

HENDERSON · NEVADA

The complete community guide

Living Inspirada

Where You Live Makes Life Better.

JEFF & LEE ANN MIX · REALTY ONE GROUP

Volume One

*“You can walk out of your
house and there’s kids always
playing on the street.”*

PAYAL DETONI · RESIDENT, TWO AND A HALF YEARS

BEFORE YOU START

Who this is for.

A guide for anyone deciding whether Inspirada is home, made by two people who already decided.

WHO MADE THIS

We're Jeff and Lee Ann Mix. We have been licensed for twenty years and married for thirty. About eighteen months before this guide, we started filming home tours out here — a few at first, then a few hundred. We kept coming back on days we weren't working, and eventually we moved here ourselves, over by Aventura Park.

This book came out of that. We put up a tent at a community event, handed people a microphone, and asked one question: what do you like about living here?

30+ Years combined in Las Vegas real estate

400+ Inspirada home tours filmed

12 Interviews recorded in one afternoon

WHO IT'S FOR

This is for anyone comparing Henderson neighborhoods, anyone who found us through a video and wants the fuller picture, and anyone already living here who wants to hand it to a friend who is thinking about moving.

Everything in it came from residents, organized so you can find the piece you came for: a park, a school, a neighborhood, a number. Prices and inventory change every week, so those live on the website.

YOU'LL GET THE MOST OUT OF THIS IF YOU'RE

- New to Las Vegas and weighing areas
- Renting in Inspirada and thinking about buying
- Already living here and curious what has changed
- Helping someone else house-hunt



JEFF AND LEE ANN MIX

"Quick on replies, always there to answer any questions we had, helping and guiding us through every step. We got the keys to our new home today and we couldn't be happier."

A BUYER · ZILLOW REVIEW, AUGUST 2026

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Everything in this guide came out of one Saturday with a microphone, a builder's park handout, and eighteen months of filming houses in a neighborhood we ended up moving into ourselves.

JEFF & LEE ANN MIX
HOMESININSPIRADA.COM

LIVING INSPIRADA

WELCOME

A treasure in the desert.

That is how one resident described her new neighborhood eight months after moving in from California — and she was not the first person that afternoon to reach for a word like oasis, or treasure, or a whole different world.

We spent a Saturday with a microphone asking families in Inspirada a single question: what do you like about living here?

Nobody started with the house.



ONE OF THE WALKING TRAILS THAT THREAD THE COMMUNITY

The neighborhood people didn't expect to find in Las Vegas.

Fifteen miles south of the Strip, past the last exit most visitors ever take, there is a place where the kids still play in the street.

Ask people why they live in Inspirada and almost nobody starts with the square footage. They start with a Halloween street that closes to traffic. With the mother who walked a stranger's kids to the bus stop every morning until the stranger became her best friend. With the four-year-old who can walk himself to school. With the Italian deli in the middle of the neighborhood that, for reasons nobody can fully explain, also sells gelato.

We know because we asked. Over one long, windy Saturday at a community event, we sat down with a dozen families — brand-new arrivals, ten-year residents, and several children barely tall enough to hold a microphone — and recorded what they said.

The answers were remarkably consistent. A retired grandmother two months out of China talked about volunteering. A jeweler from outside Chicago talked about opening her shop close enough to be home for her kids. A man who bought here at twenty-something, before he had

a family, talked about how the neighborhood steps up in stages — townhome, courtyard home, small home, bigger home — so that a family can move up without moving out.

What none of them talked about was the desert. Which is strange, because it is right there, at the end of every street, folding into the McCullough Mountains. Inspirada is a master-planned community built on a hill above the south end of the Las Vegas valley, with Sloan Canyon's protected wilderness at its back door and the Strip glittering fifteen minutes away. It should feel remote. Residents describe the opposite.

This guide collects what they told us, alongside the practical things worth knowing before you drive out to look: what is actually in each park, where people eat, how the schools sit inside the neighborhood, and what a year here feels like from the inside.

It is closer to a transcript with pictures than a brochure.

HOW THIS BOOK WAS MADE

Twelve interviews recorded in one afternoon. A builder's park handout. The City of Henderson. Nothing invented; where a number could not be verified, it was left out.

The parks are the *point*.

Seven of them. Pools, splash pads, ball fields, a skate park, bocce under lights,
and a piano you play with your feet — with one always close enough to walk to.

Seven parks, and what is actually in them

Five were built by Inspirada's builders and given Italian names and themes — the themes are not decorative, and Potenza really does have a piano embedded in the ground. Two, Montagna and Sentiero, are City of Henderson parks.



Aventura

THE BIG ONE · 20+ ACRES

The athletic heart of the community, and the largest park in Inspirada.

Three soccer / multi-purpose fields · **two** Little League fields · **two** basketball courts · **two** tennis courts · **four** grass volleyball courts · dog park · heated pool · splash pad · ramadas



Solista

THE LIVING ROOM

Where the community actually gathers — a resident center you can book, and an amphitheater.

Community center with full kitchen, reading room, Wi-Fi · amphitheater · resident lap pool + play pool · Romano Mercato Italiano · lit bocce courts · grills · game tables



Capriola

"SOMERSAULT"

Sensory play on high ground, so parents can see every child from anywhere in the park.

Ropes, climbing, slides, trampolines · splash pad · amphitheater · basketball · tennis · dog park · multi-use field · Mojave and mountain views



Potenza

"POWER AND STRENGTH"

Built around music and movement — and the only teen skate area in the community.

Oversized ground piano keyboard · Neos sound game · teen skate area · heated resident pool · basketball · playground · ramadas · open grass

The south side, and the newest one

Montagna and Sentiero are City of Henderson parks rather than builder amenities, which is why they are missing from the community handout — and why residents tend to discover them by walking into them.



Attesa

"EXPECTATION" · ABOUT 5 ACRES

Off Via Centro, and the one with separate small- and large-dog parks.

Two kids' play areas · heated resident pool · small + large dog parks · tree-shaded swinging benches · basketball · shaded picnic areas · restrooms



Montagna

THE SOUTH SIDE

Home of the community's only pickleball courts — a fact residents volunteer unprompted.

Two baseball fields · soccer field · **pickleball courts** · dog park next door · trails and walkways in every direction

OPENED NOVEMBER 2025

Sentiero

THE SEVENTH · 4.8 ACRES

The last park in Inspirada, and Henderson's seventy-fifth — a City park, open to all.

