Open Houses in Inspirada

Saturday, November 21, 2026

Six homes · driving order · 4.8 miles, about 18 minutes · Pavilio 10:00-1:00, Ballantrae, Veronella and Conifer Canyon 11:00-2:00, Solento opens

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

STOP	ADDRESS	BEDS/BATHS · SQ FT	PRICE	OPEN HOUSE
1	**3124 Pavilio Drive** *Listing courtesy of Patricia Delaney, Signature Real Estate Group.*	3/2.5 · 2,380 sq ft · 2017	**$795,000** est. $6,197/mo at 5% down · $5,077/mo at 20% down	10 – 1
2	**2979 Ballantrae Court** *Listing courtesy of Laura Rask, BHHS Nevada Properties.*	4/2.5 · 2,170 sq ft · 2019	**$635,000** est. $4,939/mo at 5% down · $4,044/mo at 20% down	11 – 2
3	**2502 Veronella Street** *Listing courtesy of Rick Santora, Realty ONE Group, Inc.*	3/2.5 · 2,775 sq ft · 2023	**$879,000** est. $6,460/mo at 10% down · $5,537/mo at 20% down	11 – 2
4	**2664 Conifer Canyon Street** *Listing courtesy of Brandon Johnson, LIFE Realty District.*	3/2.5 · 1,822 sq ft · 2022	**$484,999** est. $4,078/mo at 3.5% down · $3,264/mo at 20% down	11 – 2
5	**3349 Solento Lane** *Listing courtesy of Daniel Costantini, Avalon Realty & Oaktree Management.*	4/2.5 · 2,387 sq ft · 2018	**$595,000** est. $4,697/mo at 5% down · $3,859/mo at 20% down	1:30 – 4
6	**2346 Borgaro Street** *Listing courtesy of Vanessa Avila, Realty ONE Group, Inc.*	4/2.5 · 1,812 sq ft · 2017	**$465,000** est. $3,805/mo at 3.5% down · $3,024/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 7.15% (Freddie Mac 30-year survey 7.11% on 11/12/26), 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

R | **Single Family Residential** | **Ownership** | **11/19/2026 7:41 AM**



ML#	**2822295**	Status	**A-ER**			L/Price	**$795,000**
Offc	**SREG04**	PubID	**237577**			VTour	**Y**
Bldr		Model				LP/SqFt	**$334**
County	**CLARK**	Parcel#	**191-23-615-055**		City/Town		**Henderson**
Prop Desc				CondoConv		State	**NV**
Type	**DETACHD**	Unit Desc				Studio	
Subdiv	**Inspirada Pod 3-4**					Subdiv#	
Community	**INSPIRADA**	Short Sale	**N**	ForeclosureCommenced	**N**	Repo/REO	**N**

Assc/Comm **Basketball Courts, CC&RS, COMMUNITY Facilities, COMMUNITY Pool, Gated, Park, Pet Park, Pickle Ball Court, Playground, Security, Tennis Courts**

Zoning	**Single Family**			YrBuilt	**2017**	MH Yr Blt	
Elem K-2	**ELLI**	Elem 3-5	**ELLI**	YrRound	Junior **DELW**	HighSch	**LIBR**
DOM	**31**			Coming Soon Days on Market			

3124 /Pavilio /Drive | Unit | Building # | Zip **89044**

GENERAL INFORMATION

	FB	3/4	HB	Tot
#Bedrms **3**	#Baths	**1**	**1**	**1**	**3**
Conv	Carport	**0**			
ApprxTotalLivArea **2,380**	#Acres +/-	**0.150**	#Den/Oth	**0**	#Loft **0**
AddLivAreaDesc					
Lot SqFt **6,534**	Parking Desc	**Garage/Private**			
Lot Desc **Under 1/4 Acre**					
Pool Size +/-	Heated Pool				

Bldg Desc **1STORY**
Garage **3/Attached**
AppxLivArea **2,380**
ApxAddLivArea
Roof **Tile**
Private Spa **No**
Private Pool **N**
Multi Gen:

Dir **I-15 to St Rose Pkwy head East for 2.5 miles, Rt on Executive Airport, take Bicentennial Pkwy, rt on Via Firenze, Rt on Pavilio Dr & go straight through gate. Hm on rt.**

Remarks **LOOKING FOR SINGLE-STORY LIVING IN INSPIRADA? THIS ONE IS WORTH A LOOK! Located in Toll Brothers' exclusive GATED Veneto Fortana neighborhood, a community of all single-story homes, this beautifully upgraded 3BR/2.5BA home offers the space, comfort and lifestyle buyers are looking for! Enjoy 10' ceilings, a spacious great room with modern fireplace and a 12' sliding door opening to a covered patio and beautifully landscaped backyard with fruit trees. The kitchen features a large island, granite countertops, double ovens and gas cooktop. A generous primary suite offers a deluxe shower, walk-in closet and direct laundry access. Both secondary bedrooms feature walk-in closets. A 3-car garage adds valuable space for vehicles and storage! Enjoy Inspirada's 7 parks, 5 pools, walking trails, sports courts and year-round events. Just minutes from Costco, M Resort, dining, shopping and more. A wonderful opportunity to enjoy single-story living in one of Henderson's most popular master-planned communities!**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	**17x15**	**DNSTRS, WICLOS**	**Primary Bath**		**DBLSNK, SHOWER**
2nd Bedroom	**15x12**	**DNSTRS, WICLOS, WBATH**	**3rd Bedroom**	**12x11**	**DNSTRS, WICLOS, WBATH**
Dining Room	**15x11**	**KITDIN**	**Kitchen**		**BRKBAR, GRNCTP, ISLAND, STAINSTEELAPPLI, WALKPAN**
Great Room	**20x17**	**DNSTRS**			

MBR Down? **Y** | Bed Down | Bath Down | Ba Dn Desc.
Refrg **Y** | Dispos **Y** | Dishw | Washer Inc **Y** | Dryer Inc **Y** | DryerUtil **G** | Location
OthApplnces **None** | Furn Inc **No** | Oven Desc **Stove(G)**
Interior **None** | Constrctn
Fireplace **1/Electric** | Flooring **Carpet, Ceramic**
Fence **Backyard Full Fenced/Wrought Iron** | Equest **None**

UTILITIES INFORMATION

House Face **South** | Miscel **None**
Exterior **Back Yard Access, Barbeque Stub, Covered Patio, Private Yard**
Landscap **Desert Landscaping, Drip Irrigation/Bubblers, Fruit Tree(s)**
Heat Sys **Central** | Heat Fuel **Gas** | Water **Public**
Cool Sys **Central** | 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	**GATED, MGMT, REC, SECURT**				
Special AssesstYN	**N**	Special Assess $		Special Assess Freq			
Assoc Name	**Inspirada**	CIC Dues	**$255**	How Billed	**Quarte**	Transfer Fee	Setup Fee
Assc CIC	**Master**	Assc Phn	**702-260-7939**			Other Fee	
Assoc Name 2	**Inspirada Veneto Fortana/Milar**	CIC Due 2	**$189**	HowBilled2	**Quarte**	TransferFee2	SetupFee2
Assc CIC 2	**Master**	Assc Phn 2	**702-260-7939**			Other Fee 2	

Assc CIC 3	Assc Phn 3		Other Fee 3	TotCICMon **$148**

FINANCIAL INFORMATION

Earn Dep **$8,000**	Annual Taxes **$5,407**	SID/LIDTotal **$8,822**	SID/LID Annual **$1,200**
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.

3124 Pavilio Drive

Henderson, NV 89044 | MLS# 2822295 | Buyer:

$795,000

NSB Eligible · Tract 005720

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

Shawn Clem · Citizens Choice · 702-499-1316

ANNUAL TAXES	HOA / MO	INSURANCE / MO	CENSUS TRACT
$5,407	**$148**	**$83**	**005720**

7.15%

5% DOWN · CONVENTIONAL

$6,197

EST. TOTAL / MONTH

P&I	$5,101
PMI	$315
Taxes + SID/LID	$551
Insurance	$83
HOA	$148

Est. cash to close **$47,700**

7.15%

20% DOWN · CONVENTIONAL

$5,077

EST. TOTAL / MONTH

P&I	$4,296
MI/PMI	Not Required
Taxes + SID/LID	$551
Insurance	$83
HOA	$148

Est. cash to close **$166,950**

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.15%

$5,383

5% down · 6.15% · est. total/mo

P&I	$4,601
MI	None
Taxes + SID/LID	$551
Insurance	$83
HOA	$148

Refi costs vary —

$4,656

20% down · 6.15% · est. total/mo

P&I	$3,875
MI	None
Taxes + SID/LID	$551
Insurance	$83
HOA	$148

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $5,077/mo after refinancing (20% down scenario):

Extra applied to principal: $421/mo

7 YRS

years paid off early

~$199,852 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$108 / month**

2-1 BUYDOWN EXAMPLE — LOWER PAYMENTS FOR THE FIRST TWO YEARS

5% down · est. total/mo

Year 1 at 5.15%	**$5,220**
Year 2 at 6.15%	**$5,697**
Year 3+ at 7.15%	**$6,197**

Buydown cost ≈ $17,724, often paid by the seller as a concession

20% down · est. total/mo

Year 1 at 5.15%	**$4,254**
Year 2 at 6.15%	**$4,656**
Year 3+ at 7.15%	**$5,077**

Buydown cost ≈ $14,925, often paid by the seller as a concession

These are estimates, not quotes. Get a real quote from a lender before you make any decision.

Estimates only, not a loan commitment. Rates, payments, taxes, insurance, HOA and buydown costs are subject to change and final lender approval. Consult your loan officer for exact figures. Jeffrey Mix, Realty ONE Group, Inc, S.0074457, 702-510-9625.

