

Open Houses in Inspirada

Saturday, October 17, 2026

Five homes · driving order · 5.1 miles, about 19 minutes end to end · Valadon opens at 11:00, the last three 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	3141 Valadon Avenue <i>Listing courtesy of James B. Carosone, BHHS Nevada Properties.</i>	4/3 · 2,467 sq ft · 2013	\$590,888 est. \$4,714/mo at 5% down · \$3,863/mo at 20% down	11 – 2
2	3045 Quiet Creek Avenue <i>Listing courtesy of D Michael Klinger Jr, Nevada Desert Realty Inc - NVDR.</i>	4/2.5 · 2,434 sq ft · 2015	\$549,900 est. \$4,682/mo at 3.5% down · \$3,738/mo at 20% down	10:30 – 2:30
3	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	1 – 4
4	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
5	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	1 – 3

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 10/15/26), 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	SFR	10/15/2026 2:11 PM	
	ML#	2810244	Status A-ER	L/Price	\$590,888
	Offc	AMEG26	PubID 257867	VTour	Y
	Bldr		Model	LP/SqFt	\$240
	County	CLARK	Parcel# 191-14-513-105	City/Town	Henderson
	Prop Desc		CondoConv	State	NV
	Type	DETACHD	Unit Desc	Studio	N
	Subdiv	South Edge Inspirada Pod 1-3		Subdiv#	
	Community	INSPIRADA Short Sale N		ForeclosureCommenced	NRepo/REON
	Assc/Comm	CC&RS, Clubhouse, COMMUNITY Pool, Exercise Room, Jogging			
	Zoning	Single Family	YrBuilt	2013/RE	MH Yr Blt
Elem K-2		ELLI	Elem 3-5	ELLI	YrRoundN Junior DELW HighSch LIBR
DOM		57	Coming Soon Days on Market		
3141 /Valadon /Avenue			Unit	Building #	Zip 89044

GENERAL INFORMATION				FB	3/4	HB	Tot	
Bldg Desc	2STORY	#Bedrms	4	#Baths	3	0	0	3
Garage	2/Attached, Cabinets, Entry to House, Epoxy Floor, Finished Interior	Conv		Carport	0			
AppxLivArea	2,467	ApprxTotalLivArea	2,467	#Acres +/-	0.070	#Den/Oth	0	#Loft 1
ApxAddLivArea		AddLivAreaDesc						
Roof	Tile	Lot SqFt	3,049	Parking Desc	Garage/Private			
Private Spa	No	Lot Desc	Under 1/4 Acre					
Private Pool	N	Pool Size +/-		Heated Pool				
Multi Gen:								

Dir **From Volunteer turn into Inspirada onto Via Firenze, left on Via Festiva, right on Canvas Edge, right on Valadon**

Remarks **Discover a vibrant lifestyle in this captivating Henderson residence, where comfort meets sophistication across two expansive stories. Nestled in Inspirada, this distinguished single-family home offers a seamless blend of indoor elegance and outdoor charm. The thoughtfully designed layout features 4 spacious bedrooms and 3 full bathrooms, providing ample space. The primary bedroom offers extra privacy and a walk-in closet. Enjoy the convenience of a central vacuum system and a home chef's kitchen. The exterior also boasts a patio. Situated on a generous 0.07 acre lot, this property offers a substantial living area of 2,467 square feet. An alarm system provides an added level of security. Experience the allure of Henderson living, where every detail contributes to a truly exceptional home environment.**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	16X16	CEILFN, UPSTRS, WICLOS		2nd Bedroom	12X12	CEILFN, CLOSET, UPSTRS	
3rd Bedroom	12X12	CEILFN, CLOSET, UPSTRS		4th Bedroom	12X12	CEILFN, CLOSET, DNSTRS	
Dining Room	13X9	AREA		Kitchen		GRNCTP, ISLAND, PANTRY, TILE	
Living Room	16X16	NONE		Loft	17X15	OTHER	
MBR Down? N		Bed Down Y		Bath Down Y		Ba Dn Desc. Full Bath Downstairs	
Refrg Y	Dispos Y	Dishw	Washer Inc Y	Dryer Inc Y	DryerUtil G	Location	
OthApplnces		Central Vacuum,		Furn Inc	No	Oven Desc	Stove(G)
Microwave, Water Conditioner- Owned							
Interior	Alarm System-Owned, Blinds, Ceiling Fan(s), Drywall, Shutters			Constrctn			
Fireplace	0			Flooring	Hardwood, Tile		
Fence	Backyard Full Fenced/Block, Vinyl			Equest	None		

UTILITIES INFORMATION

House Face	North			Miscel	None	
Exterior	Back Yard Access, Patio, Porch, Private Yard					
Landscap	Desert Landscaping, Shrubs, Sprinkler Timer, Synthetic Grass, Trees					
Heat Sys	2 or More Units, Central,		Heat Fuel	Gas	Water	Public
	Programmable Thermostat					
Cool Sys	Central, Programmable Thermostat		Cool Fuel	Electric	HVAC Mountd	Y
Utility Info	Cable TV Wired, Underground Utilities				Energy	None
					Sewer	Public
					Water Conservation	No