Lighted basketball court · multi-purpose fields · play structures · plaza with tables · ramadas & shade structures · barbecues · restrooms · parking

7

PARKS IN ALL

6

HEATED RESIDENT POOLS

2

SPLASH PADS

4

DOG PARKS

Aventura

20+ ACRES · THE LARGEST PARK

Aventura is packed with features that emphasize movement, exploration and active play. It is an athlete's park — three soccer and multi-purpose fields, two Little League diamonds, courts for four different sports — but it also holds a heated pool, a splash pad, a dog park and a great deal of open ground.

It runs north to south between **Pavilio Drive** and **Savella Avenue**, with **Via Firenze** on both flanks.

3 soccer / multi-use fields

2 Little League fields

2 basketball courts

2 tennis courts

4 grass volleyball courts

Heated pool

Splash pad

Dog park

Child play structure

Ramadas & open space

PLAN COURTESY OF INSPIRADA BUILDERS

"I live in Inspirada, and I love the park."

A FOUR-YEAR-OLD RESIDENT, ON HIS THIRD TAKE

SITE PLAN

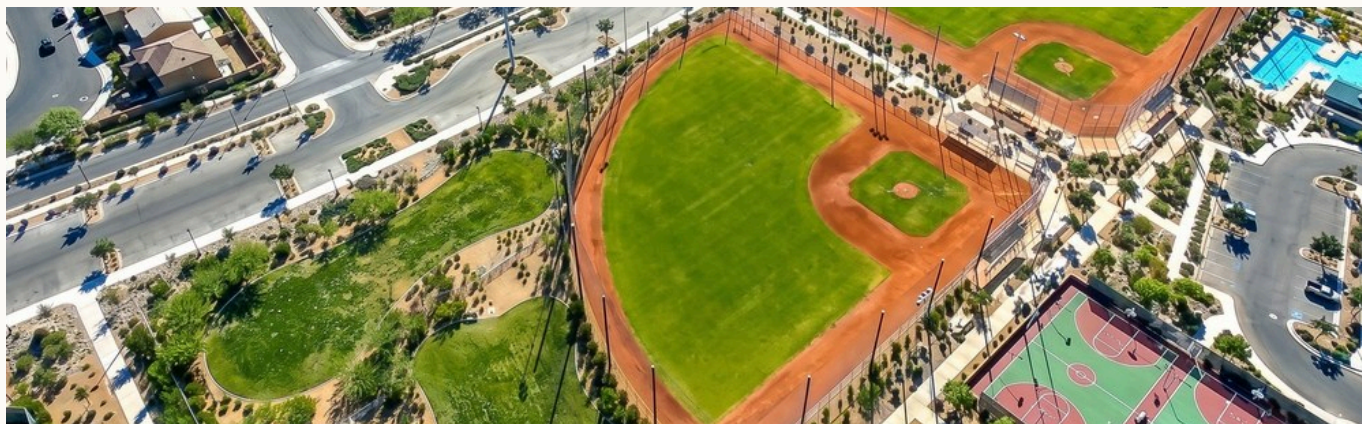
Aventura Park



INSPIRADA · HENDERSON, NEVADA

homesininspirada.com

Where the community plays a sport



MULTI-USE AND LITTLE LEAGUE FIELDS, WITH THE RESIDENT POOL BEYOND



THE SPLASH PAD ON A WARM AFTERNOON



BASKETBALL AND TENNIS, FOUR COURTS IN ALL

20+

ACRES

9

FIELDS & COURTS

I

HEATED POOL & SPLASH PAD



HOMES NEAR AVENTURA PARK

Browse the neighborhoods

Every named neighborhood in Inspirada — townhomes through gated single-family — with photos, plan types and what is available now. Full directory on page 25.

“I haven’t seen a neighborhood yet that has the amenities like Inspirada does. You’ve got so many different parks to choose from.”

PAYAL DETONI, RESIDENT TWO AND A HALF YEARS

Aventura sits at the northern end of the community. Residents who live near it treat it as the default answer to “what should we do today” — which is roughly how every family we interviewed described whichever park happened to be closest to them.

Solista

THE LIVING ROOM OF THE COMMUNITY

Solista is where Inspirada comes together. A large resident community center provides a decorated space for meetings, recreation and events — TV and Wi-Fi, a full kitchen, bathrooms, a reading room and a large gathering area. Residents can book it.

Right outside sit two heated pools, a lap pool and a play pool. At the center of the park lies an enormous amphitheater, flanked by a kids' play area and open grass, with the north and south lawns at either end.

Community center
Amphitheater
Resident lap pool
Resident play pool
Romano Mercato Italiano & Café
Resident-owned market
Lit bocce ball courts
Outdoor grills
Shaded picnic areas & game tables
Restrooms, bike racks, shade sails

PLAN COURTESY OF INSPIRADA BUILDERS

“There’s always so many events in the neighborhood to take our kids to. You don’t get that with a lot of other places.”

PAYAL, RESIDENT

SITE PLAN



INSPIRADA · HENDERSON, NEVADA

homesininspirada.com

Where neighbors become friends



THE COMMUNITY CENTER AND CENTRAL GATHERING PLAZA FROM THE AIR



THE RESIDENT LAP POOL



ROMANO MERCATO ITALIANO & CAFÉ — THE RESIDENT-OWNED MARKET INSIDE THE PARK

2

HEATED POOLS

I

AMPHITHEATER

2

RESIDENT-OWNED SHOPS



HOMES NEAR SOLISTA PARK

Browse the neighborhoods

Every named neighborhood in Inspirada — townhomes through gated single-family — with photos, plan types and what is available now. Full directory on page 25.

“The community we have here is so beautiful, and we build great friendships with people who live in this neighborhood. We’ve never seen a place like this before.”

DAHLIA, RESIDENT ONE YEAR, FROM CALIFORNIA
SOLISTA PARK

Solista is the park people mean when they say Inspirada has a “town center” feeling — the Italian deli residents keep bringing up is here, the amphitheater hosts community events, and the resident center itself can be reserved for a birthday or a meeting.

Capriola

"SOMERSAULT" · SENSORY PLAY

PLAN COURTESY OF INSPIRADA BUILDERS



Capriola focuses on movement and continued discovery, which is fitting — *capriola* means somersault. It builds in hands-on sensory activities: children balance on ropes, climb, slide and jump on trampolines, and a splash pad element keeps the summer manageable.

The whole park sits on an elevated landscape, which gives parents clear sight lines from every angle and everyone else a view of the Mojave and the ranges beyond. It runs along **Del Terra** and **Beltrada Avenue**, off Via Firenze.

Children's play area
Ropes, climbing, slides, trampolines
Splash pad
Amphitheater
Basketball courts
Tennis courts
Multi-use sports field
Dog park
Shaded picnic areas
Ramadas

"It's so green and so lush out here. I think you can't find it anywhere else in Vegas."