MLS#: **2822295** Price: **$795,000**

Address: **3124 Pavilio Drive**



Front of Structure



Gated - Inspirada Toll Brothers All Single Story



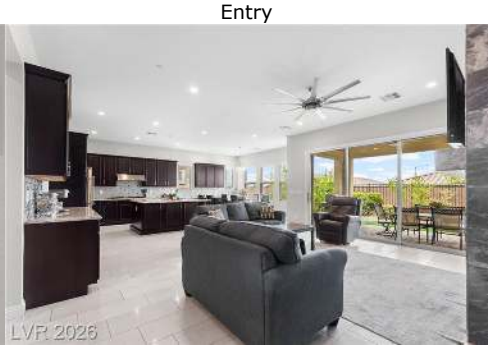
Entry



An inviting hallway showcases custom recessed ceilings, polished tile flooring, and clean architectural lines.



Entrance Foyer



An airy open-concept layout connects the main living space seamlessly to the kitchen and outdoor patio.



Living Room



Living Room



Living Room



Dining Area



Dining Area



Kitchen







Kitchen



Kitchen



Kitchen



Pantry



Primary Bedroom



Primary Bedroom



Primary Bathroom



Primary Bedroom



Primary Bathroom



A spacious vanity



Primary Bathroom



An inviting entrance foyer features tile flooring, recessed lighting, and a detailed tray ceiling.



Guest Bedroom 1



Guest Bedroom 1



Guest Bedroom 1



Guest Bathroom

Guest Bathroom

Bedroom 2







Bedroom 2



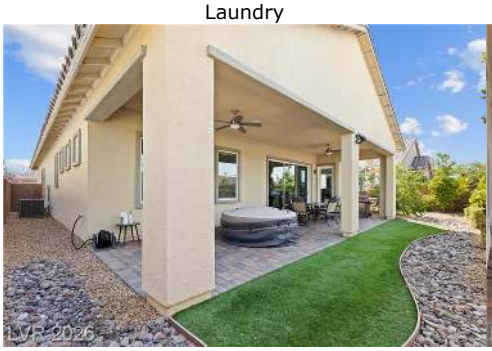
Bedroom 2



Laundry



Laundry



1/2 Bath



Patio



Yard



Yard



Patio



Back of Structure



An aerial perspective showcases the nearby green spaces and residential neighborhood layout.

Lush landscaping and low-maintenance gravel surround the covered back patio area.



A classic tiled roof and paved driveway elevate this desert-landscaped suburban residence with distant skyline views.

An expansive community park featuring soccer fields and green spaces nestled within a residential neighborhood.



A top-down perspective highlights the architectural design and classic tile roofing of this residential property.



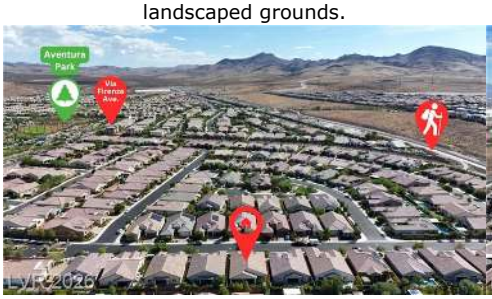
An aerial perspective showcases the tiled roofline, covered backyard patio, and landscaped grounds.



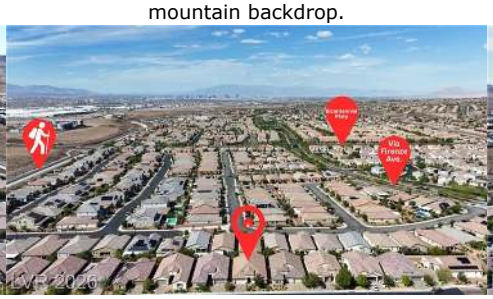
Sweeping neighborhood views reveal modern subdivisions nestled against a majestic mountain backdrop.



An aerial perspective showcases the neighborhood layout and surrounding mountain backdrops.



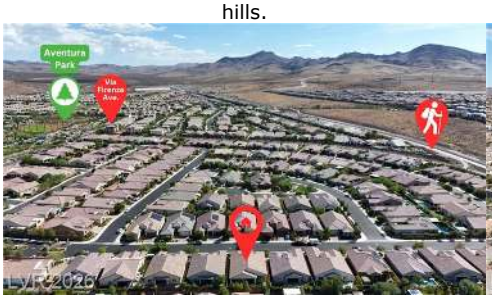
Nestled in a peaceful desert valley, this master-planned neighborhood offers views of rolling hills.



An aerial perspective showcases the neighborhood layout and surrounding mountain vistas under clear blue skies.



Distant mountain ranges border this neat residential pocket and adjacent natural open space.



An aerial perspective showcases the neighborhood layout set against a scenic desert mountain backdrop.



An aerial perspective showcases the residential neighborhood and surrounding mountain backdrop.



Aerial view showing proximity to a large local park and community amenities.



Front of Structure



A detailed layout illustrates the functional flow and spacious design of this modern residential home.

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MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2822295	3124 Pavilio Drive		$795,000	RES	New Listing	10/19/26	CSL->A
2822295	3124 Pavilio Drive		$795,000	RES	Coming Soon	09/29/26	I->CSL
1885196	3124 PAVILIO Drive	141	$459,995	RES	History	10/23/18	S->H
1885196	3124 PAVILIO Drive	141	$459,995	RES	Sold	10/28/17	UCS->S
1885196	3124 PAVILIO Drive	141	$459,995	RES	Under Contract - Show	08/26/17	A->UCS
1885196	3124 PAVILIO Drive	126	$459,995	RES	Price Decrease	08/11/17	$474,995->$459,995
1885196	3124 PAVILIO Drive	63	$474,995	RES	Price Decrease	06/09/17	$486,995->$474,995
1885196	3124 PAVILIO Drive	39	$486,995	RES	Price Decrease	05/16/17	$489,995->$486,995
1885196	3124 PAVILIO Drive	0	$489,995	RES	New Listing	04/07/17	->A

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Property

Parcel #:	**191-23-615-055**	Address:	**3124 Pavilio DR**	Census Tract:	**005720**
TN-RG-SE:	**23 - 61 - 23**	PropCity:	**Henderson**	Zip Code:	**89044-1650**
Tot Value:	**$247,778**	Land Use:	**Sfr**		
GEO ID:	**23-61-23**				

Assessor Description

File-Page:	**150-30**		Subdivision:	**Inspirada Pod 3-4**			
Assr Lot:	**55**	Block:	Area:		Bldg:	Unit:	Tract:
Assr Desc:	**INSPIRADA POD 3-4 PLAT BOOK 150 PAGE 30 LOT 55**						

Owner & Doc Information

Owner Name:	**Rosenzweig Karen M**		DOC DATE	DOC NUMBER	DV
2nd Owner:			**10/23/2017**	**171023001708**	**LT**
Address:	**3124 Pavilio Drive -**		Owner Vesting:	**Living Trust**	
City:	**Henderson** State: **NV**	Zip Code: **89044**			
Prev Owner:	**Toll Henderson Llc**				

Land & Building Information

Land Value:	**$215,000**	Impr Value:	**$492,937**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Average**	Zoning:	
Acres:	**0.150**	Act Yr Blt:	**2017**	Foundation:		Tot Rooms:	**5**
Lot SqFt:	**6,534**	Eff Yr Blt:	**2017**	Basement:		Bedrooms:	**3**
# of Buildings:	**1**	Construction:		Garage Cap:		Bathrooms:	**3**
Type Style:		Ext Wall:	**Frame/Stucco**	Garage Type:	**Attached Garage**	Full Baths:	**2**
Stories:	**1.00**	Flooring:		Parking Sp:		Half Baths:	**1**
Roof Matrl:	**Concrete Tile**	Heat Systm:	**Forced Air**	Pool YN:		Fireplace YN:	
Roof Type:		Air Cond:	**Central**	Porch:		Fireplaces:	

Property Sub-Areas SqFt

Living Area:	**2,380**	First Flr:	**2,380**	Porch 1:		Grg/Prkg:	**692**
Building Sq Ft:	**2,380**	Second Flr:		Porch 2:		Carport:	
Total Bldg:	**3,072**	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**2,380**	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:		10/11/23	Bargain & Sale Deed
		10/11/23	Affidavit
	$459,995	10/12/17	Grant Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$5,407.44**	**2026**	**$247,778**	**$172,528**	**$75,250**	**2026**	
Prev:	**$5,252.54**	**2025**	**$236,688**	**$167,388**	**$69,300**	**2025**	
	$5,100.06	**2024**	**$236,783**	**$167,483**	**$69,300**	**2024**	

Delinq: Tot SA Bal:

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R | Single Family Residential | Ownership | SFR | 11/19/2026 7:41 AM



ML#	**2830396**	Status	**A-ER**			L/Price	**$635,000**
Offc	**AMEG21**	PubID	**256545**			VTour	**Y**
Bldr		Model				LP/SqFt	**$293**
County	**CLARK**	Parcel#	**191-24-313-026**		City/Town		**Henderson**
Prop Desc				CondoConv		State	**NV**
Type	**DETACHD**	Unit Desc				Studio	
Subdiv	**Inspirada Pod 4-2**					Subdiv#	
Community	**INSPIRADA**	Short Sale	**N**	ForeclosureCommenced	**N**	Repo/REO	**N**

Assc/Comm **CC&RS, COMMUNITY Facilities, COMMUNITY Pool, Park, Pet Park, Pickle Ball Court, Pool, Tennis Courts**

Zoning	**Single Family**			YrBuilt	**2019/RE**	MH Yr Blt	
Elem K-2	**ELLI**	Elem 3-5	**ELLI**	YrRound	Junior **DELW**	HighSch	**LIBR**
DOM	**20**			Coming Soon Days on Market			

