

Open Houses in Inspirada

Saturday, October 10, 2026

Three homes · driving order · 2.9 miles, about 10 minutes end to end · Solento opens at 1:00

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

HomesInInspirada.com

STOP	ADDRESS	BEDS/BATHS · SQ FT	PRICE	OPEN HOUSE
1	2981 Barrett Springs Avenue <i>Listing courtesy of Kendall S. Towers, BHHS Nevada Properties.</i>	4/2.5 · 2,559 sq ft · 2017	\$799,999 est. \$6,401/mo at 5% down · \$5,249/mo at 20% down	12 – 3
2	2572 Ofanto Street <i>Listing courtesy of Nalei L. Piena, Realty ONE Group, Inc.</i>	4/3 · 2,114 sq ft · 2022	\$525,000 est. \$4,449/mo at 3.5% down · \$3,548/mo at 20% down	12 – 3
3	3349 Solento Lane <i>Listing courtesy of Daniel Costantini, Avalon Realty & Oaktree Management.</i>	4/2.5 · 2,387 sq ft · 2018	\$607,999 est. \$4,904/mo at 5% down · \$4,029/mo at 20% down	1 – 4

HOW TO USE THIS

Each home has a QR code on its first page — scan it to pull the full listing up on your phone. Behind that page you'll find a payment breakdown, photos, price history and tax detail. Inspirada does not allow open house signs in the neighborhoods, so this list is how you find them. One of these is open both Saturday and Sunday — check the times before you plan your route.

Payments are estimates at 7.45% (Freddie Mac 30-year survey 7.40% on 10/8/26), taxes, insurance, HOA and any SID/LID included. Not a loan offer.

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

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



Single Family Residential		Ownership		10/09/2026 9:21 AM	
ML#	2818085	Status	A-ER	L/Price	\$799,999
Offc	AMEG05	PubID	227262	VTour	Y
Bldr	TriPointe	Model		LP/SqFt	\$313
County	CLARK	Parcel#	191-24-216-040	City/Town	Henderson
Prop Desc		CondoConv		State	NV
Type	DETACHD	Unit Desc		Studio	N
Subdiv	Inspirada Pod 3-3	Subdiv#			
Community	INSPIRADA	Short Sale	N	ForeclosureCommenced	NRepo/REON
Assc/Comm	Basketball Courts, CC&RS, COMMUNITY Pool, Gated, Jogging, Park, Pet Park, Pickle Ball Court, Playground, Pool, Security, Social Calendar, Tennis Courts				
Zoning	Single Family	YrBuilt	2017/RE	MH Yr Blt	
Elem K-2	ELLI	Elem 3-5	ELLI	YrRoundN	Junior DELW HighSch LIBR
DOM	28	Coming Soon	Days on Market		
2981 / Barrett Springs / Avenue		Unit		Building #	Zip 89044

GENERAL INFORMATION				FB	3/4	HB	Tot	
Bldg Desc	1STORY	#Bedrms	4	#Baths	2	0	1	3
Garage	3/Attached, Entry to House, Storage Area/Shelves, Tandem	Conv		Carport	0			
AppxLivArea	2,559	ApprxTotalLivArea	2,559	#Acres +/-	0.140	#Den/Oth	0	
ApxAddLivArea		AddLivAreaDesc						
Roof	Pitched	Lot SqFt	6,098	Parking Desc	Garage/Private			
Private Spa	No	Lot Desc	Under 1/4 Acre, Cul-De-Sac, No Rear Neighbors					
Private Pool	N	Pool Size +/-		Heated Pool				
Multi Gen:								

Dir South on Via Firenze from Bicentennial. East on Pavilio through gate. Right on Birch Hollow, left on Barrett Springs to 2981 Barrett Springs on the right.