LAUREN, RESIDENT TWO AND A HALF YEARS

The park you can see your kids from



SHADE SAILS OVER THE PLAY AREA



CAPRIOLA PARK, OFF BELTRADA AVENUE



THE SPLASH PAD, RUNNING

I
ELEVATED SITE

I
SPLASH PAD

4
SPORTS SURFACES



HOMES NEAR CAPRIOLA PARK

Browse the neighborhoods

Every named neighborhood in Inspirada — townhomes through gated single-family — with photos, plan types and what is available now. Full directory on page 25.

“My other best mom friend — it was the third time in a row that we saw each other at the park, and we’re like: all right, we’ve got to get each other’s numbers.”

SAMMY, RESIDENT SINCE 2018

CAPRIOLA PARK

The elevation is the detail parents notice first. Because the play area sits above the surrounding ground, you can stand almost anywhere in Capriola and still see your child — which is why it turns up so often in stories about how people met their neighbors.

Potenza

"POWER AND STRENGTH" · MUSIC & MOVEMENT

PLAN COURTESY OF INSPIRADA BUILDERS



Potenza was designed around a music and movement theme, and it is not decorative. Children dance and make music on an oversized piano keyboard embedded in the ground, or explore sound by hitting the large musical buttons on the living Neos game. Both were built to encourage what the designers call Free Play.

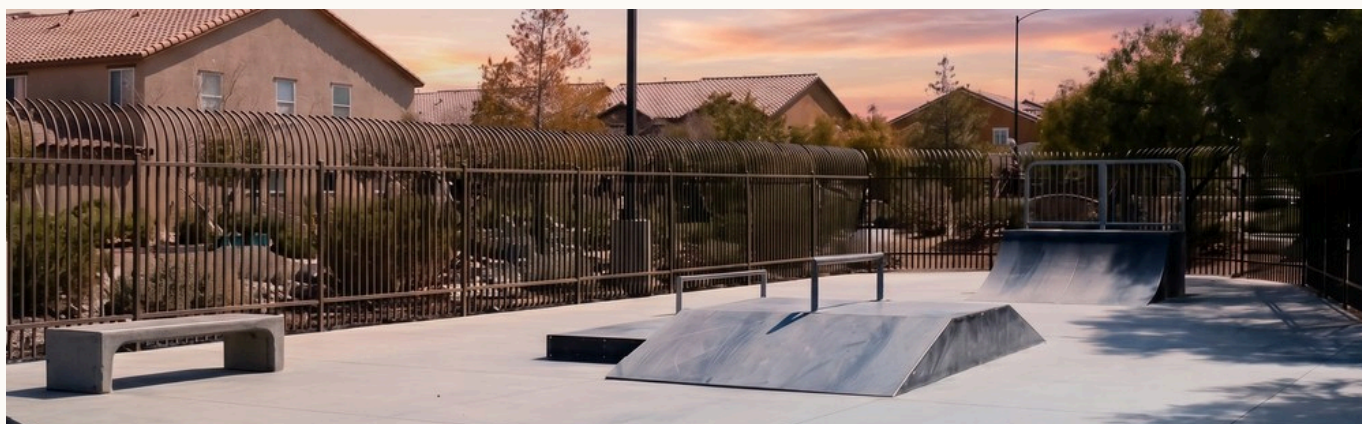
Potenza also holds the community's only teen skate area, plus a heated resident pool and basketball. It runs along **Via Firenze**.

Teen skate area
Oversized ground piano keyboard
Neos sound game
Heated resident pool
Basketball courts
Playground
Ramadas
Open grass area

"Potenza in Italian means power and strength — just a little time spent there will leave you feeling alive and renewed."

INSPIRADA BUILDERS

A piano you play with your feet



THE TEEN SKATE AREA AT DUSK — THE ONLY ONE IN THE COMMUNITY



THE PLAY STRUCTURE



THE HEATED RESIDENT POOL

I

SKATE PARK

I

GROUND PIANO

I

HEATED POOL



HOMES NEAR POTENZA PARK

Browse the neighborhoods

Every named neighborhood in Inspirada — townhomes through gated single-family — with photos, plan types and what is available now. Full directory on page 25.

“If you were a kid and you were living out here with all of these parks and a sense of freedom — it’s amazing.”

LEE ANN MIX, RESIDENT

The skate area is the reason teenagers have a reason to be here, and it is worth saying out loud: a master-planned community that builds a skate park is making a decision about who the neighborhood is for. Parents of older kids notice.

Attesa

"EXPECTATION" · ABOUT 5 ACRES

PLAN COURTESY OF INSPIRADA BUILDERS



Attesa sits just off Via Inspirada on **Via Centro**, steps from some of the community’s newest homes. Attesa is the Italian word for expectation — it was the newest park in Inspirada until Sentiero opened in 2025.

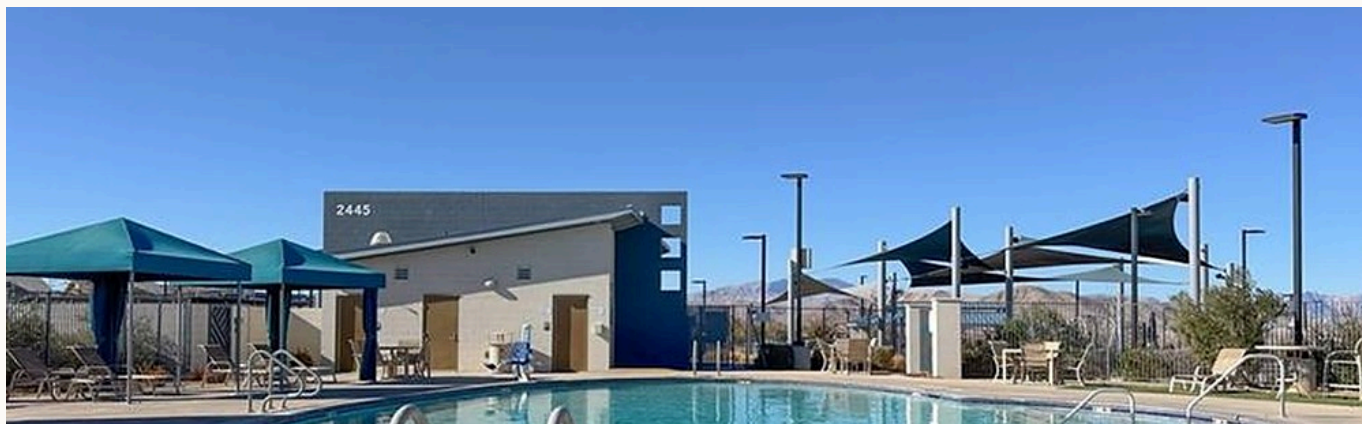
Two centrally located play areas anchor it, with basketball courts and open green space beside them, a heated resident pool, tree-shaded swinging benches, and shaded picnic areas and ramadas. And, unusually, both a small dog park and a large one — so every member of the family gets outside.