2979 /Ballantrae /Court Unit Building # Zip **89044**

GENERAL INFORMATION

	FB	3/4	HB	Tot
#Baths	**1**	**1**	**1**	**3**
#Bedrms	**4**			
Conv				
Carport	**0**			

Bldg Desc **1STORY**
Garage **2/Attached**
AppxLivArea **2,170** ApprxTotalLivArea **2,170** #Acres +/- **0.140** #Den/Oth **0** #Loft **0**
ApxAddLivArea AddLivAreaDesc
Roof **Tile** Lot SqFt **6,098** Parking Desc **Garage/Private, Guest Parking**
Private Spa **No** Lot Desc **Under 1/4 Acre**
Private Pool **N** Pool Size +/- Heated Pool
Multi Gen:

Dir **From I-215, exit Eastern Ave and head south. Continue onto Anthem Pkwy. Turn left onto Bicentennial Pkwy, right onto Via Firenze, left onto Savella Ave, left onto Alta Vista St, and left onto Ballantrae Ct. Property is on the left.**

Remarks **Welcome to this beautifully designed single-story home nestled in a cul-de-sac in the highly desirable Inspirada community! Featuring 4 bedrooms and 3 bathrooms, this home offers a spacious open-concept floor plan perfect for both everyday living and entertaining. The kitchen features custom cabinetry, granite countertops, and a large center island, opening seamlessly to the main living areas. The thoughtfully designed layout provides a private primary suite separate from the three additional bedrooms, along with generous closet space throughout. Step outside to a charming backyard featuring a putting green, beautiful landscaping, and colorful flowers. Enjoy all that Inspirada has to offer, including community pools, parks, and beautifully maintained outdoor spaces. A wonderful opportunity to enjoy single-story living in one of Henderson's most sought-after communities!**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	**16x15**	**BBDOWN, CEILFN, CEILIT, CLOSET, WICLOS**	**Primary Bath**		**DBLSNK, SHOWER**
2nd Bedroom	**10x9**	**CEILFN, CEILIT, CLOSET**	**3rd Bedroom**	**14x12**	**CEILFN, CEILIT, CLOSET**
4th Bedroom	**10x12**	**CEILFN, CEILIT, CLOSET**	**Dining Room**	**19x12**	**KITDIN, LIVDIN**
Kitchen	**21x13**	**CUSCAB, GRNCTP, ISLAND, PANTRY, STAINSTEELAPPLI, WALKPAN**	**Living Room**	**19x12**	**CEILFN, CEILIT**

MBR Down? **Y** Bed Down **Y** Bath Down **Y** Ba Dn Desc.
Refrg **N** Dispos **Y** Dishw **Y** Washer Inc **N** Dryer Inc **N** DryerUtil **G** Location
OthApplnces **Microwave, Water Conditioner-Owned, Water Filtering System** Furn Inc **No** Oven Desc **Cooktop(G), Double Built-In Oven(G)**
Interior **Blinds, Ceiling Fan(s)** Constrctn
Fireplace **0** Flooring **Luxury Vinyl Plank**
Fence **Backyard Full Fenced/Block** Equest **None**

UTILITIES INFORMATION

House Face **North** Miscel **None**
Exterior **Back Yard Access**
Landscap **Desert Landscaping, Shrubs, Synthetic Grass**
Heat Sys **Central** Heat Fuel **Gas** Water **Public**
Cool Sys **Central** Cool Fuel **Electric** HVAC Mountd **Y** Sewer **Public**
Utility Info **Solar Panels** Energy **Solar Panels** Water Conservation **No**

ASSOCIATION / CIC INFORMATION

Assoc/CIC	**Y**	Assoc Inc	**GROUND, REC**				
Special AssesstYN	**N**	Special Assess $		Special Assess Freq			
Assoc Name	**Inspirada**	CIC Dues	**$255**	How Billed	**Quarte**	Transfer Fee	Setup Fee
Assc CIC	**Master**	Assc Phn	**702-260-7939**			Other Fee	
Assc CIC 3		Assc Phn 3				Other Fee 3	TotCICMon **$85**

FINANCIAL INFORMATION

Earn Dep **$7,000** Annual Taxes **$5,343** SID/LIDTotal **$0** SID/LID Annual **$0**
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.

2979 Ballantrae Court

Henderson, NV 89044 | MLS# 2830396 | Buyer:

$635,000

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

Shawn Clem · Citizens Choice · 702-499-1316

ANNUAL TAXES	HOA / MO	INSURANCE / MO	CENSUS TRACT
$5,343	**$85**	**$83**	**005719**

7.15%

5% DOWN · CONVENTIONAL

$4,939

EST. TOTAL / MONTH

P&I	$4,074
PMI	$251
Taxes	$445
Insurance	$83
HOA	$85

Est. cash to close **$38,100**

7.15%

20% DOWN · CONVENTIONAL

$4,044

EST. TOTAL / MONTH

P&I	$3,431
MI/PMI	Not Required
Taxes	$445
Insurance	$83
HOA	$85

Est. cash to close **$133,350**

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.15%

$4,288

5% down · 6.15% · est. total/mo

P&I	$3,675
MI	None
Taxes	$445
Insurance	$83
HOA	$85

Refi costs vary —

$3,708

20% down · 6.15% · est. total/mo

P&I	$3,095
MI	None
Taxes	$445
Insurance	$83
HOA	$85

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $4,044/mo after refinancing (20% down scenario):

Extra applied to principal: $336/mo

7 YRS

years paid off early

~$159,630 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$86 / month**

2-1 BUYDOWN EXAMPLE — LOWER PAYMENTS FOR THE FIRST TWO YEARS

5% down · est. total/mo

Year 1 at 5.15%	**$4,159**
Year 2 at 6.15%	**$4,540**
Year 3+ at 7.15%	**$4,939**

Buydown cost ≈ $14,157, often paid by the seller as a concession

20% down · est. total/mo

Year 1 at 5.15%	**$3,387**
Year 2 at 6.15%	**$3,708**
Year 3+ at 7.15%	**$4,044**

Buydown cost ≈ $11,921, often paid by the seller as a concession

These are estimates, not quotes. Get a real quote from a lender before you make any decision.

Estimates only, not a loan commitment. Rates, payments, taxes, insurance, HOA and buydown costs are subject to change and final lender approval. Consult your loan officer for exact figures. Jeffrey Mix, Realty ONE Group, Inc, S.0074457, 702-510-9625.

MLS#: **2830396** Price: **$635,000**

Address: **2979 Ballantrae Court**



Front of home



Front of Structure



VIIRTUALLY STAGED.



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Pantry



Living Room



Living Room



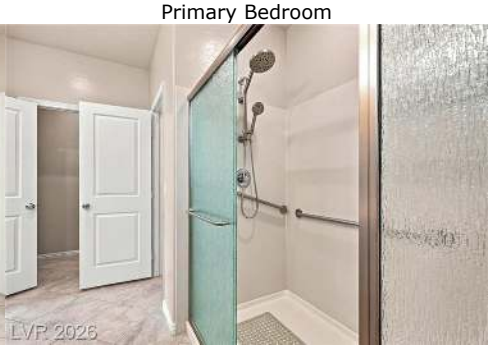
Primary Bedroom



Bedroom



Primary Bathroom



Bathroom



Hallway



1/2 bath



Bedroom 2



Bedroom 3



Bedroom 3



Full Bath



Bedroom 4



Bedroom 4



Laundry



2 car garage



Patio



Yard



Side of Structure



Back of Structure



Back of Structure



Floor Plan

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
2830396	2979 Ballantrae Court	18	$635,000	RES	Price Decrease	11/17/26	$650,000->$635,000
2830396	2979 Ballantrae Court		$650,000	RES	New Listing	10/30/26	->A

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

Property

Parcel #:	**191-24-313-026**	Address:	**2979 Ballantrae CT**	Census Tract:	**005719**
TN-RG-SE:	**23 - 61 - 23**	PropCity:	**Henderson**	Zip Code:	**89044-1700**
Tot Value:	**$196,240**	Land Use:	**Sfr**		
GEO ID:	**23-61-23**				

Assessor Description

File-Page:	**152-65**		Subdivision:	**Inspirada Pod 4-2**			
Assr Lot:	**26**	Block:	Area:		Bldg:	Unit:	Tract:
Assr Desc:	**INSPIRADA POD 4-2 UNIT 1 PLAT BOOK 152 PAGE 65 LOT 26**						

Owner & Doc Information

Owner Name:	**Corral Arthur**		DOC DATE	DOC NUMBER	DV
2nd Owner:			**07/19/2019**	**190719001080**	
Address:	**3091 Evelyn Avenue -**		Owner Vesting:		
City:	**Simi Valley** State: **CA**	Zip Code: **93063**			
Prev Owner:	**Kb Home Inspirada Llc**				

Land & Building Information

Land Value:	**$166,000**	Impr Value:	**$394,686**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Average**	Zoning:	
Acres:	**0.140**	Act Yr Blt:	**2019**	Foundation:		Tot Rooms:	**6**
Lot SqFt:	**6,098**	Eff Yr Blt:	**2019**	Basement:		Bedrooms:	**4**
# of Buildings:	**1**	Construction:		Garage Cap:		Bathrooms:	**3**
Type Style:		Ext Wall:	**Frame/Stucco**	Garage Type:	**Attached Garage**	Full Baths:	**2**
Stories:	**1.00**	Flooring:		Parking Sp:		Half Baths:	**1**
Roof Matrl:	**Concrete Tile**	Heat Systm:	**Forced Air**	Pool YN:		Fireplace YN:	
Roof Type:		Air Cond:	**Central**	Porch:		Fireplaces:	

Property Sub-Areas SqFt

Living Area:	**2,170**	First Flr:	**2,170**	Porch 1:		Grg/Prkg:	**416**
Building Sq Ft:	**2,170**	Second Flr:		Porch 2:		Carport:	
Total Bldg:	**2,586**	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**2,170**	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:		09/22/20	Bargain & Sale Deed
		07/18/19	Quit Claim Deed
	$419,455	07/18/19	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$5,342.91**	**2026**	**$196,240**	**$138,140**	**$58,100**	**2026**	
Prev:	**$5,189.89**	**2025**	**$194,681**	**$139,381**	**$55,300**	**2025**	
	$4,806.08	**2024**	**$193,201**	**$140,701**	**$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.