ASSOCIATION / CIC INFORMATION

Assoc/CIC	Y	Assoc Inc	REC		
Special AssesstYN	N	Special Assess \$			
Assoc Name	Inspirada Community	CIC Dues	\$255	How Billed	Semia
				Transfer Fee	Setup Fee
Assoc CIC	Master	Assoc Phn	702-260-7939	Other Fee	
Assoc Name 2	Toll CC Village 1 Assessment Sub	CIC Due 2	\$123	HowBilled2	Semia
				TransferFee2	SetupFee2
Assoc CIC 2		Assoc Phn 2		Other Fee 2	

Assc CIC 3	Assc Phn 3	Other Fee 3	TotCICMon \$63
FINANCIAL INFORMATION			
Earn Dep \$6,000	Annual Taxes \$4,361	SID/LIDTotal \$5,549	SID/LID Annual \$773
Finance Consid Cash, Conventional		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

Shawn Clem · Citizens Choice · 702-499-1316

ANNUAL TAXES
\$4,361

HOA / MO
\$63

INSURANCE / MO
\$83

CENSUS TRACT
005717

7.45%
5% DOWN · CONVENTIONAL

\$4,714
EST. TOTAL / MONTH

P&I	\$3,906
PMI	\$234
Taxes + SID/LID	\$428
Insurance	\$83
HOA	\$63

Est. cash to close\$35,453

7.45%
20% DOWN · CONVENTIONAL

\$3,863
EST. TOTAL / MONTH

P&I	\$3,289
MI/PMI	Not Required
Taxes + SID/LID	\$428
Insurance	\$83
HOA	\$63

Est. cash to close\$124,086

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.45%

\$4,103
5% down · 6.45% · est. total/mo

P&I	\$3,530
MI	None
Taxes + SID/LID	\$428
Insurance	\$83
HOA	\$63

Refi costs vary —

\$3,546
20% down · 6.45% · est. total/mo

P&I	\$2,972
MI	None
Taxes + SID/LID	\$428
Insurance	\$83
HOA	\$63

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's \$3,863/mo after refinancing (20% down scenario):
Extra applied to principal: \$317/mo

7 YRS
years paid off early
~\$161,588 interest saved

\$10K IN PRICE
≈ \$56 / month

0.25% RATE CHANGE
≈ \$81 / month

MLS#: [2810244](#)

Price: **\$590,888**

Address: **3141 Valadon Avenue**



Mature trees frame the stucco exterior and arched entryway of this multi-level home.



Tiled flooring and high ceilings define this welcoming entry space.



Tile flooring and large windows enhance the spacious main living area.



Rich wood cabinetry and a central island ground the tiled culinary workspace near the entranceway.



Rich wood cabinetry surrounds a large central island topped with durable stone counters.



Rich wood flooring pairs with clean white trim under a high ceiling.



Textured wall coverings and a stone vanity top define this cozy half bathroom.



Rich wood flooring contrasts with clean neutral walls under a soaring vaulted ceiling.



An open living space features dark wood-toned flooring and a vaulted ceiling.



Rich wood-look flooring and integrated recessed lighting enhance this versatile bedroom space.



Rich hardwood flooring complements the vaulted ceiling of this comfortable bedroom suite.



Rich hardwood flooring complements the classic plantation shutters and clean recessed lighting.



Rich wood-look flooring and plantation shutters bring classic character to this comfortable bedroom.



Polished granite countertops and classic dark wood cabinetry define this functional bath space.



Rich wood floors complement custom built-in cabinetry in this spacious walk-in closet.



A functional bathroom configuration features overhead storage cabinetry alongside essential fixtures.



An inviting covered patio features concrete pavers and textured stucco walls.



Earth-toned stucco exteriors and integrated garage parking define this multi-level residential design.



Concrete decking surrounds a clear community swimming pool set against a blue sky.



Concrete decking surrounds a sparkling community pool set against clear blue skies.



An inviting stone-paved patio offers multiple seating areas nestled under mature shade trees.