Two kids’ play areas
Heated resident pool
Small dog park
Large dog park
Basketball courts
Tree-shaded swinging benches
Open grass area
Shaded picnic areas
Ramadas & shade sails
Restrooms

“You and your family can expect great things from this park. After all, Attesa is the Italian word for ‘expectation.’”

INSPIRADA BUILDERS

The park with two dog parks



THE HEATED RESIDENT POOL AT ATTESA



SHADE OVER THE PLAY AREA



SLIDES AND SHADED PICNIC AREAS

5

ACRES

2

DOG PARKS

2

PLAY AREAS



HOMES NEAR ATTESA PARK

Browse the neighborhoods

Every named neighborhood in Inspirada — townhomes through gated single-family — with photos, plan types and what is available now. Full directory on page 25.

“He has two dogs, I have three. Now we have five.”

A RESIDENT EIGHT MONTHS IN, ON THE HOUSEHOLD
HEADCOUNT

Two dog parks in one five-and-a-half-acre park is a specific choice, and it comes up in conversation more than you would expect. Several of the families we interviewed described their household by counting the dogs first.

Montagna

THE SOUTH SIDE · PICKLEBALL

Montagna anchors the south end of the community, and it is one of two parks the builder's handout doesn't document — so what follows comes from residents who live across the street from it.

Two baseball fields, a soccer field, and the only pickleball courts in Inspirada. A dog park next door. And trails and walkways running out of it in every direction, which is the part people who live nearby actually talk about.

Two baseball fields

Soccer field

Pickleball courts — the only ones

Dog park next door

Trails & walkways in every direction

Open grass

AERIAL · SITE PLAN NOT PUBLISHED

“We live right across from Montagna Park. I think that’s one of the best parts about where we are.”

RICKY SMITHER, RESIDENT SINCE
FEBRUARY 2024

SITE PLAN

Montagna Park



INSPIRADA · HENDERSON, NEVADA

homesininspirada.com

The one with pickleball



THE PICKLEBALL AND TENNIS COMPLEX — THE ONLY COURTS OF THEIR KIND HERE



FIELDS AND COURTS FROM THE AIR



OPEN GROUND, AND TRAILS LEADING OUT IN EVERY DIRECTION

I
PICKLEBALL COMPLEX

2
BASEBALL FIELDS

I
DOG PARK NEXT DOOR



HOMES NEAR MONTAGNA PARK

Browse the neighborhoods

Every named neighborhood in Inspirada — townhomes through gated single-family — with photos, plan types and what is available now. Full directory on page 25.

“There are so many little trails and walkways that literally almost every night, every morning, you have that opportunity of exploring something new, something different.”

RICKY SMITHER, RESIDENT SINCE FEBRUARY 2024

MONTAGNA PARK

Montagna is a City of Henderson park rather than a builder amenity, which is why it is missing from the community handout — and why residents tend to discover it by walking into it.

Sentiero

4.8 ACRES · OPENED NOVEMBER 2025 · THE LAST ONE

Sentiero is the seventh and final park in Inspirada, and the seventy-fifth in Henderson. It opened on 12 November 2025 at **2716 Via Napoli**, on what had been the last undeveloped corner of the community.

Where the earlier parks each took a theme — somersault, power and strength, expectation — Sentiero takes a route. Sentiero is Italian for path, which is a reasonable name for the park that closes the loop on a community twenty years in the making.

Like Montagna, the park itself is a City of Henderson park rather than a builder amenity — open to anyone, reservable through the city, lit for evening play, and running 6am to 10pm. And a new pool sits alongside it, the newest water in the community.

Lighted basketball court
Multi-purpose fields
Open turf & grass areas
Play structures
Plaza with tables & benches
Ramadas & shade structures
Barbecues
Picnic tables
Restrooms
Parking



THE NEW POOL ALONGSIDE SENTIERO — THE NEWEST IN INSPIRADA

4.8

ACRES

7th

AND FINAL INSPIRADA PARK

75th

PARK IN HENDERSON

100+

RESERVABLE CAPACITY



HOMES NEAR SENTIERO PARK

Browse the neighborhoods

Sentiero sits among the community's newest streets. Scan for every named neighborhood in Inspirada, with photos, plan types and what is available now.

City of Henderson facility directory · 2716 Via Napoli, Henderson NV 89044 · open 6am–10pm · reservable through the city.

ACROSS ALL SEVEN

Water, shade and somewhere to walk

Counted up, the parks add to something a single park never could.



A RESIDENT LAP POOL AND PLAY POOL FROM THE AIR



ONE OF THE WALKING TRAILS BETWEEN NEIGHBORHOODS



SLIDES, AND THE SHADE THAT MAKES JULY SURVIVABLE

6

HEATED RESIDENT POOLS

2

SPLASH PADS

4

DOG PARKS

7

PARKS IN ALL

Pools at Aventura, Solista (a lap pool and a play pool), Potenza, Attesa, and now alongside Sentiero. Splash pads at Aventura and Capriola. Dog parks at Aventura, Capriola, Attesa — which has one for small dogs and one for large — and beside Montagna.

“You’ve got so many different parks to choose from. You’ve got a lot of community pools.”

PAYAL DETONI, RESIDENT

Thirty-two neighborhoods.

Six builders, nearly two decades, and a deliberate ladder from a townhome to a gated street — all inside the same set of parks.

A STREET IN INSPIRADA, LATE AFTERNOON

Thirty-two neighborhoods, and a way up through them

Inspirada is not one neighborhood. It is thirty-two of them, built by six different builders over nearly two decades, and the range is the point — a townhome at one end of the community and a gated single-family street at the other, with everything in between.

Residents describe this as a ladder rather than a menu. Every code on these pages opens that neighborhood's page, with photos, plan types and what is available now.



ALL 32

The full neighborhood index

"I like the progression. You come in and it's a townhouse, a little more affordable. Then a townhouse with a courtyard. Then a smaller home, then a bigger home. That's one of my favorite things about it — it gives you that sense of moving up."

RAYVON HENRY, RESIDENT SINCE 2015

"Their knowledge of the Inspirada market — and specifically how our floor plan compared within it — was unmatched. The comps and insights they provided gave us so much confidence throughout the process."