R Single Family Residential Ownership 11/19/2026 7:41 AM



ML#	**2825855**	Status	**A-ER**	L/Price	**$879,000**
Offc	**REOG02**	PubID	**230883**	VTour	**Y**
Bldr		Model		LP/SqFt	**$317**
County	**CLARK**	Parcel#	**191-23-112-005**	City/Town	**Henderson**
Prop Desc			CondoConv	State	**NV**
Type	**DETACHD**	Unit Desc		Studio	
Subdiv	**Inspirada Town Center - Arden Capri Strada**			Subdiv#	
Community	**INSPIRADA**	Short Sale	**N**	ForeclosureCommenced **N**	Repo/REO **N**

Assc/Comm **Basketball Courts, BBQ Area, CC&RS, COMMUNITY Facilities, COMMUNITY Pool, Handball/Racquetball Courts, Jogging, Pet Park, Pickle Ball Court, Pool, Tennis Courts**

Zoning	**Single Family**		YrBuilt	**2023/RE**	MH Yr Blt
Elem K-2	**WALL**	Elem 3-5 **WALL**	YrRound	Junior **DELW**	HighSch **LIBR**
DOM	**35**		Coming Soon Days on Market		

2502 /Veronella /Street Unit Building # Zip **89044**

GENERAL INFORMATION

	FB	3/4	HB	Tot
#Bedrms	**3**	#Baths	**2**	**0**	**1**	**3**
Conv		Carport	**0**			

Bldg Desc **1STORY**
Garage **2/Attached, Entry to House**
AppxLivArea **2,775** ApprxTotalLivArea **2,775** #Acres +/- **0.140** #Den/Oth **1** #Loft **0**
ApxAddLivArea AddLivAreaDesc
Roof **Tile** Lot SqFt **6,098** Parking Desc **Garage/Private, Guest Parking, Open Parking**
Private Spa **No** Lot Desc **Under 1/4 Acre**
Private Pool **N** Pool Size +/- Heated Pool **No**
Multi Gen:

Dir **FROM ST ROSE PKWY - TURN LEFT ON RAIDERS WAY, LEFT ON BICENTENNIAL, RIGHT ON VIA CONTESSA,RIGHT ON MELEDO AVE, LEFT ON VERONELLA ST, AND HOME IS ON THE LEFT.**

Remarks **Experience refined contemporary living at 2502 Veronella, a striking single-story residence in Tri Pointe's Strata Collection within the sought-after master-planned community of Inspirada Offering nearly 2,800 square feet with 3 bedrooms, a den and 2½ baths, this home blends generous proportions with sophisticated finishes Expansive 30x60 porcelain tile and 6-inch baseboards create a sleek, cohesive aesthetic, while quartz countertops, a designer backsplash, high-end appliances and an exceptionally spacious pantry elevate the kitchen A custom floating entertainment center anchors the living space, where two sets of 12-foot sliding glass doors create a seamless connection to private, inviting outdoor living The expansive primary retreat offers its own 12-foot sliders, organized closet storage and an exceptionally spacious spa-inspired bath with a luxurious shower and soaking tub Custom laundry cabinetry adds thoughtful functionality Ideally positioned across from the community pool, this home also offers access to Inspirada's parks, tennis and basketball courts, soccer fields, dog parks and walking trails A distinctive blend of modern design, elevated comfort and effortless indoor-outdoor living**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	**15x16**	**CEILFN, CEILIT, CLOSET, CUSTMCLOST, SEPRAT, WICLOS**	**2nd Bedroom**	**12x14**	**CEILFN, CEILIT, CLOSET, TVCAB**
3rd Bedroom	**12x13**	**CEILFN, CEILIT, CLOSET, TVCAB**	**Kitchen**	**10x20**	**BRKBAR, BUTLRPANTRY, CUSCAB, ISLAND, RECESS, PANTRY, QUARTZ, STAINSTEELAPPLI, TILE, CATVLT, WALKPAN**

MBR Down? **Y** Bed Down Bath Down Ba Dn Desc.
Refrg **Y** Dispos **Y** Dishw **Y** Washer Inc **Y** Dryer Inc **Y** DryerUtil **G** Location
OthApplnces **Microwave, Water Conditioner-Owned** Furn Inc **Optional** Oven Desc **Stove(G)**
Interior **Alarm System-Owned, Blinds, Ceiling Fan(s), Fire Sprinklers, Windows Coverings Throughout** Constrctn
Fireplace **0** Flooring **Porcelain**
Fence **Backyard Full Fenced/Block** Equest **None**

UTILITIES INFORMATION

House Face **South** Miscel **None**
Exterior **Back Yard Access, Barbeque Stub, Private Yard**
Landscap **Desert Landscaping, Drip Irrigation/Bubblers, Front Sprinkler System, Mature Landscaping, Rock/Gravel Landscaping**
Heat Sys **Central** Heat Fuel **Gas** Water **Public**
Cool Sys **Central** Cool Fuel **Electric** HVAC Mountd **Y** Sewer **Public**
Utility Info **Cable TV Wired, Cat 5 Wired, Fiber Optic Cable** Energy **Low E-Windows** Water Conservation **No**

ASSOCIATION / CIC INFORMATION

Assoc/CIC **N** Assoc Inc

Special AssesstYN	**N**	Special Assess $		Special Assess Frec			
Assoc Name	**Inpsirada**	CIC Dues	**$255**	How Billed	**Quarte**	Transfer Fee	Setup Fee
Assc CIC		Assc Phn				Other Fee	
Assc CIC 3		Assc Phn 3				Other Fee 3	TotCICMon **$85**

FINANCIAL INFORMATION

Earn Dep **$7,000**	Annual Taxes **$7,433**	SID/LIDTotal	SID/LID Annual
Finance Consid **Cash, Conventional, FHA, VA**			Existing Rent

Presented by: Office Name **Realty ONE Group, Inc** Agent Jeffrey Mix S.0074457

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

2502 Veronella Street

Henderson, NV 89044 | MLS# 2825855 | Buyer:

$879,000

NSB Eligible · Tract 005720

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

Shawn Clem · Citizens Choice · 702-499-1316

ANNUAL TAXES	HOA / MO	INSURANCE / MO	CENSUS TRACT
$7,433	**$85**	**$83**	**005720**

7.15%

10% DOWN · CONVENTIONAL

$6,460

EST. TOTAL / MONTH

P&I	$5,343
PMI	$330
Taxes	$619
Insurance	$83
HOA	$85

Est. cash to close **$96,690**

7.15%

20% DOWN · CONVENTIONAL

$5,537

EST. TOTAL / MONTH

P&I	$4,749
MI/PMI	Not Required
Taxes	$619
Insurance	$83
HOA	$85

Est. cash to close **$184,590**

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.15%

$5,607

10% down · 6.15% · est. total/mo

P&I	$4,820
MI	None
Taxes	$619
Insurance	$83
HOA	$85

Refi costs vary —

$5,072

20% down · 6.15% · est. total/mo

P&I	$4,284
MI	None
Taxes	$619
Insurance	$83
HOA	$85

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $5,537/mo after refinancing (20% down scenario):

Extra applied to principal: $465/mo

7 YRS

years paid off early

~$220,968 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$119 / month**

2-1 BUYDOWN EXAMPLE — LOWER PAYMENTS FOR THE FIRST TWO YEARS

10% down · est. total/mo

Year 1 at 5.15%	**$5,437**
Year 2 at 6.15%	**$5,937**
Year 3+ at 7.15%	**$6,460**

Buydown cost ≈ $18,565, often paid by the seller as a concession

20% down · est. total/mo

Year 1 at 5.15%	**$4,627**
Year 2 at 6.15%	**$5,072**
Year 3+ at 7.15%	**$5,537**

Buydown cost ≈ $16,502, often paid by the seller as a concession

These are estimates, not quotes. Get a real quote from a lender before you make any decision.

Estimates only, not a loan commitment. Rates, payments, taxes, insurance, HOA and buydown costs are subject to change and final lender approval. Consult your loan officer for exact figures. Jeffrey Mix, Realty ONE Group, Inc, S.0074457, 702-510-9625.

MLS#: **2825855** Price: **$879,000**

Address: **2502 Veronella Street**



Clean lines and stone accents define this modern single-level exterior with desert-inspired landscaping.



Clean lines and stone accents define this modern single-level exterior with desert landscaping.



A paved path leads to the modern front entry of this contemporary home.



Polished tile flooring and clean lines define this bright, welcoming entryway.



A spacious layout features glossy tile flooring and recessed lighting throughout.



Gleaming tile floors and soaring ceilings define this modern, open-concept living space.



Gleaming tile floors and soaring recessed ceilings define this airy, open-concept living space.



Gleaming tile floors and towering ceilings define this open, airy gathering space.



Gleaming polished tile floors reflect light throughout this open concept living area.



Gleaming tile floors and expansive sliding glass doors connect the dining space to the patio.



Polished tile flooring and expansive sliding glass doors connect seamless indoor living to the patio.



Polished tile flooring and sliding glass doors connect this dining space to the outdoors.



Polished tile floors pair perfectly with high ceilings and a central waterfall-style island.



Polished tile flooring and recessed lighting define the expansive modern kitchen and living layout.



A spacious culinary space highlights vaulted ceilings, sleek tile flooring, and a large central island.