Remarks Modern luxury in sought-after Inspirada! This hard-to-find single story, four bedroom, three car garage home sits on a quiet cul-de-sac in a gated Inspirada neighborhood. Lovingly maintained and highly upgraded by original owners, this 2559sf TriPointe gem checks all the boxes. Featuring a sleek entry, soaring ceilings, plantation shutters, and wood-like flooring, this home is impressive as it is functional. A chefs kitchen is the heart of the home, and features extended cabinetry, stainless appliances and an oversized pantry. The family room has soaring ceilings, and custom built in entertainment center with electric fireplace. Three great sized bedrooms are completely separate from the primary retreat, which features a barn door leading into the spa-like primary bath. The closet is enormous! Out back is a peaceful oasis with wood-burning firepit, oversized covered patio, and synthetic grass for easy maintenance. No rear neighbors! This property is truly one of a kind. Welcome home.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	16x16	CEILFN, SEPRAT, WICLOS	Primary Bath	DBLSNK, SEPSHW, SEPTUB		
2nd Bedroom	12x12	CEILFN	3rd Bedroom	13x11	CEILFN	
4th Bedroom	10x10	CEILFN	Dining Room	15x14	AREA, KITDIN	
Family Room	22x16	BIBOOK, ENTCTR, CATVLT	Kitchen		BRKBAR, BUTLRPANTRY, CUSCAB, ISLAND, QUARTZ, STAINSTEELAPPLI, WALKPAN	

MBR Down?	Y	Bed Down	Y	Bath Down	Y	Ba Dn Desc.	
Refrg	Y	Dispos	Y	Dishw	Y	Washer Inc	N
OthApplnces	Microwave, Water		Furn Inc	No	Oven Desc	Built-In Oven(E), Cooktop(G)	
Conditioner-Loope							
Interior	Ceiling Fan(s), Shutters			Constrctn			
Fireplace	1/Electric			Flooring			
Fence	Backyard Full Fenced/Block			Equest			
				Carpet, Manmade wood or Laminate, Tile			
				None			

UTILITIES INFORMATION

House Face	North	Miscel	None				
Exterior	Covered Patio, Private Yard						
Landscap	Desert Landscaping, Sprinkler Timer, Synthetic Grass						
Heat Sys	2 or More Units, Central, Zoned HVAC			Heat Fuel	Gas	Water	Public
Cool Sys	2 or More Central Units, Programmable Thermostat			Cool Fuel	Electric	HVAC Mountd	Y
Utility Info	Cable Wired, Underground Utilities			Energy	Dual Pane Windows	Water Conservation	No

ASSOCIATION / CIC INFORMATION

Assoc/CIC	Y	Assoc Inc	GATED, MGMT, REC, RESERV, SECURT				
Special AssesstYN	N	Special Assess \$		Special Assess Frec			
Assoc Name	Inspirada Community	CIC Dues	\$143	How Billed	Month	Transfer Fee	Setup Fee
Assoc CIC	Master	Assoc Phn	702-260-7939	Other Fee			

Assc CIC 3	Assc Phn 3	Other Fee 3	TotCICMon \$143
FINANCIAL INFORMATION			
Earn Dep \$15,000	Annual Taxes \$5,694	SID/LIDTotal \$7,892	SID/LID Annual \$1,150
Finance Consid Cash, Conventional, 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.

2981 Barrett Springs Avenue

\$799,999

Henderson, NV 89044 | MLS# 2818085 | Buyer:

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

Shawn Clem · Citizens Choice · 702-499-1316

ANNUAL TAXES

\$5,694

HOA / MO

\$143

INSURANCE / MO

\$83

CENSUS TRACT

005719

7.45%

5% DOWN · CONVENTIONAL

\$6,401

EST. TOTAL / MONTH

P&I	\$5,288
PMI	\$317
Taxes + SID/LID	\$570
Insurance	\$83
HOA	\$143

Est. cash to close

\$48,000

7.45%

20% DOWN · CONVENTIONAL

\$5,249

EST. TOTAL / MONTH

P&I	\$4,453
MI/PMI	Not Required
Taxes + SID/LID	\$570
Insurance	\$83
HOA	\$143

Est. cash to close

\$168,000

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.45%

\$5,575

5% down · 6.45% · est. total/mo

P&I	\$4,779
MI	None
Taxes + SID/LID	\$570
Insurance	\$83
HOA	\$143

Refi costs vary —

\$4,821

20% down · 6.45% · est. total/mo

P&I	\$4,024
MI	None
Taxes + SID/LID	\$570
Insurance	\$83
HOA	\$143

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$5,249/mo after refinancing (20% down scenario):
Extra applied to principal: \$429/mo