REBECCA C. · SOLD HER INSPIRADA HOME WITH JEFF AND LEE ANN, 2025

TOWNHOMES

WHERE A LOT OF PEOPLE START



Amiata
TOLL BROTHERS
Townhomes, 2-4 bed



Capri
TRI POINTE HOMES
Townhomes, smart home



Groves
KB HOME
Townhomes



Highview
TRI POINTE HOMES
Townhomes, 2-3 bed

GATED

FIVE OF THEM



Alterra
PARDEE HOMES
Gated single-family



Fortana
TOLL BROTHERS
Gated single-story



Montero
PARDEE HOMES
Gated, 3-5 bed



Park
Gated neighborhood



Porta Di Ferro
PARDEE HOMES
Gated single-family

Single-family, across the community



Arden
TRI POINTE HOMES
Modern single-family



Bella Verdi
TRI POINTE HOMES
Two-story, up to 5 bed



Bellante
TOLL BROTHERS
Single-story



Brunello
TOLL BROTHERS
Single-story, 3-car garage



Carmona
TOLL BROTHERS
Single-family, clubhouse



Castano
TOLL BROTHERS
Single-story, eight plans



Enclaves Park
KB HOME
Single-story, 3-4 bed



Escala
TRI POINTE HOMES
Mid-century modern



Gardens
KB HOME
New construction



Greencourts
KB HOME
Two-story, energy efficient



Landings
KB HOME
Single-family, energy efficient



Linea
PARDEE HOMES
2-5 bed

Single-family, and the resale streets



Marin
TOLL BROTHERS
Single-story, up to 4 bed



Ravena
TOLL BROTHERS
Single-story, 3-4 bed



Reliance
BEAZER HOMES
Multi-level, mountain views



Reserves
KB HOME
Single-family



Sestina
CENTURY COMMUNITIES
3-6 bed



Solano
PARDEE HOMES
Completed community, resale



Strada
TRI POINTE HOMES
3-5 bed



Terraces
KB HOME
Single-family



Vela
TRI POINTE HOMES
2-5 bed, smart home



Veneto
TOLL BROTHERS
Single-story



Vistamar
TOLL BROTHERS
Tuscan-inspired

Builders and plan ranges change constantly, and several of these neighborhoods are now resale only. Every code links to the live page for that neighborhood at homesininspirada.com, which is where the current information lives — nothing in this book should be treated as a price list.

The parks are the green shapes. The trail system — the dotted line — threads between them, which is why residents describe walking as the default way to get anywhere inside the community.

South of the last street is Sloan Canyon. North and west, past the last exit, is everything else.



The printed map is the builder's, and its street labels are small. Scan for a version you can zoom.

Solista Park

The community center, the amphitheater and the deli — the middle of the map and the middle of most conversations.

Aventura Park

North end. The ball fields you can see from Via Firenze.

Montagna & Sentiero

South end, and the two City of Henderson parks.



THE NUMBERS

What homes here actually sold for

Closed sales, not asking prices. Two hundred and twenty-seven of them, over six months.

GREATER LAS VEGAS ASSOCIATION OF REALTORS MLS · 227 CLOSED SALES · 10 FEBRUARY TO 11 AUGUST 2026

\$565,000	\$251	27 days	99%
MEDIAN SOLD PRICE	MEDIAN PER SQUARE FOOT	MEDIAN DAYS ON MARKET	OF ORIGINAL ASKING PRICE

TWO MARKETS SHARING ONE ADDRESS

	SOLD	MEDIAN	PER SQ FT	MEDIAN SIZE
Townhomes	58 sold	\$419,000	\$245	1,736 sq ft
Single-family	169 sold	\$605,000	\$254	2,434 sq ft

The gap is wide on price and narrow per square foot. You are paying for space rather than for a different part of the community.

“They clearly understood the local Inspirada market, the current housing market and buyer trends. Representing us was done with professionalism, integrity and care. They protected our interests.”

EDWARD DUMANCAS · SOLD WITH JEFF AND LEE ANN, 2026

BY VILLAGE

	SOLD	MEDIAN	RANGE
Village 1	29	\$533,500	\$355,000 – \$1,095,000
Village 2	25	\$645,000	\$385,000 – \$980,000
Village 3	26	\$742,500	\$490,000 – \$1,130,000
Village 4	16	\$565,000	\$390,000 – \$730,000
Village 5	59	\$560,000	\$370,000 – \$987,000
Village 6	45	\$569,000	\$395,000 – \$725,000
Village 7	26	\$526,000	\$420,000 – \$870,000

Village 3 carries the highest median, driven by the gated enclaves. Village 1 sells fastest at a median of 16 days. Village 6 is the best value per square foot at \$230.



UPDATED WEEKLY

This week's numbers

These figures are a snapshot. The live version — every closed sale, every new listing, month by month — is rebuilt weekly at homesininspirada.com.

What that works out to a month

Nobody buys a median. These are the four shapes the math usually takes here.

	PRICE	DOWN	PRINCIPAL & INTEREST	TAX	INSURANCE	HOA	TOTAL
Townhome, 20% down	\$419,000	\$83,800	\$2,163	\$307	\$105	\$160	\$2,735
Townhome, 10% down	\$419,000	\$41,900	\$2,433	\$307	\$105	\$160	\$3,178
Single-family, 20% down	\$605,000	\$121,000	\$3,123	\$444	\$145	\$85	\$3,797
Gated single-family, 20% down	\$742,500	\$148,500	\$3,833	\$544	\$170	\$143	\$4,690

The 10%-down row carries \$173 a month of mortgage insurance, included in the total. It comes off once you reach 20% equity.

ASSUMPTIONS

30-year fixed at 6.70% (Freddie Mac average, 3 September 2026) · 0.88% effective property tax, the median for ZIP 89044 · homeowner's insurance estimated · HOA as published by the association. Your rate, taxes and insurance will differ. This is arithmetic, not a quote.

THE HOA, PLAINLY

Every home in Inspirada pays the same master assessment: **\$255 a quarter, or \$85 a month**. What changes street to street is whether a second association sits on top of it — a gate, a townhome exterior, or the Toll Brothers clubhouse. The standard townhome bill is \$160 a month. Gated single-family runs \$122 to \$154. Amiata is the highest in the community at \$277.

BUYING YOUR FIRST

If this is your first purchase, we wrote a companion guide for exactly that — out of the years we spent teaching a certified first-time homebuyer class for a nonprofit. Ask us for *Roadmap to Your First Home*.



EVERY NEIGHBORHOOD'S DUES

We pulled 710 listings and sorted the reported dues by subdivision. The full table is on the site.

Figures are ours, from MLS closed sales and the association's published schedule. Property tax varies by parcel and any special improvement district on it; confirm both for a specific address before you write an offer. We will pull them for you.

CHAPTER THREE · IN THEIR WORDS

“I had to go get ketchup from her this morning. Having her across the street — I will never move because of that.”