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
2810244	3141 Valadon Avenue		\$590,888	RES	New Listing	08/19/26	->A
2791155	3141 Valadon Avenue	64	\$590,888	RES	Expired	08/19/26	A->X
2791155	3141 Valadon Avenue	51	\$590,888	RES	Price Decrease	08/06/26	\$599,888->\$590,888
2791155	3141 Valadon Avenue		\$599,888	RES	New Listing	06/16/26	CSL->A
2791155	3141 Valadon Avenue		\$599,888	RES	Coming Soon	06/10/26	I->CSL
2100647	3141 Valadon Avenue	154	\$394,000	RES	History	11/26/20	S->H
2100647	3141 Valadon Avenue	154	\$394,000	RES	Sold	11/27/19	UCS->S
2100647	3141 Valadon Avenue	154	\$409,900	RES	Under Contract - Show	10/28/19	A->UCS
2100647	3141 Valadon Avenue	145	\$409,900	RES	Price Decrease	10/19/19	\$415,000->\$409,900
2100647	3141 Valadon Avenue	120	\$415,000	RES	Price Decrease	09/24/19	\$419,000->\$415,000
2100647	3141 Valadon Avenue	98	\$419,000	RES	Price Decrease	09/02/19	\$427,725->\$419,000
2100647	3141 Valadon Avenue	61	\$427,725	RES	Price Decrease	07/27/19	\$431,725->\$427,725
2100647	3141 Valadon Avenue	0	\$431,725	RES	New Listing	05/30/19	->A
1599527	3141 VALADON Avenue	42	\$323,000	RES	History	04/05/17	S->H
1599527	3141 VALADON Avenue	42	\$323,000	RES	Sold	04/05/16	UCS->S
1599527	3141 VALADON Avenue	42	\$329,999	RES	Under Contract - Show	02/24/16	A->UCS
1599527	3141 VALADON Avenue		\$329,999	RES	Price Decrease	02/09/16	\$338,999->\$329,999
1599527	3141 VALADON Avenue		\$338,999	RES	Price Decrease	01/25/16	\$349,999->\$338,999
1599527	3141 VALADON Avenue		\$349,999	RES	New Listing	01/12/16	->A
1599527	3141 VALADON Avenue		\$349,999	RES		01/12/16	->

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

Property

Parcel #:	191-14-513-105	Address:	3141 Valadon AVE	Census Tract:	005717
TN-RG-SE:	23 - 61 - 14	PropCity:	Henderson	Zip Code:	89044-0288
Tot Value:	\$162,645	Land Use:	Sfr		
GEO ID:	NE 23-61-14				

Assessor Description

File-Page:	134-73	Subdivision:	South Edge Inspirada Pod 1-3
Assr Lot:	329	Block:	3
Assr Desc:	SOUTH EDGE INSPIRADA POD 1-3 UNIT 1 PLAT BOOK 134 PAGE 73 LOT 329 BLOCK 3		

Owner & Doc Information

Owner Name:	Neri Megan	DOC DATE		DOC NUMBER		DV
2nd Owner:	Neri Adam	11/27/2019		191127004600		
Address:	3141 Valadon Avenue -		Owner Vesting:			
City:	Henderson	State:	NV	Zip Code:	89044	
Prev Owner:	Kornmayer Family Trust					

Land & Building Information

Land Value:	\$132,000	Impr Value:	\$332,700	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	PC
Acres:	0.070	Act Yr Blt:	2013	Tot Rooms:	7
Lot SqFt:	3,049	Eff Yr Blt:	2013	Bedrooms:	3
# of Buildings:	1	Construction:		Bathrooms:	3
Type Style:		Ext Wall:	Frame/Stucco	Full Baths:	2
Stories:	2.00	Flooring:		Half Baths:	1
Roof Matrl:	Concrete Tile	Heat Systm:	Forced Air	Fireplace YN:	
Roof Type:		Air Cond:	Central	Fireplaces:	

Property Sub-Areas SqFt

Living Area:	2,467	First Flr:	1,062	Porch 1:	96	Grg/Prkg:	410
Building Sq Ft:	2,467	Second Flr:	1,405	Porch 2:	106	Carport:	
Total Bldg:	2,877	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
	\$394,000	10/29/19	Bargain & Sale Deed
	\$323,000	03/25/16	Bargain & Sale Deed
County:	\$274,068	04/04/13	Bargain & Sale Deed
			Deed (Reg)
	\$13,469,113	04/25/07	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$4,361.05	2026	\$162,645	\$116,445	\$46,200	2026	
Prev:	\$4,040.61	2025	\$171,788	\$117,538	\$54,250	2025	
	\$3,741.93	2024	\$176,231	\$118,831	\$57,400	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.



Client Brochure View

GLVAR	Single Family Residential	Ownership	10/15/2026 2:11 PM			
 LVR 2026	ML#	2825291	Status	A-ER	L/Price	\$549,900
	Offc	NVDR	PubID	204606	VTour	Y
	Bldr	Pardee	Model		LP/SqFt	\$226
	County	CLARK	Parcel#	191-24-116-043	City/Town	Henderson
	Prop Desc		CondoConv		State	NV
	Type	DETACHD	Unit Desc	2LEVEL	Studio	
	Subdiv	Inspirada Pod 3-3			Subdiv#	
	Community	INSPIRADA	Short Sale	N	ForeclosureCommenced	NRepo/REON
	Assc/Comm	Basketball Courts, BBQ Area, CC&RS, COMMUNITY Pool, COMMUNITY Spa, Park, Pet Park, Pickle Ball Court, Playground, Social Calendar				
	Zoning	Single Family	YrBuilt	2015/RE	MH Yr Blt	
Elem K-2	ELLI	Elem 3-5	ELLI	YrRound	Junior DELW HighSch LIBR	
DOM	2	Coming Soon Days on Market				
3045 /Quiet Creek /Avenue		Unit	Building #	Zip	89044	