7 YRS

years paid off early
~\$218,773 interest saved

\$10K IN PRICE

≈ \$56 / month

0.25% RATE CHANGE

≈ \$110 / month

MLS#: [2818085](#)

Price: **\$799,999**

Address: **2981 Barrett Springs Avenue**



Striking contemporary architecture defines this residence featuring a bold roofline and cultured stone accents.

Bold modern rooflines and texturized stone accents deliver exceptional curb appeal to this desert residence.

Bold modern lines combine with stone accents to create striking curb appeal.



An inviting entryway features a bold modern front door framed by textured stucco walls.

High ceilings and warm wood floors define this welcoming entry space.

An open concept design connects the vaulted living room to the modern kitchen.



A modern fireplace wall and expansive sliding doors anchor this airy living space.

Gleaming wood floors anchor a sprawling living space with soaring ceilings and recessed lighting.

Warm wood-look flooring and recessed lighting define this airy, open-concept living space.



An expansive kitchen island with stone counters anchors this modern culinary space.

An open floorplan seamlessly connects the modern kitchen with the inviting living area.

An open floorplan seamlessly connects the airy kitchen with the spacious main living area.



An expansive kitchen features a massive central island, stone countertops, and warm wood flooring.



Gleaming hardwood floors and recessed lighting enhance this airy, open-concept dining area.



An open floorplan seamlessly connects the dining space to a modern kitchen with recessed lighting.



Ample cabinetry and expansive solid surfaces define this highly functional butler pantry.



Plentiful natural light fills this spacious bedroom complete with plantation shutters and plush carpeting.



A spacious primary suite boasts plush carpeting and a sliding barn door leading to the bath.



Generous windows with plantation shutters fill this spacious bedroom with natural light.



A tiled soaking tub sits adjacent to a spacious glass-enclosed shower.



Ample counter space and clean cabinetry define this expansive vanity layout with large mirrors.



A spacious walk-in closet includes wall-to-wall carpeting and built-in shelving systems.



High ceilings and tall windows equipped with plantation shutters maximize natural light in this space.



Sunlight streams through high transom windows and custom shutters in this carpeted living space.



Double vanities with clean stone counters complement the tile flooring in this modern bathroom.



Clean tiling highlights this shower and tub combination.



A high vaulted ceiling and built-in plantation shutters frame this comfortable secondary bedroom.



High ceilings and plantation shutters accent this comfortable bedroom with soft carpeting.



A spacious secondary bedroom features soft carpeting and built-in plantation shutters.



Tall windows with plantation shutters bring natural light into this comfortable bedroom with soft carpeting.



A modern vanity with stone countertops highlights this elegant powder room.



A functional laundry area features built-in cabinetry, a utility sink, and convenient overhead shelving.



An inviting backyard features structured landscaping, a paved patio, and a built-in fire pit.



A spacious block-walled yard features clean green turf and paved patio areas.



A spacious stone patio and manicured green lawn highlight this backyard space.



An inviting paved patio features a built-in stone fire pit and covered lounging area.



An inviting stone fire pit anchors this paved backyard patio bordered by block wall fencing.

Sheltered outdoor living transitions seamlessly to a paved patio area under blue skies.

Secure gated entry welcomes residents home along a beautifully paved roadway.