Gleaming tile floors and vaulted ceilings enhance this open-concept layout centered around a spacious island.



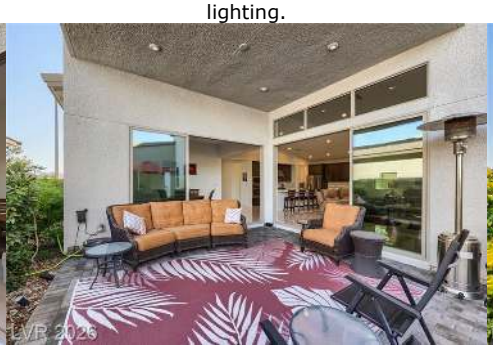
An airy culinary space centers on a waterfall island under vaulted ceilings and recessed lighting.



Custom built-in shelving wraps around this walk-in storage area featuring a central window.



An inviting covered patio features neat stone pavers and integrated recessed lighting overhead.



A sheltered backyard patio features textured ceilings, recessed lighting, and seamless indoor-outdoor transitions through sliding glass doors.



An inviting stone-paved patio offers an ideal setting for outdoor dining and entertaining.



Clean lines and low-maintenance landscaping define this modern exterior with a paver driveway.



An inviting stone paver driveway looks out toward a modern community setting.



An inviting paved patio area is framed by stucco exterior walls and large glass doors.



An inviting paved patio area is bordered by colorful landscaping and stucco exterior finishes.



An inviting covered patio integrates seamlessly with the surrounding courtyard and indoor living spaces.



An inviting brick paver patio extends into a private backyard surrounded by low-maintenance plantings.



A covered patio with recessed lighting seamlessly transitions to the paved courtyard outdoor space.



A classic stucco exterior situated on a manicured corner lot with clean architectural lines.



Clean lines and a double vanity define this sleek, modern bathroom space.



High ceilings and clean architectural lines define this serene bedroom space with sliding closet doors.



High ceilings and clean tiled flooring define this serene private retreat.



Custom built-in shelving and ample storage options define this highly functional walk-in closet space.



High ceilings and clean tiled flooring define this sun-washed, minimalist sleeping space.



High ceilings and polished tile floors frame this sunlit bedroom retreat.



Rich wood cabinetry and a functional utility sink define this modern laundry space.



High ceilings and polished tile flooring define this minimalist bedroom space.



Clean lines and smooth neutral flooring define this serene private sanctuary.



A freestanding soaking tub and floating double vanities anchor this contemporary primary bath.



A customized walk-in closet stands adjacent to a bright hallway featuring polished tile flooring.



Smooth tile flooring and crisp white walls create a clean, contemporary bedroom atmosphere.



Clean modern architectural lines pair with stone accents and a bold entry door.



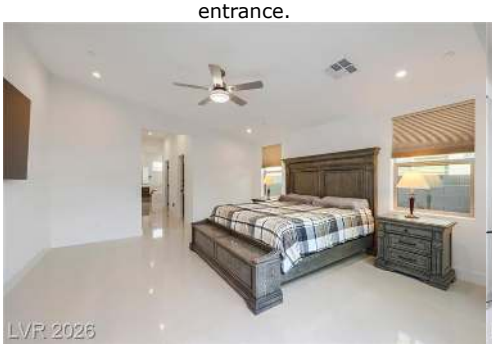
Modern architecture pairs with manicured landscaping at this prominent town center entrance.



An inviting covered entryway showcases textured stone accents and captures majestic mountain vistas.



Polished tile floors and sliding glass doors seamlessly connect this bedroom to the patio.



Gleaming tile floors and high ceilings create an airy atmosphere in this main-level bedroom suite.



An airy bedroom highlights smooth, light-toned flooring, recessed lighting, and clean contemporary doorways.



Clean modern architectural lines define this stucco and stone exterior situated along manicured neighborhood streetscapes.



High-end finishes and clean lines define this contemporary main bath with a glass-enclosed walk-in shower.



Polished tile flooring and sliding glass doors seamlessly connect this bedroom to the patio.



Double doors open to a spacious home office highlighting polished floors and mountain views.



Clean architectural lines define this modern powder room featuring a stone-counter vanity and tile flooring.



Large windows stream natural light across polished tile flooring in this versatile workspace.



Polished tile flooring and a seamless glass shower anchor this sleek primary bath oasis.



Gleaming tile flooring and recessed lighting define this versatile home office workspace.

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
2825855	2502 Veronella Street		$879,000	RES	New Listing	10/15/26	->A

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

Property

Parcel #:	**191-23-112-005**	Address:	**2502 Veronella ST**	Census Tract:	**005720**
TN-RG-SE:	**23 - 61 - 23**	PropCity:	**Henderson**	Zip Code:	**89044-1817**
Tot Value:	**$277,441**	Land Use:	**Sfr**		
GEO ID:	**23-61-23**				

Assessor Description

File-Page: **161-16** Subdivision: **Inspirada Town Center - Arden Capri Strada**
Assr Lot: **5** Block: Area: Bldg: Unit: Tract:
Assr Desc: **INSPIRADA TOWN CENTER - ARDEN CAPRI STRADA PLAT BOOK 161 PAGE 16 LOT 5**

Owner & Doc Information

Owner Name: **Pham Paul**
2nd Owner:
Address: **2502 Veronella Street -**
City: **Henderson** State: **NV** Zip Code: **89044**
Prev Owner: **Tri Pointe Homes Nevada Inc**

DOC DATE	DOC NUMBER	DV
05/22/2023	**230522000901**	

Owner Vesting:

Land & Building Information

Land Value:	**$220,000**	Impr Value:	**$572,689**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Average**	Zoning:	
Acres:	**0.140**	Act Yr Blt:	**2023**	Foundation:		Tot Rooms:	**7**
Lot SqFt:	**6,098**	Eff Yr Blt:	**2023**	Basement:		Bedrooms:	**3**
# of Buildings:	**1**	Construction:		Garage Cap:		Bathrooms:	**4**
Type Style:		Ext Wall:	**Frame/Stucco**	Garage Type:	**Attached Garage**	Full Baths:	**3**
Stories:	**1.00**	Flooring:		Parking Sp:		Half Baths:	**1**
Roof Matrl:	**Concrete Tile**	Heat Systm:	**Forced Air**	Pool YN:		Fireplace YN:	
Roof Type:		Air Cond:	**Central**	Porch:		Fireplaces:	

Property Sub-Areas SqFt

Living Area:	**2,775**	First Flr:	**2,775**	Porch 1:		Grg/Prkg:	**541**
Building Sq Ft:	**2,775**	Second Flr:		Porch 2:		Carport:	
Total Bldg:	**3,316**	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**2,775**	Basement F:		Basement U:			

Sales Information

County:	PRICE	DATE	DEED TYPE
	$790,820	05/01/23	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$7,432.87**	**2026**	**$277,441**	**$200,441**	**$77,000**	**2026**	
Prev:	**$7,218.98**	**2025**	**$277,967**	**$198,167**	**$79,800**	**2025**	
	$7,055.30	**2024**	**$278,423**	**$199,673**	**$78,750**	**2024**	

Delinq: Tot SA Bal:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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

R | **Townhouse** | **Ownership** | **11/19/2026 7:41 AM**



ML#	**2824911**	Status	**A-ER**			L/Price	**$484,999**
Offc	**LIFD**	PubID	**242949**			VTour	**Y**
Bldr		Model				LP/SqFt	**$266**
County	**CLARK**	Parcel#	**191-23-217-091**		City/Town		**Henderson**
Prop Desc				CondoConv		State	**NV**
Type	**ATTACHD**	Unit Desc	**1LEV2FL, 3-5LEVEL**			Studio	
Subdiv	**Inspirada Pod 5-4**					Subdiv#	
Community	**INSPIRADA**	Short Sale	**N**	ForeclosureCommenced	**N**	Repo/REO	**N**
Assc/Comm	**CC&RS, COMMUNITY Pool, Not Age Restricted, Park, Pet Park**						
Zoning	**Single Family**			YrBuilt	**2022/RE**	MH Yr Blt	
Elem K-2	**WALL**	Elem 3-5	**WALL**	YrRound	Junior **DELW**	HighSch	**LIBR**
DOM	**44**			Coming Soon Days on Market			

2664 /Conifer Canyon /Street | Unit | Building # | Zip **89044**

GENERAL INFORMATION

	FB	3/4	HB	Tot
#Bedrms **3**	#Baths **2**	**0**	**1**	**3**

Bldg Desc **2STORY**
Garage **2/Attached, Auto Door Opener(s), Entry to House** | Conv **N** | Carport **0**
AppxLivArea **1,822** | ApprxTotalLivArea **1,822** | #Acres +/- **0.050** | #Den/Oth **0** | #Loft **0**
ApxAddLivArea | AddLivAreaDesc
Roof **Pitched, Tile** | Lot SqFt **2,178** | Parking Desc **Garage/Private**
Private Spa **No** | Lot Desc **Under 1/4 Acre**
Private Pool **N** | Pool Size +/- | Heated Pool

Dir **From S Eastern Ave, R onto Sun City Anthem Dr, R on Volunteer Blvd, L onto Via Inspirada L onto Via Monet, L onto Monte Luna, R onto Conifer Canyon to property on Left**

