light through well-dressed windows.

Virtually Staged. A tranquil bedroom retreat features broad windows with plantation shutters, plush carpeting, and a modern ceiling fan.

Virtually Staged. Sun-filled bedroom featuring clean lines, a warm wood-toned flooring, and modern design elements.



Virtually Staged. Well-appointed bedroom featuring practical sliding closet doors and plush carpeting.

Upstairs - Modern fixtures and clean lines define this bright, white bathroom.

Virtually Staged. A spacious bedroom offers plush carpeting, leading to a modern ensuite bath with a glass-enclosed shower.



LVR 2026



LVR 2026



LVR 2026

A spacious, contemporary bathroom showcasing a walk-in shower and dual vanity.

Modern primary bathroom offers a large double vanity with ample storage, perfect for organization.

A well-maintained garage with a pristine, speckled floor awaits vehicles or storage.



LVR 2026



LVR 2026

Virtually Staged. An inviting outdoor living area features a covered patio with modern seating and artificial turf.

A well-maintained compact backyard offers artificial turf, concrete patio, and mature landscaping for private outdoor enjoyment.

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
2798699	3209 Waterstone Avenue	18	\$649,000	RES	Price Decrease	07/28/26	\$659,000->\$649,000
2798699	3209 Waterstone Avenue		\$659,000	RES	New Listing	07/10/26	CSL->A
2798699	3209 Waterstone Avenue		\$659,000	RES	Coming Soon	07/08/26	->CSL

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

Property

Parcel #:	191-23-216-039	Address:	3209 Waterstone AVE	Census Tract:	005720
TN-RG-SE:	23 - 61 - 23	PropCity:	Henderson	Zip Code:	89044-1867
Tot Value:	\$217,573	Land Use:	Sfr		
GEO ID:	23-61-23				

Assessor Description

File-Page:	164-24	Subdivision:	Inspirada Pod 5-4	Unit:	Tract:
Assr Lot:	90	Block:		Area:	Bldg:
Assr Desc:	INSPIRADA POD 5-4 UNIT 1 PLAT BOOK 164 PAGE 24 LOT 90				

Owner & Doc Information

Owner Name:	Starr	DOC DATE	03/28/2022	DOC NUMBER	220328002864	DV	TR
2nd Owner:	Starr Ver Andrew Madeja & Jene	Owner Vesting:	Trust				
Address:	3209 Waterstone Avenue -						
City:	Henderson	State:	NV	Zip Code:	89044		
Prev Owner:	Tri Pointe Homes Nevada Inc						

Land & Building Information

Land Value:	\$168,000	Impr Value:	\$453,637	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.080	Act Yr Blt:	2022	Tot Rooms:	8
Lot SqFt:	3,485	Eff Yr Blt:	2022	Bedrooms:	4
# of Buildings:	1	Construction:		Bathrooms:	3
Type Style:		Ext Wall:	Frame/Stucco	Garage Cap:	
Stories:	2.00	Flooring:		Garage Type:	Built-In
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:	2,736	First Flr:	1,346	Porch 1:		Grg/Prkg:	437
Building Sq Ft:	2,736	Second Flr:	1,390	Porch 2:		Carport:	
Total Bldg:	3,173	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	2,736	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:		04/28/25	Bargain & Sale Deed
	\$551,144	03/01/22	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$5,613.25	2026	\$217,573	\$158,773	\$58,800	2026	
Prev:	\$5,439.50	2025	\$219,034	\$162,334	\$56,700	2025	
	\$5,281.57	2024	\$217,652	\$163,402	\$54,250	2024	

Delinq: Tot SA Bal:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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Client Brochure View

GLVAR	Single Family Residential	Ownership	SFR	08/21/2026 10:11 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		Repo/REON
	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
ApxAddLivArea		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				
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 **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, SEPRAT, UPSTRS, WICLOS	Primary Bath	10x9	DBLSNK, SEPSHW, SEPTUB
2nd Bedroom	14x12	CEILIT, UPSTRS, WICLOS	3rd Bedroom	11x10	CEILIT, UPSTRS
4th Bedroom	11x11	CEILIT, UPSTRS	5th Bedroom	10x10	CEILIT, DNSTRS, WICLOS
Dining Room	14x10	AREA	Kitchen	18x10	BRKBAR, CUSCAB, GRNCTP, ISLAND, RECESS, SLDCTP, STAINSTEELAPPLI, WALKPAN
Living Room	18x14	ENTFOY, REAR	Loft	14x14	OTHER
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 Inc Y	DryerUtil G Location
OthApplnces	Microwave, Water		Furn Inc No	Oven Desc	Stove(G)
Filtering System					
Interior	Alarm System-Wired, Blinds, Ceiling Fan(s)				
Fireplace	0	Constrctn Frame & Stucco			
Fence	Backyard Full Fenced/Block		Flooring	Carpet, Ceramic, Linoleum/Vinyl	
			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		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	Quarte	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

6.625%

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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History Report

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

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

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:		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:

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