GENERAL INFORMATION					FB	3/4	HB	Tot
Bldg Desc	2STORY	#Bedrms	4	#Baths	2	0	1	3
Garage	2/Attached, Auto Door Opener(s), Entry to House, Epoxy Floor, Finished Interior	Conv		Carport	0			
AppxLivArea	2,434	ApprxTotalLivArea	2,434	#Acres +/-	0.090	#Den/Oth	0	#Loft 0
ApxAddLivArea		AddLivAreaDesc						
Roof	Pitched, Tile	Lot SqFt	3,920	Parking Desc	Garage/Private, Open Parking			
Private Spa	No	Lot Desc	Under 1/4 Acre, Corner					
Private Pool	N	Pool Size +/-		Heated Pool				
Multi Gen:								

Dir From St Rose and Raiders Way, go south on Raiders Way, left on Bicentennial Pkwy, right on Via Firenze, left on Pavillo Dr, left on Range Creek, right on Quiet Creek, the property is on the corner.

Remarks Welcome to this fabulous Pardee home located in the highly desirable Inspirada community! Situated on an ideal corner lot, slightly tucked away from the desirable Via Firenze, offering quick access to all the main attractions & amenities Inspirada has to offer. You'll be immersed in elegance upon entering the foyer, where you're greeted by a striking two-tone wood staircase leading to the second floor. Freshly painted interior distinguishes this refined residence. A formal dining room elegantly anchors gatherings beneath a sparkling crystal chandelier & features one of two oversized stacking sliding glass doors, extending your entertaining space from indoors to outdoors. This home offers 4 bedrooms & 2.5 bathrooms. The attached 2-car garage features a water softener, epoxy flooring, & built-in storage racks. The primary bedroom's exquisite walk-in closet is customized with built-ins, including jewelry organizers, laundry hampers, shoe organizers, display shelving, & wardrobe valet rods. The kitchen features custom-stained espresso cabinets with champagne-gold hardware, granite countertops, a custom glass mosaic backsplash, USB outlets, roll-out pots-&-pans organizers, built-in trash bins, a water filtration system, a pantry, & stainless steel appliances. The laundry room has been customized with built-in cabinetry, a folding counter, & a clothing rack. The low-maintenance backyard features artificial turf, a fire pit, & a covered patio. A second oversized stacking sliding glass door connects the family room to the covered patio, creating an expanded indoor-outdoor entertaining space. Inspirada is an award-winning master-planned community offering multiple swimming pools & spas, basketball, tennis, and pickleball courts, as well as baseball fields, soccer parks, splash pads, pet parks, & hiking & trail systems. Residents can also enjoy local community events, including a farmers market held on the first & third Saturdays of every month.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	15x13	CEILFN, CEILIT, CUSTMCLOST, Primary Bath	DBLSNK, SEPSHW, SEPTUB
2nd Bedroom	10x11	CEILFN, CEILIT, CLOSET, UPSTRS	3rd Bedroom 10x11 CEILIT, CLOSET, UPSTRS
4th Bedroom	10x12	CEILFN, CEILIT, CLOSET, UPSTRS	Dining Room 13x10 FORDIN, LIVDIN, CATVLT
Family Room	13x23	CEILFN, DNSTRS, SEPFAM, CATVLT	Kitchen CUSCAB, GRNCTP, ISLAND, RECESS, PANTRY, STAINSTEELAPPLI, TILE, CATVLT

Living Room 13x13 FORMAL, CATVLT

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 Energy Star Appliances, Furn Inc No Oven DescStove(G)

Microwave, Water Conditioner-

Owned, Water Filtering System

Interior Blinds, Ceiling Fan(s), Drywall, Fire Sprinklers Constrctn Frame & Stucco

Fireplace 0 Flooring Carpet, Tile

Fence Backyard Full Fenced/Block, COMMUNITY Wall Equest None

UTILITIES INFORMATION

House Face **North** Miscel **None**
 Exterior **Back Yard Access, Covered Patio, Patio, Private Yard**
 Landscap **Desert Landscaping, Drip Irrigation/Bubblers, Shrubs, Synthetic Grass**
 Heat Sys **Central** Heat Fuel **Gas** Water **Public**
 Cool Sys **Central** Cool Fuel **Gas** HVAC Mountd **Y** Sewer **Public**
 Utility Info**Cable Wired, Underground Utilities** Energy **Dual Pane Windows, Low E-Windows** Water Conservation **No**

ASSOCIATION / CIC INFORMATION

Assoc/CIC **Y** Assoc Inc **MGMT**
 Special AssesstYN **N** Special Assess \$ Special Assess Frec
 Assoc Name **Inspirada** CIC Dues **\$85** How Billed **Month** 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 **\$7,500** Annual Taxes **\$5,401** SID/LIDTotal **\$5,209** SID/LID Annual **\$710**
 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

Shawn Clem · Citizens Choice · 702-499-1316

ANNUAL TAXES

\$5,401

HOA / MO

\$85

INSURANCE / MO

\$83

CENSUS TRACT

005719

7.45%		7.45%	
3.5% DOWN · FHA		20% DOWN · CONVENTIONAL	
\$4,682		\$3,738	
EST. TOTAL / MONTH		EST. TOTAL / MONTH	
P&I	\$3,757	P&I	\$3,061
MIP	\$247	MI/PMI	Not Required
Taxes + SID/LID	\$509	Taxes + SID/LID	\$509
Insurance	\$83	Insurance	\$83
HOA	\$85	HOA	\$85
Est. cash to close		Est. cash to close	
\$24,746		\$115,479	