Remarks **Welcome to elevated living in Inspirada! This beautifully maintained, move-in-ready residence welcomes you with an inviting foyer and a thoughtfully designed open-concept floor plan, ideal for both everyday living and effortless entertaining. The heart of the home is the upgraded island kitchen, featuring elegant quartz countertops, a convenient breakfast bar, stylish pendant lighting, and stainless steel appliances. The seamless flow between the kitchen and living areas leads directly to the backyard, where synthetic grass and paver accents create a beautifully finished, low-maintenance outdoor retreat. Upstairs, the spacious primary suite is privately positioned away from the secondary bedrooms and offers a relaxing ensuite bath and walk-in closet. Two generously sized secondary bedrooms and a conveniently located laundry room add comfort and functionality to the upper level. Additional highlights include a tankless water heater and all appliances included for added convenience. Beyond the home, enjoy the exceptional lifestyle Inspirada has to offer, with community pools, BBQ areas, parks, a dog park, playgrounds, walking paths, and beautifully landscaped surroundings. With its stylish upgrades, functional layout, energy-conscious features, and low-maintenance outdoor living, this Inspirada home is an exceptional opportunity. Experience it virtually through the self-guided 3D tour and discover why this home deserves to be your next address!**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	**14X13**	**CEILFN, CEILIT, SEPRAT, UPSTRS, WICLOS**	**Primary Bath**	**12X11**	**DBLSNK, TUBSHW**
2nd Bedroom	**15x10**	**CEILFN, CEILIT, UPSTRS, WICLOS**	**3rd Bedroom**	**15x10**	**CEILFN, CEILIT, CLOSET, UPSTRS**
Kitchen		**BRKBAR, ISLAND, QUARTZ, STAINSTEELAPPLI**	**Great Room**	**25X21**	**DNSTRS**

MBR Down? **N** | Bed Down **N** | Bath Down **Y** | Ba Dn Desc. **1/2 Bath Downstairs**
Refrg **Y** | Dispos **Y** | Dishw **Y** | Washer Inc **Y** | Dryer Inc **Y** | DryerUtil **B** | Location
OthApplnces **Microwave, Water Conditioner-Owned, Water Filtering System** | Furn Inc **No** | Oven Desc **Stove(G)**
Interior **Blinds, Ceiling Fan(s)** | Constrctn
Fireplace **0** | Flooring **Carpet, Manmade wood or Laminate**
Fence **Backyard Full Fenced/Block** | Equest **None**

UTILITIES INFORMATION

House Face **West** | Miscel **None**
Exterior **Back Yard Access, Patio, Private Yard**
Landscap **Rock/Gravel Landscaping, Synthetic Grass**
Heat Sys **Central** | Heat Fuel **Gas** | Water **Public**
Cool Sys **Central** | Cool Fuel **Electric** | HVAC Mountd **Y** | Sewer **Public**
Utility Info **Solar Panels, Underground Utilities** | Energy **Dual Pane Windows, Solar Panels** | Water Conservation **No**

ASSOCIATION / CIC INFORMATION

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

Assoc Name	**South Edge**	CIC Dues	**$192**	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 **$192**

FINANCIAL INFORMATION

Earn Dep **$7,500**	Annual Taxes **$4,215**	SID/LIDTotal **$1,495**	SID/LID Annual **$208**
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.

2664 Conifer Canyon Street

Henderson, NV 89044 | MLS# 2824911 | Buyer:

$484,999

NSB Eligible · Tract 005720

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

Shawn Clem · Citizens Choice · 702-499-1316

ANNUAL TAXES	HOA / MO	INSURANCE / MO	CENSUS TRACT
$4,215	**$192**	**$83**	**005720**

7.15%

3.5% DOWN · FHA

$4,078

EST. TOTAL / MONTH

P&I	$3,216
MIP	$218
Taxes + SID/LID	$369
Insurance	$83
HOA	$192

Est. cash to close **$21,825**

7.15%

20% DOWN · CONVENTIONAL

$3,264

EST. TOTAL / MONTH

P&I	$2,621
MI/PMI	Not Required
Taxes + SID/LID	$369
Insurance	$83
HOA	$192

Est. cash to close **$101,850**

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.15%

$3,545

3.5% down · 6.15% · est. total/mo

P&I	$2,901
MI	None
Taxes + SID/LID	$369
Insurance	$83
HOA	$192

Refi costs vary —

$3,007

20% down · 6.15% · est. total/mo

P&I	$2,364
MI	None
Taxes + SID/LID	$369
Insurance	$83
HOA	$192

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $3,264/mo after refinancing (20% down scenario):

Extra applied to principal: $257/mo

7 YRS

years paid off early

~$121,922 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$66 / month**

2-1 BUYDOWN EXAMPLE — LOWER PAYMENTS FOR THE FIRST TWO YEARS

3.5% down · est. total/mo

Year 1 at 5.15%	**$3,462**
Year 2 at 6.15%	**$3,763**
Year 3+ at 7.15%	**$4,078**

Buydown cost ≈ $11,175, often paid by the seller as a concession

20% down · est. total/mo

Year 1 at 5.15%	**$2,762**
Year 2 at 6.15%	**$3,007**
Year 3+ at 7.15%	**$3,264**

Buydown cost ≈ $9,105, often paid by the seller as a concession

These are estimates, not quotes. Get a real quote from a lender before you make any decision.

Estimates only, not a loan commitment. Rates, payments, taxes, insurance, HOA and buydown costs are subject to change and final lender approval. Consult your loan officer for exact figures. Jeffrey Mix, Realty ONE Group, Inc, S.0074457, 702-510-9625.

MLS#: **2824911** Price: **$484,999**

Address: **2664 Conifer Canyon Street**









1ST FLOOR



2ND FLOOR







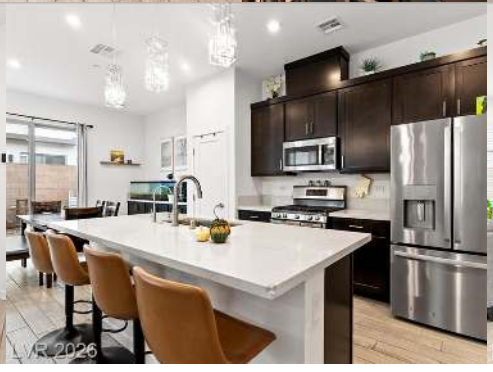















LVR 2026

LVR 2026

LVR 2026

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LVR 2026

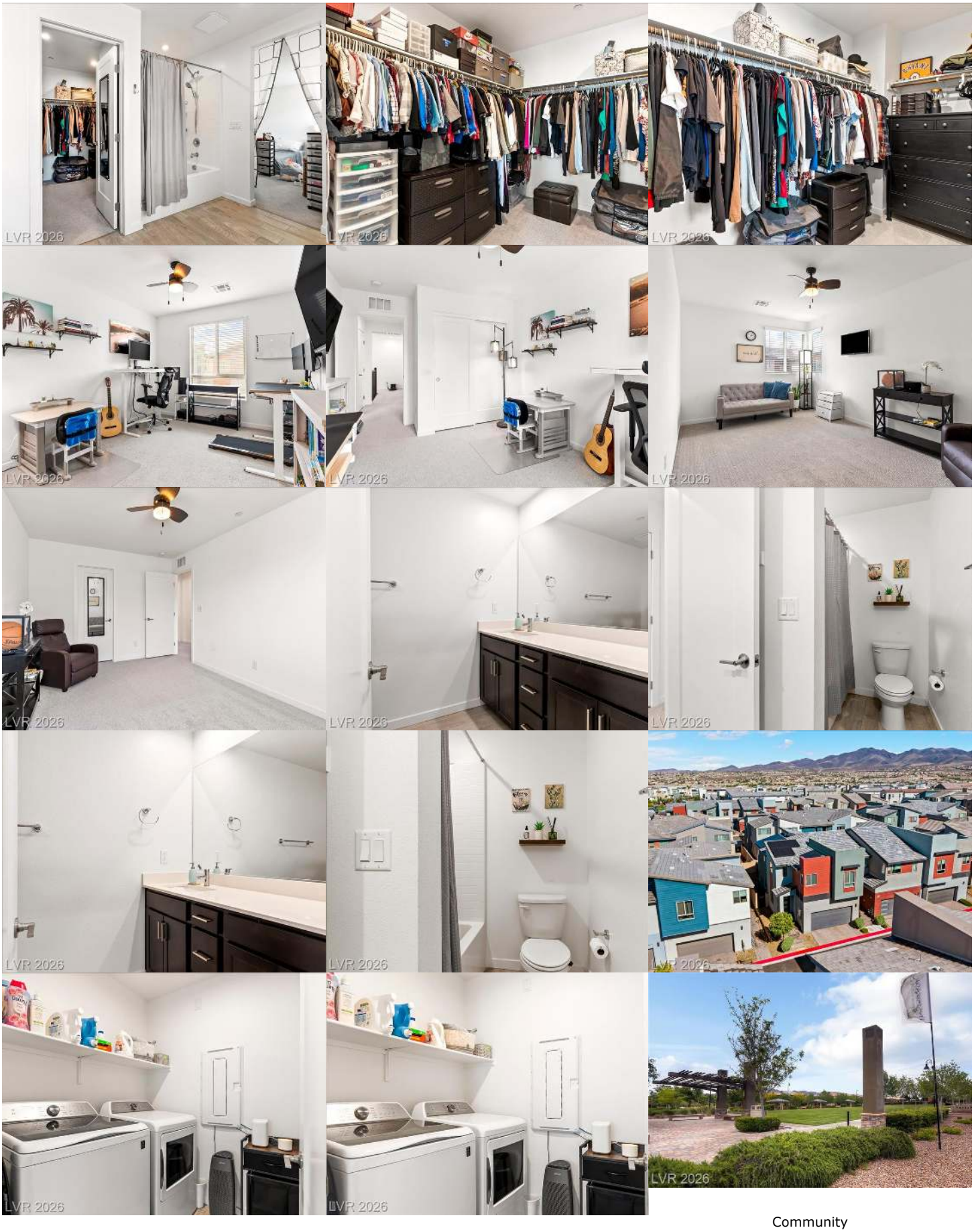
LVR 2026

LVR 2026

LVR 2026

LVR 2026

LVR 2026



Community



Community



Community



Community



Community



Community

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

MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2824911	2664 Conifer Canyon Street	37	$484,999	RES	Price Decrease	11/12/26	$509,999->$484,999
2824911	2664 Conifer Canyon Street		$509,999	RES	New Listing	10/07/26	->A