SAMMY · INSPIRADA RESIDENT SINCE 2018

What people said when we pointed a microphone at them



RESIDENT SINCE 2024

The street that closes for Halloween

Nicholas Gorman and his wife rented first, to test the theory. Then came October. Kids kept walking up to his open door, staring, and peeling off into an alley. “They blocked off the entire road. No one could get in or out. There were like 3,000 people on the road — a giant block party.”

The house he now owns had gone up for sale the weekend before. “My next-door neighbor was on his roof dressed as Spider-Man, and I had a two-year-old standing next to me dressed as Spider-Man too, just staring up in awe. That’s when my wife and I were like: this is different.” He walked up to the sellers that night and told them he wanted to buy their house.

“I’ve been here twenty years. This is not something I’ve ever seen elsewhere.”



RESIDENT SINCE 2015

An oasis, and a way up

Rayvon Henry bought young, before he had a family, on the theory that he would want one eventually. “This is a place that I could see raising kids.” A few years later they built the school behind his house.

What he likes best is structural. “I like the progression. You come in and it’s a townhouse, a little more affordable. Then a townhouse with a courtyard. Then a smaller home, then a bigger home. It gives you that sense of moving up.”

Visitors, he says, arrive with a fixed idea of Las Vegas and leave confused. “They come here and say, I didn’t know this was here.” His fiancée, eight months in, had her own summary: a treasure in the desert.



RESIDENTS TWO AND A HALF YEARS

“I don’t feel like I’m in Las Vegas”

Avant and Lauren are both teachers, both born and raised on the east side of the valley. They have twins. She walks them to the park most days.

“I always tell people that coming to Inspirada, I don’t feel like I’m in Las Vegas. I feel like I’m in a whole different world out here — it’s so green and so lush. I think you can’t find it anywhere else in Vegas.”

They hear the objection constantly: isn’t it far out? “It is kind of hidden out here. But once you get in, it’s its own little community. And within Vegas you’re pretty much 30, 40 minutes from everyone. It’s a great location to be at.”

“This is definitely what you would think of whenever you hear the word community. You can’t find this in too many places at all.”

RAYVON HENRY · RESIDENT SINCE 2015

Three more residents follow on page 33 — a jeweler from outside Chicago, a grandmother two months out of China, and a family who came to visit from California and did not go home.

THREE MORE

A jeweler, a grandmother, and a family from California



RESIDENT TWO AND A HALF YEARS

The shop she opened to stay close to her kids

Payal Detoni and her husband Mark Anthony ran a jewelry business outside Chicago, next door to friends who moved to Inspirada in 2020. They visited for years. Then she got pregnant and the visits turned into a decision.

"Inspirada is really what inspired us to come here." They brought his mother out to look; she loved it too, which settled it.

Lots here come up by lottery — you put your name down and when one comes, you take it or you pass. Their agent warned them a pass might not come around again. They took it.

They opened Mr. Marco's Jewelers a few miles away, deliberately close. "It was very important to us to still be very involved in our kids' lives and work at the same time."

TWO MONTHS IN

"I even be volunteer"

Christie arrived from China eight weeks before we met her, and asked — twice, politely, while her son-in-law held the microphone — whether she could say something on camera.

"My name is Christie. I'm from China. I just been here for two months. My English not good." Then: "I like the neighborhood. Yes, a lot of activities. I even be volunteer last month when they have activities here."

She apologized for her English roughly six times in four minutes. Nobody in the tent agreed with her. She had already volunteered at a community event in a country she had been living in for eight weeks, which is its own kind of fluency.



RESIDENT ONE YEAR

They came to visit and stayed

Zach and Dahlia moved from California a year ago with three kids, and had visited before that. "We just visited before, and we said: this is where we want to be. The layout of Inspirada is so different, so unique. We haven't seen anything like this in California or anywhere else."

Dahlia: "The community we have here is so beautiful. There's parks everywhere, and there's pools everywhere."

Their daughter had her own list: the events, the farmers market, the Italian restaurant, and a neighbor who gave the family all her grain products when she went off grains. "We have a lot of bags at home."

"Everyone's very welcoming. You see somebody walking down the road and everyone either waves or they say hi."

PAYAL DETONI · RESIDENT, TWO AND A HALF YEARS

Payal is comparing it to the street where their other shop sits, in downtown St. Charles, Illinois — where, she says, people walk straight past.

We handed the microphone to the children too

They were, without exception, more concise than their parents.



SWINGS, INSPIRADA

“My favorite thing about Inspirada is that I like how they do fun events for kids. And I like how we can live at the end of Inspirada.”

ARIA, 7, FIRST GRADE, IN THE CORNER NEAR SLOAN CANYON

“I like the events, and I like our neighbors — because our neighbor, once she gave us food, and we have a lot of bags at home.”

A RESIDENT, ON THE ECONOMICS OF A GRAIN-FREE DIET

“We like that the school’s really close, and that there’s a lot of people in this neighborhood, and that our neighborhood is quiet and not really loud.”

JULIANA, 8 — AND LEO, 4, WHO AGREED

“I live in Inspirada, and I love the park.”

AGE FOUR. IT TOOK THREE TAKES AND A BRACELET

“If you were a kid living out here with all of these parks and a sense of freedom — it’s amazing.”

One boy told us he had started school mid-year, three weeks earlier. Asked whether that was hard, he said he had made a friend on the first day. The friend had just moved here too.

Everyday life.

The deli, the market, the school run, the drive to town, and the forty-eight thousand acres of protected desert at the back door.

There is an Italian deli in the middle of the neighborhood

It is the thing residents mention most after the parks. It also sells gelato, which is how it wins over the under-tens.



ROMANO MERCATO ITALIANO & CAFÉ · AT SOLISTA PARK



THE GELATO CASE — HOW THE DELI WINS OVER THE UNDER-TENS



THE NEIGHBORHOOD FARMERS MARKET



GOAT YOGA, AN ACTUAL THING THAT HAPPENS HERE

“I love how walkable it is, and I love the Italian restaurant right here in the middle. It’s hard to leave.”

LAUREN · RESIDENT

“We like to get ice cream, and we get fries and pizza. And also we go to the pool.”

A RESIDENT, AGE NINE-ISH

“The deli sells gelato. I’m the type of person that loves going to the farmers market — so the fact that you have one in the community...”

NEW RESIDENT, EIGHT MONTHS IN

THE CALENDAR

The Inspirada year

Residents don't describe the year in months. They describe it in events — and they list them in the same order, every time.

SPRING

Farmers markets in the plaza. Easter events. Goat yoga on the pavers, which is exactly as chaotic as it sounds. Community festivals with bounce houses, and the kind of Saturday where a stranger hands your kid a bracelet. The first of the two community garage sales lands here.