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
2818085	2981 Barrett Springs Avenue	24	\$799,999	RES	Price Decrease	10/05/26	\$825,000->\$799,999
2818085	2981 Barrett Springs Avenue	19	\$825,000	RES	Price Decrease	09/30/26	\$845,000->\$825,000
2818085	2981 Barrett Springs Avenue		\$845,000	RES	New Listing	09/11/26	->A

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Property

Parcel #:	191-24-216-040	Address:	2981 Barrett Springs AVE	Census Tract:	005719
TN-RG-SE:	23 - 61 - 23	PropCity:	Henderson	Zip Code:	89044-1612
Tot Value:	\$258,849	Land Use:	Sfr		
GEO ID:	23-61-23				

Assessor Description

File-Page:	147-16	Subdivision:	Inspirada Pod 3-3	Unit:	Tract:
Assr Lot:	44	Block:		Bldg:	
Assr Desc:	INSPIRADA POD 3-3 UNIT 2 PLAT BOOK 147 PAGE 16 LOT 44				

Owner & Doc Information

Owner Name:	Kibble Living T & Jesse Robert	DOC DATE		DOC NUMBER		DV
2nd Owner:	Kelly Devi	10/13/2017		171013000659		RT
Address:	2981 Barrett Springs Avenue -		Owner Vesting: Revocable Trust			
City:	Henderson	State:	NV	Zip Code:	89044	
Prev Owner:	Pardee Homes Of Nevada					

Land & Building Information

Land Value:	\$241,000	Impr Value:	\$498,569	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.140	Act Yr Blt:	2017	Foundation:	
Lot SqFt:	6,098	Eff Yr Blt:	2018	Basement:	
# of Buildings:	1	Construction:		Garage Cap:	
Type Style:		Ext Wall:	Frame/Stucco	Garage Type:	Attached Garage
Stories:	1.00	Flooring:		Parking Sp:	
Roof Matrl:	Composition Shingle	Heat Systm:	Forced Air	Pool YN:	
Roof Type:		Air Cond:	Central	Porch:	
				Fireplaces:	

Property Sub-Areas SqFt

Living Area:	2,559	First Flr:	2,559	Porch 1:		Grg/Prkg:	590
Building Sq Ft:	2,559	Second Flr:		Porch 2:		Carport:	
Total Bldg:	3,149	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	2,559	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:		11/13/23	Quit Claim Deed
	\$461,629	09/28/17	Grant Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$5,693.79	2026	\$258,849	\$174,499	\$84,350	2026	
Prev:	\$5,530.55	2025	\$262,497	\$176,747	\$85,750	2025	
	\$5,369.97	2024	\$234,446	\$156,746	\$77,700	2024	
Delinq:		Tot SA Bal:					

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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Single Family Residential

Ownership

SFR

10/09/2026 9:21 AM



ML# **2824644** Status **A-ER** L/Price **\$525,000**
 Offc **REOG02** PubID **233356** VTour **Y**
 Bldr **KB Home** Model LP/SqFt **\$248**
 County **CLARK** Parcel# **191-22-616-031** City/Town **Henderson**
 Prop Desc CondoConv **N** State **NV**
 Type **DETACHD** Unit Desc Studio
 Subdiv **Inspirada Pod 7-4** Subdiv#
 Community **INSPIRADA Short Sale N** ForeclosureCommenced **NRepo/REON**
 Assc/Comm **Basketball Courts, BBQ Area, CC&RS, COMMUNITY Pool, Jogging, Park, Pet Park, Playground, Tennis Courts**
 Zoning **Single Family** YrBuilt **2022/RE** MH Yr Blt
 Elem K-2 **WALL** Elem 3-5 **WALL** YrRound **N** Junior **DELW** HighSch **LIBR**
 DOM **3** Coming Soon Days on Market
 Unit Building # Zip **89044**

2572 / Ofanto / Street

GENERAL INFORMATION

FB

3/4

HB

Tot

Bldg Desc **2STORY** #Bedrms **4** #Baths **2** **1** **0** **3**
 Garage **2/Attached, Auto Door Opener(s), Entry to House** Conv Carport **0**
 AppxLivArea **2,114** ApprxTotalLivArea **2,114** #Acres +/- **0.080** #Den/Oth **0** #Loft **1**
 ApxAddLivArea AddLivAreaDesc
 Roof **Pitched, Tile** Lot SqFt **3,485** Parking Desc **Garage/Private, Open Parking**
 Private Spa **No** Lot Desc **Under 1/4 Acre**
 Private Pool **N** Pool Size +/- Heated Pool
 Multi Gen:

Dir **SOUTH ON VIA INSPIRADA FROM VOLUNTEER, RIGHT ON ADIGE, LEFT ON CROTONE, RIGHT ON OFANTO**

Remarks **NEW PRICE, NEW OPPORTUNITY IN INSPIRADA! This 4-bedroom, 3-bath home offers 2,114 square feet of thoughtfully designed living space, including a spacious upstairs loft ideal for a home office, playroom, media room or second living area. The open-concept main level brings the kitchen, dining and living spaces together around a large center island, with granite countertops, stainless steel appliances and rich cabinetry. Upstairs, the primary suite features dual sinks, a separate tub and shower, while three additional bedrooms offer flexibility for family, guests or work-from-home needs. Outside, enjoy a low-maintenance backyard with artificial turf and a paved patio—more time to enjoy your weekends and less time maintaining the yard. Located in the master-planned community of Inspirada, with parks, trails, playgrounds, sports courts, community pools and gathering spaces, plus nearby shopping, dining and recreation. With a new price and plenty of space to make your own, this Inspirada home deserves another look.**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	15x13	CEILIT, UPSTRS, WICLOS	Primary Bath	DBLSNK, SEPSHW, SEPTUB
2nd Bedroom	11x10	CEILIT, CLOSET, UPSTRS	3rd Bedroom	10x10
4th Bedroom	12x11	CLOSET, UPSTRS	Kitchen	CEILIT, CLOSET, UPSTRS GRNCTP, ISLAND, RECESS, PANTRY, STAINSTEELAPPLI, EXHVENTOUT
Living Room	26x18	FRONT	Loft	11x10
MBR Down? N	Bed Down Y	Bath DownY	Ba Dn Desc. 3/4 Bath Downstairs	
Refrg Y Dispos Y Dishw Y Washer Inc Y	Dryer Inc Y	DryerUtil G	Location	
OthApplnces Water Conditioner- Furn Inc No	Oven DescBuilt-In Oven(G), Cooktop(G)			
Owned				
Interior Blinds		Constrctn		
Fireplace 0		Flooring Carpet, Tile		
Fence Backyard Full Fenced/Block		Equest None		

UTILITIES INFORMATION

House Face **West** Miscel **None**
 Exterior **Back Yard Access, Patio**
 Landscap **Desert Landscaping, Drip Irrigation/Bubblers, Fruit Tree(s), Rock/Gravel Landscaping, Synthetic Grass**
 Heat Sys **Central** Heat Fuel **Gas** Water **Public**
 Cool Sys **Central, Programmable Thermostat** Cool Fuel **Electric** HVAC Mountd **Y** Sewer **Public**
 Utility Info **Underground Utilities** Energy **Dual Pane Windows** 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 Quart	Transfer Fee Setup Fee
Assoc CIC Master	Assoc Phn 702-260-7939	Other Fee	
Assoc CIC 3	Assoc Phn 3	Other Fee 3	TotCICMon \$85

FINANCIAL INFORMATION

Earn Dep	\$6,000	Annual Taxes	\$5,018	SID/LIDTotal	\$3,398	SID/LID Annual	\$474
Finance Consid	Cash, Conventional, FHA, VA					Existing Rent	
Presented by: Office Name		Realty ONE Group, Inc				Agent Jeffrey Mix S.0074457	

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

Shawn Clem · Citizens Choice · 702-499-1316

ANNUAL TAXES
\$5,018

HOA / MO
\$85

INSURANCE / MO
\$83

CENSUS TRACT
005720

7.45%
3.5% DOWN · FHA

\$4,449
EST. TOTAL / MONTH

P&I	\$3,587
MIP	\$236
Taxes + SID/LID	\$458
Insurance	\$83
HOA	\$85

Est. cash to close\$23,625

7.45%
20% DOWN · CONVENTIONAL

\$3,548
EST. TOTAL / MONTH

P&I	\$2,922
MI/PMI	Not Required
Taxes + SID/LID	\$458
Insurance	\$83
HOA	\$85

Est. cash to close\$110,250

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.45%

\$3,867
3.5% down · 6.45% · est. total/mo

P&I	\$3,241
MI	None
Taxes + SID/LID	\$458
Insurance	\$83
HOA	\$85

Refi costs vary —

\$3,267
20% down · 6.45% · est. total/mo

P&I	\$2,641
MI	None
Taxes + SID/LID	\$458
Insurance	\$83
HOA	\$85

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$3,548/mo after refinancing (20% down scenario):
Extra applied to principal: \$281/mo