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

Property

Parcel #:	**191-23-217-091**	Address:	**2664 Conifer Canyon ST**	Census Tract:	**005720**
TN-RG-SE:	**23 - 61 - 23**	PropCity:	**Henderson**	Zip Code:	**89044-1877**
Tot Value:	**$157,969**	Land Use:	**Townhouse/Rowhouse**		
GEO ID:	**23-61-23**				

Assessor Description

File-Page:	**166-20**		Subdivision:	**Inspirada Pod 5-4**			
Assr Lot:	**205**	Block:	Area:		Bldg:	Unit:	Tract:
Assr Desc:	**INSPIRADA POD 5-4 UNIT 2 PLAT BOOK 166 PAGE 20 LOT 205**						

Owner & Doc Information

Owner Name:	**Mosqueda Rachel**		DOC DATE	DOC NUMBER	DV
2nd Owner:	**Porlaris Remedios & Rogelio A**		**04/18/2023**	**230418002494**	**TR**
Address:	**2664 Conifer Canyon Street -**		Owner Vesting:	**Trust**	
City:	**Henderson**	State: **NV** Zip Code: **89044**			
Prev Owner:	**Tri Pointe Homes Nevada Inc**				

Land & Building Information

Land Value:	**$124,000**	Impr Value:	**$327,340**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Average**	Zoning:	
Acres:	**0.050**	Act Yr Blt:	**2022**	Foundation:		Tot Rooms:	**5**
Lot SqFt:	**2,178**	Eff Yr Blt:	**2023**	Basement:		Bedrooms:	**3**
# of Buildings:	**1**	Construction:		Garage Cap:		Bathrooms:	**3**
Type Style:	**Townhouse**	Ext Wall:	**Frame/Stucco**	Garage Type:	**Built-In**	Full Baths:	**2**
Stories:	**2.00**	Flooring:		Parking Sp:		Half Baths:	**1**
Roof Matrl:	**Concrete Tile**	Heat Systm:	**Forced Air**	Pool YN:		Fireplace YN:	
Roof Type:		Air Cond:	**Central**	Porch:		Fireplaces:	

Property Sub-Areas SqFt

Living Area:	**1,822**	First Flr:	**730**	Porch 1:		Grg/Prkg:	**463**
Building Sq Ft:	**1,822**	Second Flr:	**1,092**	Porch 2:		Carport:	
Total Bldg:	**2,285**	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**1,822**	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:		04/18/23	Bargain & Sale Deed
	$452,906	04/01/23	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$4,215.36**	**2026**	**$157,969**	**$114,569**	**$43,400**	**2026**	
Prev:	**$4,082.34**	**2025**	**$150,939**	**$110,339**	**$40,600**	**2025**	
	$3,979.42	**2024**	**$149,615**	**$110,415**	**$39,200**	**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.

R | Single Family Residential | Ownership | SFR | 11/19/2026 7:41 AM



ML#	**2809169**	Status	**A-ER**			L/Price	**$595,000**
Offc	**AROM**	PubID	**253183**			VTour	**Y**
Bldr		Model				LP/SqFt	**$249**
County	**CLARK**	Parcel#	**191-23-312-044**		City/Town		**Henderson**
Prop Desc				CondoConv	**N**	State	**NV**
Type	**DETACHD**	Unit Desc				Studio	**N**
Subdiv	**Inspirada Pod 5-1**					Subdiv#	
Community	**INSPIRADA**	Short Sale	**N**	ForeclosureCommenced	**N**	Repo/REO	**N**
Assc/Comm	**Park**						
Zoning	**Single Family**			YrBuilt	**2018**	MH Yr Blt	
Elem K-2	**WALL**	Elem 3-5	**WALL**	YrRound	**N**	Junior **DELW**	HighSch **LIBR**
DOM	**92**			Coming Soon Days on Market			

3349 /Solento /Lane Unit Building # Zip **89044**

GENERAL INFORMATION

	FB	3/4	HB	Tot
#Bedrms **4** #Baths	**2**	**0**	**1**	**3**

Bldg Desc **2STORY** | Conv **N** | Carport **0**
Garage **2/Attached**
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, UPSTRS, WICLOS**	**2nd Bedroom**	**10x10**	**CLOSET, UPSTRS**
3rd Bedroom	**10x10**	**CEILIT, CLOSET, UPSTRS**	**4th Bedroom**	**13x11**	**CEILFN, CEILIT, DNSTRS, NOCLOSET**
Dining Room	**12x15**	**KITDIN, LIVDIN**	**Kitchen**	**12x14**	**BRKBAR, RECESS, SLDCTP, STAINSTEELAPPLI, WALKPAN**
Living Room	**15x19**	**REAR, SUNKEN**			

MBR Down? **N** | Bed Down **Y** | Bath Down **Y** | Ba Dn Desc.
Refrg **Y** | Dispos **Y** | Dishw **Y** | Washer Inc **Y** | Dryer Inc **Y** | DryerUtil **G** | Location
OthApplnces **Microwave** | Furn Inc **No** | Oven Desc **Stove(G)**
Interior **Alarm System-Owned, Ceiling Fan(s), Windows Coverings Throughout** | Constrctn
Fireplace **0** | Flooring **Tile**
Fence **Backyard Full Fenced/Block, COMMUNITY Wall** | Equest **None**

UTILITIES INFORMATION

House Face **South** | Miscel **None**
Exterior **Back Yard Access**
Landscap **Desert Landscaping, Rock/Gravel Landscaping**
Heat Sys **Central** | Heat Fuel **Gas** | Water **Public**
Cool Sys **Central** | Cool Fuel **Electric** | HVAC Mountd **Y** | 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 Freq
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**	SID/LID Annual **$195**
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.

3349 Solento Lane

Henderson, NV 89044 | MLS# 2809169 | Buyer:

$595,000

NSB Eligible · Tract 005720

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

Shawn Clem · Citizens Choice · 702-499-1316

ANNUAL TAXES	HOA / MO	INSURANCE / MO	CENSUS TRACT
$5,471	**$89**	**$83**	**005720**

7.15%

5% DOWN · CONVENTIONAL

$4,697

EST. TOTAL / MONTH

P&I	$3,818
PMI	$236
Taxes + SID/LID	$472
Insurance	$83
HOA	$89

Est. cash to close **$35,700**

7.15%

20% DOWN · CONVENTIONAL

$3,859

EST. TOTAL / MONTH

P&I	$3,215
MI/PMI	Not Required
Taxes + SID/LID	$472
Insurance	$83
HOA	$89

Est. cash to close **$124,950**

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.15%

$4,088

5% down · 6.15% · est. total/mo

P&I	$3,444
MI	None
Taxes + SID/LID	$472
Insurance	$83
HOA	$89

Refi costs vary —

$3,544

20% down · 6.15% · est. total/mo

P&I	$2,900
MI	None
Taxes + SID/LID	$472
Insurance	$83
HOA	$89

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $3,859/mo after refinancing (20% down scenario):

Extra applied to principal: $315/mo

7 YRS

years paid off early

~$149,575 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$81 / month**

2-1 BUYDOWN EXAMPLE — LOWER PAYMENTS FOR THE FIRST TWO YEARS

5% down · est. total/mo

Year 1 at 5.15%	**$3,966**
Year 2 at 6.15%	**$4,323**
Year 3+ at 7.15%	**$4,697**

Buydown cost ≈ $13,265, often paid by the seller as a concession

20% down · est. total/mo

Year 1 at 5.15%	**$3,243**
Year 2 at 6.15%	**$3,544**
Year 3+ at 7.15%	**$3,859**

Buydown cost ≈ $11,170, often paid by the seller as a concession

These are estimates, not quotes. Get a real quote from a lender before you make any decision.

Estimates only, not a loan commitment. Rates, payments, taxes, insurance, HOA and buydown costs are subject to change and final lender approval. Consult your loan officer for exact figures. Jeffrey Mix, Realty ONE Group, Inc, S.0074457, 702-510-9625.

MLS#: **2809169** Price: **$595,000**

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.



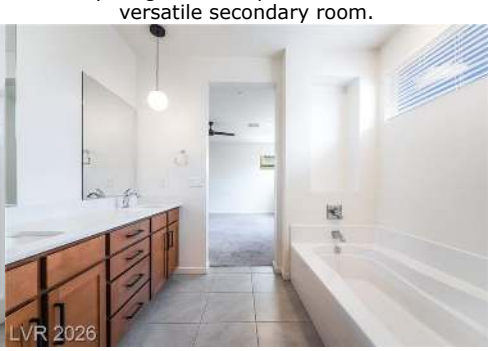
Plush carpeting and multiple windows define this versatile secondary room.



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.



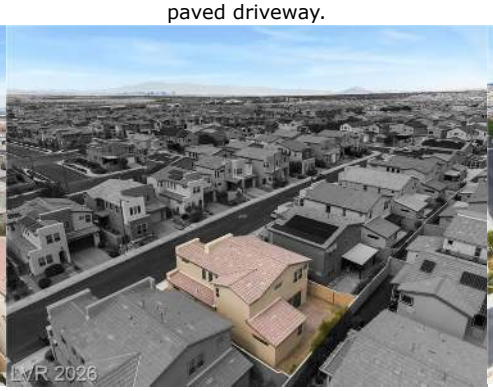
Modern desert architecture frames this elegant multi-level home featuring an arched entry and paved driveway.



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.