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.45%

\$4,072		\$3,443	
3.5% down · 6.45% · est. total/mo		20% down · 6.45% · est. total/mo	
P&I	\$3,395	P&I	\$2,766
MI	None	MI	None
Taxes + SID/LID	\$509	Taxes + SID/LID	\$509
Insurance	\$83	Insurance	\$83
HOA	\$85	HOA	\$85
Refi costs vary —		Refi costs vary —	

ACCELERATED PAYOFF

Keep paying today's \$3,738/mo after refinancing (20% down scenario):

Extra applied to principal: \$295/mo

7 YRS

years paid off early

~\$150,379 interest saved

\$10K IN PRICE	0.25% RATE CHANGE
≈ \$56 / month	≈ \$76 / month

MLS#: [2825291](#)

Price: **\$549,900**

Address: **3045 Quiet Creek Avenue**



A classic Spanish tile roof and warm stucco exterior define this inviting two-story home.



A charming stucco exterior features classic Spanish tile roofing and manicured corner landscaping.



Rich dark cabinetry pairs elegantly with stone countertops and a spacious central island.



An open floor plan seamlessly connects a spacious living area with a modern kitchen.



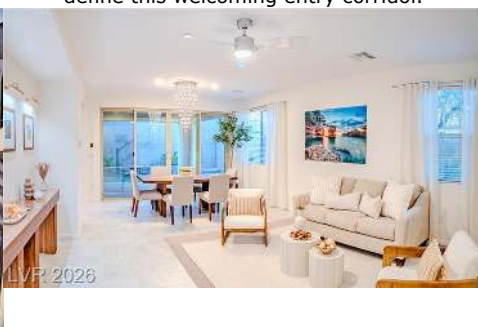
Recessed gallery lighting and polished tile floors define this welcoming entry corridor.



An open layout connects the living spaces, anchored by tile floors and sliding glass doors.



An open floorplan flows seamlessly from the carpeted stairs into the main living spaces.



An open layout connects the living spaces, finished with tile flooring and sliding glass doors.



A welcoming entryway showcases high ceilings, tile flooring, and a carpeted staircase leading upstairs.



Polished tile flooring and an open layout connect the inviting living and dining areas.



An open living and dining area showcases tile flooring and sliding glass patio doors.



An open floor plan connects the comfortable living and dining spaces seamlessly.



An inviting open entry leads into a bright living space featuring clean tile flooring.



Sliding glass doors open to the outdoors from a dining space with smooth tile flooring.



A spacious layout seamlessly connects the casual seating area with tile floors and glass sliding doors.



An open floorplan design seamlessly connects the kitchen and main living space under tall ceilings.



A pedestal sink, vanity mirror, and overhead light fixture complete this functional powder room.



An open living area showcases smooth tile flooring and glass sliding doors to the patio.



Granite counters and an open floorplan create a highly functional living and dining space.



An open-concept living area flows seamlessly toward wide sliding glass doors and the patio beyond.



An open-concept living area flows seamlessly into the kitchen, anchored by handsome tile flooring.



Natural light streams through multiple windows onto the carpeted upper landing.



Soft carpeting pairs with clean-lined architectural layout in this relaxing bedroom space.



A tranquil sleeping space features plush carpeting, neutral walls, and abundant natural window light.



LVR 2026

Soft carpet flooring underfoot and multiple windows create a relaxing atmosphere.



LVR 2026

Double vanities, a deep soaking tub, and tile flooring define this spacious primary bathroom.



LVR 2026

A deep soaking tub sits beneath bright windows adjacent to a classic single-sink vanity.



LVR 2026

A spacious double vanity features sleek stone countertops and integrated undermount sinks.



LVR 2026

A spacious double vanity features dark cabinetry under clean solid-surface countertops.



LVR 2026

Custom built-in shelving and ample hanging space define this organized walk-in closet.



LVR 2026

Custom built-in shelving and organized drawers maximize space in this walk-in closet.



LVR 2026

Plush carpeting and dual windows create a peaceful and inviting atmosphere in this bedroom.



LVR 2026

Functional workspace highlights this utility room featuring stone counters, built-in cabinetry, and tile flooring.



LVR 2026

A quiet bedroom features plush carpeting and a central window overlooking the neighborhood.



LVR 2026

Natural light streams through dual windows onto plush carpeting in this versatile space.



LVR 2026

A quiet bedroom offers soft underfoot texture and integrated storage space.



LVR 2026



LVR 2026



LVR 2026

A spacious bedroom features neutral-toned carpet and a large sliding closet door system.



A clean, neutrally toned bathroom features durable tile flooring and classic white fixtures.



Sliding glass doors open directly to the patio from this modern dining space.



Natural light streams through large windows onto a mix of tile and carpeted floors.



Gleaming stone countertops and dark cabinetry create a striking culinary workspace.