7 YRS
years paid off early
~\$143,570 interest saved

\$10K IN PRICE
≈ \$56 / month

0.25% RATE CHANGE
≈ \$72 / month

MLS#: [2824644](#)

Price: **\$525,000**

Address: **2572 Ofanto Street**



A striking two-story stucco residence features a patterned paver driveway and an attached 2-car garage

A well-maintained stucco facade with a patterned driveway welcomes you home

A well-maintained stucco exterior with a tiled roof offers a welcoming curb appeal



Virtual staging. An open-concept living space with a modern kitchen and dining area, offering seamless flow and ample natural light

An open-concept living area features a modern kitchen and convenient outdoor access

A spacious, open-concept living area with a kitchen island and sleek tile flooring



A well-appointed kitchen and living space opens to an outdoor area through expansive sliding glass doors

A spacious, open-concept living area with light tile flooring and modern recessed lighting

Kitchen



Kitchen

Virtual staging. Option 1: downstairs bedroom is Virtual staging. Option 2: downstairs bedroom is perfect for a guests

perfect for an office



Downstairs bedroom



A well-appointed bathroom downstairs with a clear glass shower enclosure and a dark wood vanity



Virtual staging. A well-lit bedroom suite with soft neutral tones creates a serene retreat



A well-lit bedroom features plush carpeting and convenient access to an en-suite bathroom



Primary Bedroom



Dual vanity sinks complement a soaking tub and glass-enclosed shower in this bright bathroom



A well-appointed primary bathroom features a dual vanity, a soaking tub, and a private water closet



Primary Bathroom



A spacious loft area provides versatile living space with a view of the outdoors



Virtual staging. A versatile loft with abundant natural light and a small walk-in closet for storage



Loft



A dedicated laundry space provides essential convenience with modern appliances and practical overhead shelving



LVR 2026

Laundry



LVR 2026

Upstairs bedroom 2



LVR 2026

Upstairs bedroom 3



LVR 2026



LVR 2026

Bedroom



LVR 2026

Bathroom

Virtual staging. Matching bedrooms offer restful retreats, each appointed with modern comforts and pleasant natural light



LVR 2026

Bathroom



LVR 2026

Virtual staged. Backyard now has a large paved patio, turf, various plants and small citrus trees



LVR 2026

A spacious, pristine garage offers ample storage and direct home access



LVR 2026

Community



LVR 2026

Community



LVR 2026

Discover Aventura Park, a public recreation area offering diverse outdoor activities



LVR 2026

Community



LVR 2026

Community



LVR 2026

Community



A welcoming entry sign for 'Inspirada The Overlook' set against a natural, rocky landscape with green desert plantings



Community



Community



Montagna Park welcomes with well-maintained grounds and recreational facilities



A vibrant playground features swings, climbing structures, and protective shade canopies on a sunny day



A community recreation area featuring covered picnic tables and a walking path



A meandering paved pathway winds through vibrant drought-tolerant landscaping under a brilliant blue sky



A sprawling neighborhood nestled against the majestic mountain backdrop offers scenic views

Tennis Court



1st floor: bedroom option with bathroom as shown



2nd floor: secondary bathroom with a single sink

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MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2824644	2572 Ofanto Street		\$525,000	RES	New Listing	10/06/26	->A
2806337	2572 Ofanto Street	51	\$540,000	RES	Withdrawn	10/02/26	A->W
2806337	2572 Ofanto Street		\$540,000	RES	New Listing	08/12/26	->A