SUMMER

Heated resident pools at Aventura, Solista (two of them), Potenza and Attesa. Splash pads at Aventura and Capriola. Trails walked early and late, and the shade sails earning their keep.

FALL

Halloween — the event the neighborhood is quietly famous for. Certain streets go all in: a corner of roughly ten houses, thousands of visitors, the road closed to traffic. The second garage sale, then Thanksgiving events, and the whole thing starts again.

WINTER

Christmas decorations block by block. The haunted house. Charity events that the community opens to anyone in the valley — the part residents mention with the most pride.

TWICE A YEAR

The community garage sale

Spring and fall each bring one — a single Saturday, 8am to 2pm, the whole neighborhood selling driveway to driveway. They are the only two days of the year garage sales are allowed, so the turnout is everybody at once. The association sets the dates each year.

"I've been to the farmers markets, seen all the events — the Easter events, the Christmas events, the Thanksgiving events, the charity events that help anyone around Las Vegas who comes here. It's the type of neighborhood that really brings people together."

RAYVON HENRY · RESIDENT SINCE 2015



A COMMUNITY EVENT DAY, INSPIRADA



RESIDENT POOL AND RAMADA

BEFORE YOU DRIVE OUT

Getting to town

"Fifteen minutes straight into the downtown Vegas area — you exit Sloan," says one resident. Another: "within Vegas you're pretty much 30, 40 minutes from everyone."

The back door

Sloan Canyon National Conservation Area — 48,000+ acres of protected wilderness and the Petroglyph Gallery Trail — sits just south of the community.

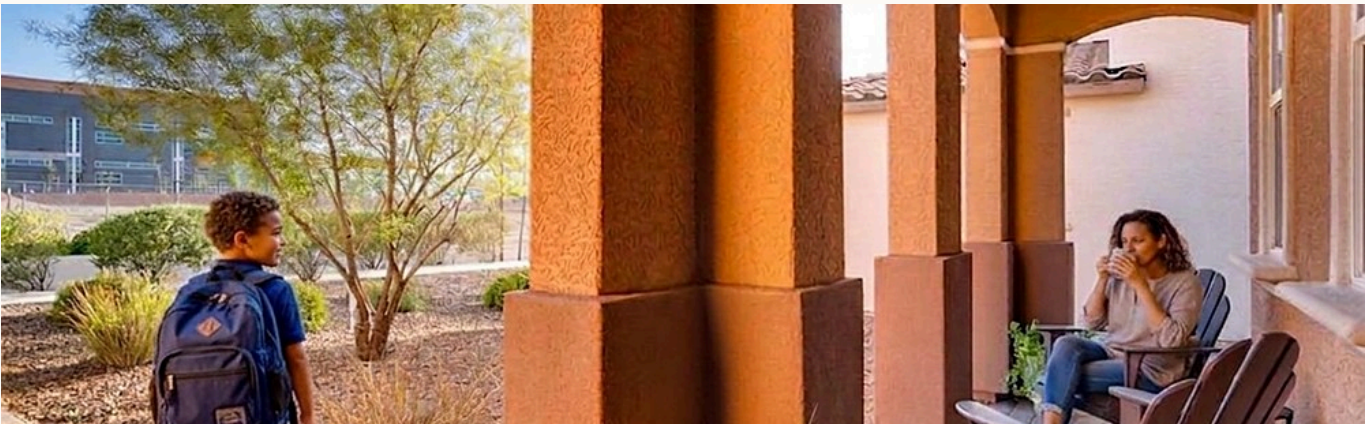
School, on foot

Pinecrest Academy of Nevada's Inspirada campus is inside the neighborhood. Families here describe a two-minute drive, or a walk.

SCHOOLS

Two schools inside the neighborhood, and a walk to both

The detail children mention first is not the school. It is that they can get there on their own feet.



THE WALK TO SCHOOL, THROUGH THE NEIGHBORHOOD



PINECREST ACADEMY · INSPIRADA CAMPUS



IMAGINATION STATION, IN THE COMMUNITY

INSIDE INSPIRADA

TWO CAMPUSES

CHARTER	Pinecrest Academy Inspirada — K-8, at 2840 Via Contessa, inside the community. The school residents mean when they say “two minutes from the house.”
PUBLIC	Robert and Sandy Ellis Elementary — Pre-K-5, Clark County School District, also within the neighborhood.
ZONED	Del Webb Middle School and Liberty High School currently serve Inspirada addresses. Pinecrest Academy Sloan Canyon is the nearby charter option.

CHECK BEFORE YOU BUY

Zoning changes
Clark County attendance zones are redrawn as schools open and fill. Confirm the current zone for a specific address with CCSD, not with a brochure — including this one.

Charters have lotteries
Living in Inspirada does not guarantee a Pinecrest seat. Apply early and ask about sibling preference.

Far enough out. Not as far as people think.



LOOKING NORTH FROM INSPIRADA TOWARD THE VALLEY

The objection comes up in almost every conversation, usually from someone who has never driven out. Residents have heard it enough to have an answer ready.

Ricky Smither: "It's such an easy, close drive. Fifteen minutes straight into the downtown Vegas area. You go down the 15, you exit Sloan, you go through that Inspirada access. The best part is that you are so close to the city but yet far enough that you don't experience the hustle and bustle."

Avant: "It is kind of hidden out here. But once you get in here, it's its own little community. And within Vegas you're pretty much 30, 40 minutes away from everyone. It's a great location to be at."

Both of them are quoting drive times, not looking them up. Check your own commute at the hour you would actually drive it — that is the only number that matters.

ROUGHLY, FROM INSPIRADA

The freeway

St. Rose Parkway and the I-15 at Sloan are the two ways out. Most journeys begin with one of them.

Henderson Executive

The general-aviation airport sits just north of the community.

The Strip & Harry Reid

North on the 15. Residents describe both in the fifteen-to-twenty-five minute range, traffic depending.

Sloan Canyon

The visitor contact station is minutes away, at the south edge. See page 40.

"I always tell people that coming to Inspirada, I don't feel like I'm in Las Vegas. I feel like I'm in a whole different world out here."

LAUREN, BORN AND RAISED IN THE VALLEY

Drive times in this section are residents' own estimates, quoted as they said them, not measured. They vary enormously by hour and by route.

Forty-eight thousand acres, and 1,700 things carved into rock



THE DESERT AT THE SOUTHERN EDGE OF THE COMMUNITY

Immediately south of Inspirada's last street, the pavement stops and the Sloan Canyon National Conservation Area begins — 48,438 acres of Bureau of Land Management ground forming the southern skyline of the whole Las Vegas valley. The North McCullough Wilderness, 14,790 acres of it, sits entirely inside.