An airy open layout integrates the living and dining spaces alongside sliding glass doors.



A refined dining room integrates seamlessly with A private backyard path leads to a covered patio with sliding glass doors.



Spanish tile accents and arched details frame a welcoming entrance with a paved driveway.



An outdoor neighborhood basketball court sits ready for play under a bright blue sky.



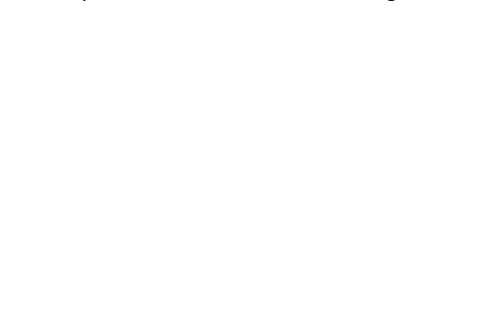
A secure, fenced outdoor recreation area features professional-grade ramps on a paved concrete surface.



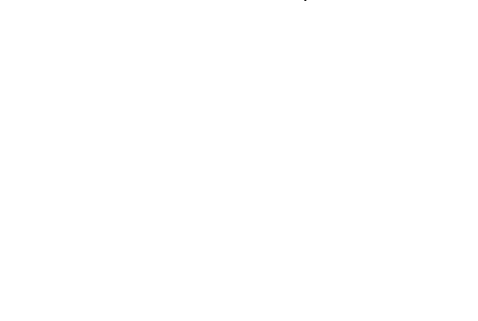
An outdoor basketball court stands surrounded by lush, desert-friendly landscaping under clear blue skies.



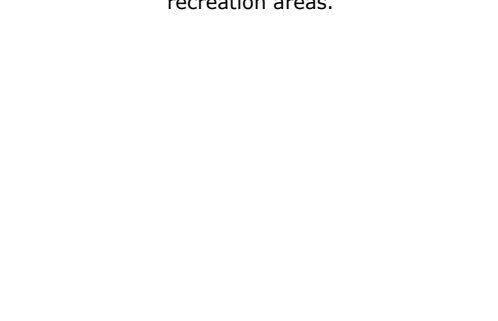
Clear blue waters fill this community swimming pool lined with concrete decking.



Clear waters ripple under a sunny sky near the stone bathhouse and pool area.



Shaded picnic pavilions and community park facilities sit adjacent to well-maintained open recreation areas.





A well-maintained community park offers paved pathways, shaded structures, and mature trees under clear blue skies.



A spacious covered pavilion borders the neighborhood playground under clear desert skies.



A spacious grassy sports field features volleyball nets under a clear blue sky.



Dedicated parking spaces equipped with modern electric vehicle charging stations align the paved lot.



A stone monument sign welcomes visitors to the adjacent neighborhood recreational facilities under clear blue skies.



A vibrant splash pad offers a refreshing outdoor retreat under wide blue desert skies.



Shaded outdoor play equipment offers a dedicated recreational space under clear desert skies.



A modern concrete block structure features an overhanging metal roof and a clean concrete pathway.



Professional-grade outdoor courts offer the perfect setting for active recreation and community tournaments.



Professional-grade outdoor courts provide a perfect space for recreational activities under clear blue skies.



Professional-grade outdoor courts sit under clear skies within a secure fenced perimeter.



Paved walkways wind past landscaped desert plantings toward the adjacent professional-grade community athletic fields.



A secure community playground features modern climbing structures alongside paved walkways.



A community climbing wall sits adjacent to paved pathways under clear desert skies.



Shade sails cover a modern community play area with safety surfacing and diverse recreation structures.



A spacious community park features a manicured green soccer field under clear blue skies.



Striking contemporary architecture anchors this modern facility set against a natural desert landscape.



Bold futuristic architecture defines this remarkable entrance with sleek lines and manicured landscaping.



A prominent neighborhood entry monument stands amid desert landscaping and mature trees under clear blue skies.