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

Property

Parcel #:	191-22-616-031	Address:	2572 Ofanto ST	Census Tract:	005720
TN-RG-SE:	23 - 61 - 22	PropCity:	Henderson	Zip Code:	89044-1798
Tot Value:	\$174,447	Land Use:	Sfr		
GEO ID:	23-61-22				

Assessor Description

File-Page:	160-40	Subdivision:	Inspirada Pod 7-4	Unit:	Tract:
Assr Lot:	84	Block:		Bldg:	
Assr Desc:	INSPIRADA POD 7-4 PLAT BOOK 160 PAGE 40 LOT 84				

Owner & Doc Information

Owner Name:	Samson Carolyn	DOC DATE	11/15/2022	DOC NUMBER	221115000880	DV
2nd Owner:		Owner Vesting:				
Address:	9934 Wonderful Day Drive -					
City:	Las Vegas	State:	NV	Zip Code:	89148	
Prev Owner:	Kb Home Inspirada Llc					

Land & Building Information

Land Value:	\$149,000	Impr Value:	\$349,420	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.080	Act Yr Blt:	2022	Tot Rooms:	7
Lot SqFt:	3,485	Eff Yr Blt:	2023	Bedrooms:	4
# 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:	2,114	First Flr:	995	Porch 1:		Grg/Prkg:	420
Building Sq Ft:	2,114	Second Flr:	1,119	Porch 2:		Carport:	
Total Bldg:	2,534	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	2,114	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:		11/29/22	Rerecorded Deed
		11/08/22	Quit Claim Deed
	\$474,267	11/03/22	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$5,018.44	2026	\$174,447	\$122,297	\$52,150	2026	
Prev:	\$4,777.44	2025	\$169,479	\$123,279	\$46,200	2025	
	\$4,424.18	2024	\$166,123	\$122,023	\$44,100	2024	

Delinq: Tot SA Bal:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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Single Family Residential		Ownership	SFR	10/09/2026 9:21 AM	
	ML#	2809169	Status	A-ER	L/Price \$607,999
	Offc	AROM	PubID	253183	VTour Y
	Bldr		Model		LP/SqFt \$255
	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 NRepo/REON
	Assc/Comm	Park			
	Zoning	Single Family	YrBuilt	2018	MH Yr Blt
3349 /Solento /Lane		Unit	Building #	Zip	89044
Elem K-2		WALL	Elem 3-5	WALL	YrRoundN Junior DELW HighSch LIBR
DOM		51	Coming Soon Days on Market		

GENERAL INFORMATION				FB	3/4	HB	Tot	
Bldg Desc	2STORY	#Bedrms	4	#Baths	2	0	1	3
Garage	2/Attached	Conv	N	Carport	0			
AppxLivArea	2,387	ApprxTotalLivArea	2,387	#Acres +/-	0.090	#Den/Oth	1	#Loft 0
ApxAddLivArea		AddLivAreaDesc						
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

VERSATILE LIVING IN INSPIRADA | DOWNSTAIRS BEDROOM | 2,387 SQ. FT. Discover the space, flexibility, and comfort you've been looking for in this inviting two-story home in the sought-after Inspirada community of Henderson. Offering 4 bedrooms, 2.5 bathrooms, and 2,387 square feet of thoughtfully designed living space, this home provides room to spread out while keeping everyday living connected. The open-concept main level creates a welcoming flow between the kitchen, dining area, and living space, making it easy to entertain guests or enjoy time together at home. The kitchen features stainless steel appliances, a gas range, a breakfast bar, and a walk-in pantry, combining practical storage with a functional gathering space. One of the home's standout features is the downstairs bedroom with an adjacent full bathroom, offering flexibility for guests, extended family, or a private work-from-home setup. Upstairs, additional bedrooms provide separation between shared living areas and personal space. Step outside to enjoy the beautiful patio and low-maintenance yard, an ideal setting for outdoor dining or relaxing after a busy day. A two-car garage and convenient access to the surrounding Henderson area add to the home's everyday appeal. Located in Inspirada, residents can enjoy a community known for its parks, trails, and neighborhood amenities. If you're looking for a home with generous living space, a flexible floor plan, and a convenient Henderson location, make sure to put this one on your tour list.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS					
Primary Bedroom	20x20	CEILFN, CEILIT, CUSTMCLOST,2nd Bedroom UPSTRS, WICLOS	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
Refrg	Y	Dispos	Y	Dishw	Y
OthApplnces	Microwave		Furn Inc	No	Oven Desc
Interior	Alarm System-Owned, Ceiling Fan(s), Windows Constrctn				
Fireplace	0		Flooring	Tile	
Fence	Backyard Full Fenced/Block, COMMUNITY Wall				