The reason people come is older than the city. Petroglyph Canyon holds more than 300 rock writing panels and close to 1,700 individual designs, made by native cultures from the Archaic period through the historic era. It is one of the most significant petroglyph sites in southern Nevada, and it is a short drive from a neighborhood built in the last twenty years.

The geology is volcanic — lava flows, ash falls, glassy zones. The wildlife includes the Mojave green rattlesnake, which is a good reason to stay on the trail and keep dogs leashed.

Several of the residents we interviewed live within sight of it. Almost none of them had hiked it yet. Consider that an opportunity.

SLOAN CANYON NCA

48,438 acres

Total conservation area, including 14,790 acres of designated wilderness.

300+ panels

Rock writing panels in Petroglyph Canyon, with nearly 1,700 designs.

Visitor contact station

Nawghaw Poa Road, Henderson NV 89044 · 702-515-5197. Hours are seasonal — longer in winter, mornings only in summer.

Figures from the Bureau of Land Management. Check current hours, road conditions and any access restrictions with the BLM before you go — the summer schedule is much shorter than the winter one, and the last stretch of road is unpaved.

ONE SATURDAY

A day in Inspirada, assembled from what people told us

No single family did all of this. Every piece of it came from someone.

EARLY

Trails before the heat. “Almost every night, every morning, you have that opportunity of exploring something new, something different.” The dog park at Attesa opens to whoever gets there first.

MID-MORNING

The farmers market in the plaza at Solista. Someone is selling succulents. Someone else has set up goat yoga on the pavers, and it is going about as well as you would expect.

LUNCH

The Italian deli. “We like to get ice cream, and we get fries and pizza.” The gelato case does most of the persuading.

AFTERNOON

Whichever park is closest. Ball fields at Aventura, pickleball at Montagna, the skate area at Potenza, the splash pad at Capriola if it is over ninety — which, from May, it is.

EVENING

Kids in the street. This is the line that came up more than any other, from more people than any other, and it is meant literally.

LATER

Someone knocks to borrow ketchup. “Having her across the street — I will never move because of that.”

“This big event shows you what it is, but it’s not just the events. It’s really a real sense of community — the friends that people have made, the mommy groups. And then the kids have even come up and talked about how much they love living here.”

JEFF MIX, AT THE END OF THE DAY WE RECORDED ALL OF THIS

What people ask us

ISN'T IT FAR?

It is further south than most of Henderson, and that is the whole point for the people who live here. Residents put the Strip and the airport in the fifteen-to-twenty-five minute range. Drive it yourself, at the hour you would actually drive it.

ARE THE POOLS OPEN TO ANYONE?

The pools at Aventura, Solista, Potenza and Attesa are resident pools, run by the community association. Montagna and Sentiero are City of Henderson parks and are open to the public.

CAN I STILL BUY NEW?

Yes, in the newer neighborhoods, and several sell by lot release — you put your name down and take the lot when it comes. Older neighborhoods like Solano are resale only. The codes on pages 26 and 27 go to the live page for each.

WHAT'S THE SUMMER REALLY LIKE?

Hot, and the community is built for it: six heated pools, two splash pads, shade sails over the play areas, and trails that people walk early and late. One resident, asked about July and August: "I'd rather take that than being in the cold."

IS IT ACTUALLY AS FRIENDLY AS THIS BOOK SAYS?

We asked twelve families in one afternoon and got the same answer twelve times, which is either true or an unusually well-organized conspiracy. Come to a community event and test it yourself.

The association, and what it covers

Answers here come from the Inspirada Community Association's own published material. Rules and rates are reviewed annually, so confirm anything that matters to you for a specific address before you write an offer.

WHAT DO THE DUES COVER?

Day-to-day maintenance, repairs and administration of the common areas, plus a reserve fund for major repairs and replacements down the road. The board sets the rates each year and adopts the annual budget. Ask us for the current figure on a specific address — it varies by neighborhood.

WHO RUNS THE HOA?

A board of five. Three members are appointed by the developer, Inspirada Builders, and two are homeowners. Once Inspirada reaches 90% build-out there is another election, and the board transitions to homeowners entirely.

IS THERE A GUARD AT THE GATE?

No. Residents are responsible for their own security and are asked to watch out for each other. Report anything suspicious to the local police first, then to the management office or the on-site courtesy patrol at 702-281-0527. Several neighborhoods are gated at the street, which is a different thing from a staffed entrance — ask us which is which for a specific address.

CAN I CHANGE MY LANDSCAPING OR PAINT MY HOUSE?

Exterior changes go through the association's design review process before the work starts, against published guidelines and approved product lists. Ask early if you are planning something — checking first is easier than redoing it after.

DOES THE HOA COVER MY HOMEOWNER'S INSURANCE?

No. The association insures the common areas only. You carry your own policy for the house, your personal property, and any improvements you make to the residence.

THE ASSOCIATION

Inspirada Community Association · 2000 Via Firenze, Henderson NV 89044 · 702-260-7939 · inspiradaca.org

This page is general information, not advice about a specific property. Association dues, school zoning, builder inventory and access rules all change — we verify them per address, in writing, before anyone signs anything.

THE LAST WORD

Come see for yourself.

Everything in this guide came from people who live here — recorded in one afternoon, in their own words, mostly while their kids pulled at their sleeves.

If you want to meet them, come to the next community event. Or just drive out on a Saturday morning and watch a park fill up. That is the whole pitch.

“I’m so happy to live out here, and to share this community and the whole sense of community with all of these beautiful humans.”

LEE ANN MIX

Start here

NAVIGATING INSPIRADA. CREATING HOME.

30+

YEARS COMBINED IN LAS
VEGAS REAL ESTATE

300+

TRANSACTIONS CLOSED

\$50M+

IN SALES

400+

INSPIRADA VIDEO TOURS
FILMED

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ALSO FROM THE MIX GROUP

Weekly market updates, and a tour of nearly every listing

Weekly Inspirada market updates · neighborhood guides to all thirty-two communities · a home tour for nearly every listing that comes up here.

IF YOU ARE BUYING YOUR FIRST

Roadmap to Your First Home

Our companion guide for first-time buyers, out of the years we spent teaching a certified first-time homebuyer class for a nonprofit. Same approach as this book: real numbers, no pressure.

THIS EDITION

Volume One, 2026

Parks open, builders sell out, and schools rezone. When enough has changed we publish the next volume. Scan the code on any neighborhood page, or email us, and we will send you the current edition when it lands.

"Jeff and Lee Ann were very patient with me. We must have covered the city ten times over until I found the right place. You will really appreciate working with these two."

ERIC LANEY · BOUGHT WITH JEFF AND LEE ANN, 2026

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