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

History Report

MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2825291	3045 Quiet Creek Avenue		\$549,900	RES	New Listing	10/13/26	->A
2803854	3045 Quiet Creek Avenue	78	\$565,000	RES	Withdrawn	10/13/26	A->W
2803854	3045 Quiet Creek Avenue	22	\$565,000	RES	Price Decrease	08/18/26	\$580,000->\$565,000
2803854	3045 Quiet Creek Avenue		\$580,000	RES	New Listing	07/27/26	->A
2772725	3045 Quiet Creek Avenue	89	\$574,900	RES	Withdrawn	07/27/26	WC->W
2772725	3045 Quiet Creek Avenue	64	\$574,900	RES	Withdrawn Conditional	07/02/26	UCS->WC
2772725	3045 Quiet Creek Avenue	64	\$574,900	RES	Under Contract - Show	06/16/26	A->UCS
2772725	3045 Quiet Creek Avenue	40	\$574,900	RES	Price Decrease	05/23/26	\$575,000->\$574,900
2772725	3045 Quiet Creek Avenue	11	\$575,000	RES	Price Decrease	04/24/26	\$595,000->\$575,000
2772725	3045 Quiet Creek Avenue		\$595,000	RES	New Listing	04/13/26	->A
2251888	3045 QUIET CREEK Avenue	6	\$2,400	RNT	History	12/15/21	L->H
2251888	3045 QUIET CREEK Avenue	6	\$2,400	RNT	Leased	12/15/20	UCNS->L
2251888	3045 QUIET CREEK Avenue	6	\$2,400	RNT	Under Contract - No Show	12/08/20	A->UCNS
2251888	3045 QUIET CREEK Avenue		\$2,400	RNT	New Listing	12/02/20	->A
1926001	3045 QUIET CREEK Avenue	6	\$1,950	RNT	History	09/08/18	L->H
1926001	3045 QUIET CREEK Avenue	6	\$1,950	RNT	Leased	09/09/17	UCS->L
1926001	3045 QUIET CREEK Avenue	6	\$1,950	RNT	Under Contract - Show	08/30/17	A->UCS
1926001	3045 QUIET CREEK Avenue	0	\$1,950	RNT	New Listing	08/24/17	->A
1910648	3045 QUIET CREEK Avenue	36	\$353,000	RES	History	08/17/18	S->H
1910648	3045 QUIET CREEK Avenue	36	\$353,000	RES	Sold	08/17/17	UCNS->S
1910648	3045 QUIET CREEK Avenue	36	\$359,800	RES	Under Contract - No Show	08/06/17	A->UCNS
1910648	3045 QUIET CREEK Avenue	28	\$359,800	RES	Price Decrease	07/29/17	\$359,900->\$359,800
1910648	3045 QUIET CREEK Avenue	23	\$359,900	RES	Price Decrease	07/24/17	\$360,000->\$359,900
1910648	3045 QUIET CREEK Avenue	0	\$360,000	RES	New Listing	07/01/17	->A
1840534	3045 QUIET CREEK Avenue #N/A12		\$2,100	RNT	History	10/19/17	L->H
1840534	3045 QUIET CREEK Avenue #N/A12		\$2,100	RNT	Leased	10/19/16	A->L
1840534	3045 QUIET CREEK Avenue #N/A10		\$2,100	RNT	Price Decrease	10/17/16	\$2,200->\$2,100
1840534	3045 QUIET CREEK Avenue #N/A0		\$2,200	RNT	New Listing	10/07/16	->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 #:	191-24-116-043	Address:	3045 Quiet Creek AVE	Census Tract:	005719
TN-RG-SE:	23 - 61 - 23	PropCity:	Henderson	Zip Code:	89044-1604
Tot Value:	\$182,384	Land Use:	Sfr		
GEO ID:	23-61-23				

Assessor Description

File-Page:	147-15	Subdivision:	Inspirada Pod 3-3	Unit:	Tract:
Assr Lot:	43	Block:		Bldg:	
Assr Desc:	INSPIRADA POD 3-3 UNIT 1 PLAT BOOK 147 PAGE 15 LOT 43				

Owner & Doc Information

Owner Name:	Ahearn Grant	DOC DATE	08/17/2017	DOC NUMBER	170817002141	DV
2nd Owner:	Ahearn Lynn	Owner Vesting:				
Address:	4508 Belfort Avenue -					
City:	Dallas	State:	TX	Zip Code:	75205	
Prev Owner:	Esparza Kori & Anthony					

Land & Building Information

Land Value:	\$151,000	Impr Value:	\$370,097	Schools:	Clark County
FrontxDpth:		Topography:		Zoning:	
Acres:	0.090	Act Yr Blt:	2015	Tot Rooms:	6
Lot SqFt:	3,920	Eff Yr Blt:	2015	Bedrooms:	4
# of Buildings:	1	Construction:		Bathrooms:	3
Type Style:		Ext Wall:	Frame/Stucco	Full Baths:	2
Stories:	2.00	Flooring:		Half Baths:	1
Roof Matrl:	Concrete Tile	Heat Systm:	Forced Air	Fireplace YN:	
Roof Type:		Air Cond:	Central	Fireplaces:	

Property Sub-Areas SqFt

Living Area:	2,434	First Flr:	1,074	Porch 1:		Grg/Prkg:	406
Building Sq Ft:	2,434	Second Flr:	1,360	Porch 2:		Carport:	
Total Bldg:	2,840	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	2,434	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:	\$353,000	08/09/17	Grant Deed
	\$342,601	06/10/15	Corporation Grant Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	\$5,382.98	2026	\$182,384	\$129,534	\$52,850	2026	
Prev:	\$5,014.04	2025	\$181,790	\$130,690	\$51,100	2025	
	\$4,643.25	2024	\$174,934	\$125,584	\$49,350	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.