UTILITIES INFORMATION					
House Face	South	Miscel	None		
Exterior	Back Yard Access				
Landscap	Desert Landscaping, Rock/Gravel Landscaping				
Heat Sys	Central	Heat Fuel	Gas	Water	Public
Cool Sys	Central	Cool Fuel	Electric	Sewer	Public
Utility Info	Above Ground Utilites	Energy	None	Water Conservation	No

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	MonthTransfer Fee
					Setup Fee

Assc CIC	Master	Assc Phn	702-795-3344	Other Fee	
Assc CIC 3		Assc Phn 3		Other Fee 3	TotCICMon \$89
FINANCIAL INFORMATION					
Earn Dep	\$5,000	Annual Taxes	\$5,471	SID/LIDTotal	\$2,805
Finance Consid	Cash, Conventional, VA			SID/LID Annual	\$195
				Existing Rent	
Presented by: Office Name		Realty ONE Group, Inc		Agent Jeffrey Mix S.0074457	

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

Shawn Clem · Citizens Choice · 702-499-1316

ANNUAL TAXES

\$5,471

HOA / MO

\$89

INSURANCE / MO

\$83

CENSUS TRACT

005720

7.45%

5% DOWN · CONVENTIONAL

\$4,904

EST. TOTAL / MONTH

P&I	\$4,019
PMI	\$241
Taxes + SID/LID	\$472
Insurance	\$83
HOA	\$89

Est. cash to close

\$36,480

7.45%

20% DOWN · CONVENTIONAL

\$4,029

EST. TOTAL / MONTH

P&I	\$3,384
MI/PMI	Not Required
Taxes + SID/LID	\$472
Insurance	\$83
HOA	\$89

Est. cash to close

\$127,680

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.45%

\$4,276

5% down · 6.45% · est. total/mo

P&I	\$3,632
MI	None
Taxes + SID/LID	\$472
Insurance	\$83
HOA	\$89

Refi costs vary —

\$3,703

20% down · 6.45% · est. total/mo

P&I	\$3,058
MI	None
Taxes + SID/LID	\$472
Insurance	\$83
HOA	\$89

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$4,029/mo after refinancing (20% down scenario):
Extra applied to principal: \$326/mo

7 YRS

years paid off early
~\$166,268 interest saved

\$10K IN PRICE

≈ \$56 / month

0.25% RATE CHANGE

≈ \$83 / month

MLS#: [2809169](#)

Price: **\$607,999**

Address: **3349 Solento Lane**



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



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



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



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



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



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



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.



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



Downstairs bedroom - 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.



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.



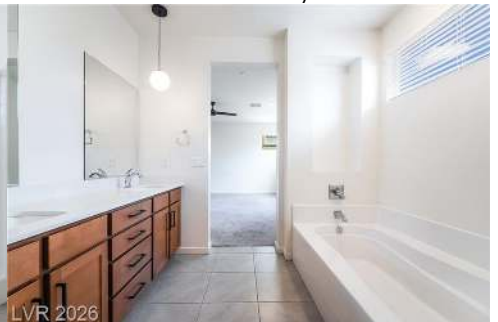
Plush carpeting and multiple windows define this versatile secondary room.



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 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.



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.



LVR-2026



LVR-2026



LVR-2026

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.

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MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2809169	3349 Solento Lane	42	\$607,999	RES	Price Decrease	09/30/26	\$615,000->\$607,999
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

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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:	
				Fireplace YN:	
				Fireplaces:	

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:

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