Single Family Residential

Ownership

10/15/2026 2:11 PM



LVR 2026

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 **N** Repo/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** YrRound **N** Junior **DELW** HighSch **LIBR**
 DOM **34** 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** #Loft **0**
 AppxAddLivArea 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
4th Bedroom	10x10	CEILFN	Dining Room	15x14
Family Room	22x16	BIBOOK, ENTCTR, CATVLT	Kitchen	AREA, KITDIN
				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** Dryer Inc **N** DryerUtil **G** Location
 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 **Carpet, Manmade wood or Laminate, Tile**
 Fence **Backyard Full Fenced/Block** Equest **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** Sewer **Public**
 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 \$
 Assoc Name **Inspirada Community** CIC Dues **\$143** How Billed **Month** Transfer Fee
 Setup Fee
 Assc CIC **Master** Assc 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%		7.45%	
5% DOWN · CONVENTIONAL		20% DOWN · CONVENTIONAL	
\$6,401		\$5,249	
EST. TOTAL / MONTH		EST. TOTAL / MONTH	
P&I	\$5,288	P&I	\$4,453
PMI	\$317	MI/PMI	Not Required
Taxes + SID/LID	\$570	Taxes + SID/LID	\$570
Insurance	\$83	Insurance	\$83
HOA	\$143	HOA	\$143
Est. cash to close		Est. cash to close	
\$48,000		\$168,000	

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.45%

\$5,575		\$4,821	
5% down · 6.45% · est. total/mo		20% down · 6.45% · est. total/mo	
P&I	\$4,779	P&I	\$4,024
MI	None	MI	None
Taxes + SID/LID	\$570	Taxes + SID/LID	\$570
Insurance	\$83	Insurance	\$83
HOA	\$143	HOA	\$143
Refi costs vary —		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	0.25% RATE CHANGE
≈ \$56 / month	≈ \$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.



LVR 2026

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



LVR 2026

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



LVR 2026

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



LVR 2026

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



LVR 2026

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



LVR 2026

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



LVR 2026

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



LVR 2026

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



LVR 2026

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



LVR 2026

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



LVR 2026

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



LVR 2026

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

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

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:		Area:	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	Tot Rooms:	6
Lot SqFt:	6,098	Eff Yr Blt:	2018	Bedrooms:	3
# of Buildings:	1	Construction:		Bathrooms:	3
Type Style:		Ext Wall:	Frame/Stucco	Garage Cap:	
Stories:	1.00	Flooring:		Garage Type:	Attached Garage
Roof Matrl:	Composition Shingle	Heat Systm:	Forced Air	Parking Sp:	
		Pool YN:		Half Baths:	1
Roof Type:		Air Cond:	Central	Fireplace YN:	
		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

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



Single Family Residential		Ownership		SFR	10/15/2026 2:11 PM	
	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
3349 /Solento /Lane			Unit		Building #	Zip

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	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	Stove(G)
Interior	Alarm System-Owned, Ceiling Fan(s), Windows Constrctn				
Fireplace	0				
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	Month
				Transfer 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	

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

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.



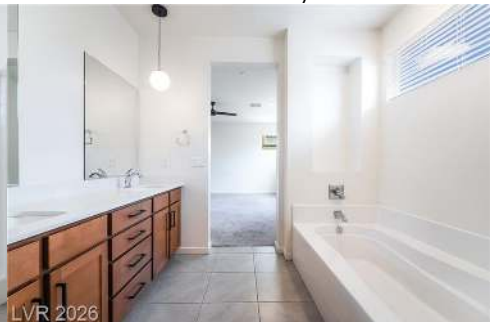
Plush carpeting and multiple windows define this versatile secondary room.



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.

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	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

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:		Area:	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	Cost Class:	Average
Lot SqFt:	3,920	Eff Yr Blt:	2019	Foundation:	
# of Buildings:	1	Construction:		Basement:	
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:	
				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:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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



Single Family Residential		Ownership	SFR	10/15/2026 2:11 PM	
	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	YrRoundN Junior DELW HighSch LIBR	
DOM	9	Coming Soon	Days on Market		
2572 / Ofanto / Street		Unit	Building #	Zip	89044

GENERAL INFORMATION				FB	3/4	HB	Tot
Bldg Desc	2STORY	#Bedrms	4	#Baths	2	1	0
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
AppxAddLivArea		AddLivAreaDesc				#Loft	1
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	CEILIT, CLOSET, UPSTRS
4th Bedroom	12x11	CLOSET, UPSTRS		Kitchen	GRNCTP, ISLAND, RECESS, PANTRY, STAINSTEELAPPLI, EXHVENTOUT	
Living Room	26x18	FRONT		Loft	11x10	OTHER
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 Desc	Built-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		
Cool Sys	Central, Programmable Thermostat		Cool Fuel	Electric		
Utility Info	Underground Utilities		HVAC Mountd	Y	Water	Public
			Energy	Dual Pane Windows	Sewer	Public
					Water Conservation	No

ASSOCIATION / CIC INFORMATION

Assoc/CIC	Y	Assoc Inc	MGMT, REC			
Special AssesstYN	N	Special Assess \$		Special Assess Frec		
Assoc Name	Inspirada	CIC Dues	\$255	How Billed	Quarterly	Transfer Fee
Assoc CIC	Master	Assoc Phn	702-260-7939		Other Fee	Setup 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	

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

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



Tennis Court



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



1st floor: bedroom option with bathroom as shown



2nd floor: secondary bathroom with a single sink

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
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

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