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	60	$595,000	RES	Price Decrease	10/18/26	$607,999->$595,000
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**			
Assr Lot:	**71**	Block:	Area:		Bldg:	Unit:	Tract:
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:		Cost Class:	**Average**	Zoning:	
Acres:	**0.090**	Act Yr Blt:	**2018**	Foundation:		Tot Rooms:	**6**
Lot SqFt:	**3,920**	Eff Yr Blt:	**2019**	Basement:		Bedrooms:	**4**
# of Buildings:	**1**	Construction:		Garage Cap:		Bathrooms:	**3**
Type Style:		Ext Wall:	**Frame/Stucco**	Garage Type:	**Built-In**	Full Baths:	**3**
Stories:	**2.00**	Flooring:		Parking Sp:		Half Baths:	
Roof Matrl:	**Concrete Tile**	Heat Systm:	**Forced Air**	Pool YN:		Fireplace YN:	
Roof Type:		Air Cond:	**Central**	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

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Client Brochure View

GLVAR | **Single Family Residential** | **Ownership** | **11/19/2026 7:41 AM**



ML#	**2834040**	Status	**A-ER**			L/Price	**$465,000**
Offc	**REOG07**	PubID	**212293**			VTour	**Y**
Bldr		Model				LP/SqFt	**$257**
County	**CLARK**	Parcel#	**191-14-812-188**		City/Town		**Henderson**
Prop Desc				CondoConv		State	**NV**
Type	**DETACHD**	Unit Desc				Studio	
Subdiv	**Kb Home At South Edge Pod 2-4**					Subdiv#	
Community	**INSPIRADA**	Short Sale	**N**	ForeclosureCommenced	**N**	Repo/REO	**N**

Assc/Comm **Basketball Courts, CC&RS, COMMUNITY Pool, Park, Pet Park, Playground, 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	**7**			Coming Soon Days on Market			

2346 /Borgaro /Street | Unit | Building # | Zip **89044**

GENERAL INFORMATION

						FB	3/4	HB	Tot
Bldg Desc	**2STORY**		#Bedrms	**4**	#Baths	**2**	**0**	**1**	**3**
Garage	**2/Auto Door Opener(s), Entry to House**		Conv		Carport	**0**			
AppxLivArea	**1,812**	ApprxTotalLivArea	**1,812**	#Acres +/-	**0.060**	#Den/Oth	**0**	#Loft	**0**
ApxAddLivArea		AddLivAreaDesc							
Roof	**Tile**		Lot SqFt	**2,614**	Parking Desc	**Garage/Private**			
Private Spa	**No**		Lot Desc	**Under 1/4 Acre**					
Private Pool	**N**		Pool Size +/-		Heated Pool				
Multi Gen:									

Dir **From I-15 & St Rose Pkwy, head Northeast on St Rose Pkwy, R on LV Blvd, L on Volunteer, R on Via Inspirada, L on Via da Vinci, R on Rivoli, L on Biccari, R on Borgaro**

Remarks **Beautifully maintained 4-bedroom, 2.5-bath single-family home in the desirable 89044 zip code! This home has been exceptionally cared for and shows beautifully, offering a nearly new feel throughout. The inviting floor plan provides comfortable living and entertaining space, while the kitchen features granite countertops and all appliances are included, including the refrigerator, dishwasher, oven, washer, and dryer. Enjoy the convenience of being within walking distance to the community pool, tennis courts, parks, and middle school. Ideally located near shopping, dining, and everyday amenities, this home offers the perfect combination of comfort, convenience, and value. Don't miss this wonderful opportunity to own a beautiful, move-in-ready home in a sought-after Henderson community!**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	**13x16**	**CEILFN, WICLOS**	**2nd Bedroom**	**10x9**	**CEILFN**
3rd Bedroom	**10x12**	**CEILFN**	**4th Bedroom**	**10x13**	**CEILFN**
Kitchen		**BRKBAR, GRNCTP, WALKPAN**			

MBR Down?	**N**	Bed Down	**N**	Bath Down	**N**	Ba Dn Desc.			
Refrg	**Y**	Dispos **Y**	Dishw	Washer Inc	**Y**	Dryer Inc	**Y**	DryerUtil	**G**	Location	
OthApplnces	**Microwave**			Furn Inc	**No**	Oven Desc	**Stove(G)**				
Interior	**Blinds, Drywall, Fire Sprinklers**					Constrctn					
Fireplace	**0**					Flooring	**Carpet, Manmade wood or Laminate**				
Fence	**Backyard Full Fenced/Block**					Equest	**None**				

UTILITIES INFORMATION

House Face	**West**			Miscel	**None**		
Exterior	**Private Yard**						
Landscap	**Desert Landscaping**						
Heat Sys	**Central**		Heat Fuel	**Gas**		Water	**Public**
Cool Sys	**Central**		Cool Fuel	**Electric**	HVAC Mountd **Y**	Sewer	**Public**
Utility Info	**Underground Utilities**				Energy **None**	Water Conservation	**No**

ASSOCIATION / CIC INFORMATION

Assoc/CIC	**Y**	Assoc Inc	**NONE**				
Special AssesstYN	**N**	Special Assess $		Special Assess Freq			
Assoc Name	**Inspirada**	CIC Dues	**$95**	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 **$95**

FINANCIAL INFORMATION

Earn Dep **$5,000**	Annual Taxes **$4,004**	SID/LIDTotal	SID/LID Annual
Finance Consid **Cash, Conventional, FHA, VA**			Existing Rent

Presented by: Office Name **Realty ONE Group, Inc** Agent Jeffrey Mix S.0074457

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2346 Borgaro Street

Henderson, NV 89044 | MLS# 2834040 | Buyer:

$465,000

NSB Not Eligible · Tract 005717

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

Shawn Clem · Citizens Choice · 702-499-1316

ANNUAL TAXES	HOA / MO	INSURANCE / MO	CENSUS TRACT
$4,004	**$95**	**$83**	**005717**

7.15%

3.5% DOWN · FHA

$3,805

EST. TOTAL / MONTH

P&I	$3,084
MIP	$209
Taxes	$334
Insurance	$83
HOA	$95

Est. cash to close **$20,925**

7.15%

20% DOWN · CONVENTIONAL

$3,024

EST. TOTAL / MONTH

P&I	$2,513
MI/PMI	Not Required
Taxes	$334
Insurance	$83
HOA	$95

Est. cash to close **$97,650**

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.15%

$3,293

3.5% down · 6.15% · est. total/mo

P&I	$2,782
MI	None
Taxes	$334
Insurance	$83
HOA	$95

Refi costs vary —

$2,778

20% down · 6.15% · est. total/mo

P&I	$2,266
MI	None
Taxes	$334
Insurance	$83
HOA	$95

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $3,024/mo after refinancing (20% down scenario):

Extra applied to principal: $246/mo

7 YRS

years paid off early

~$116,895 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$63 / month**

2-1 BUYDOWN EXAMPLE — LOWER PAYMENTS FOR THE FIRST TWO YEARS

3.5% down · est. total/mo

Year 1 at 5.15%	**$3,214**
Year 2 at 6.15%	**$3,503**
Year 3+ at 7.15%	**$3,805**

Buydown cost ≈ $10,715, often paid by the seller as a concession

20% down · est. total/mo

Year 1 at 5.15%	**$2,543**
Year 2 at 6.15%	**$2,778**
Year 3+ at 7.15%	**$3,024**

Buydown cost ≈ $8,730, often paid by the seller as a concession

These are estimates, not quotes. Get a real quote from a lender before you make any decision.

Estimates only, not a loan commitment. Rates, payments, taxes, insurance, HOA and buydown costs are subject to change and final lender approval. Consult your loan officer for exact figures. Jeffrey Mix, Realty ONE Group, Inc, S.0074457, 702-510-9625.

MLS#: **2834040** Price: **$465,000**

Address: **2346 Borgaro Street**



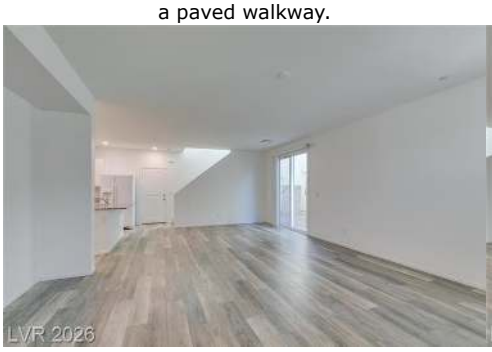
A charming two-story stucco exterior rises above low-maintenance desert landscaping and a paved walkway.



Spanish tile rooflines and structured desert landscaping create inviting curb appeal.



Spanish-style architecture highlights the exterior of this two-story home framed by desert landscaping.



Sliding glass doors open to the outdoors from this versatile open-concept living area.



Clean lines and durable hard-surface flooring define this versatile open living space.



Smooth wood-look flooring and clean lines define this versatile entryway space.



Gleaming wood-inspired flooring anchors this airy open-concept living area with clean-lined architecture.



A spacious layout showcases fresh flooring and clean lines throughout.



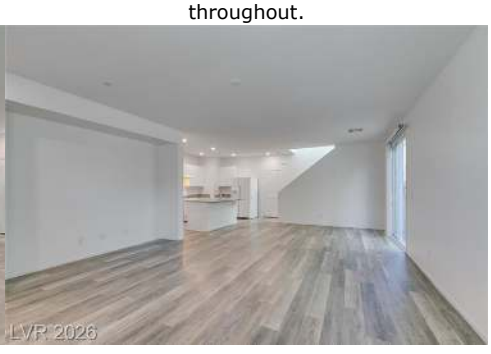
An open-concept living area seamlessly connects to the modern kitchen with clean lines throughout.



Plank flooring runs through the open-concept layout connecting the living spaces and kitchen.



An open-concept living area seamlessly connects to the modern kitchen featuring durable hard-surface flooring.



Smooth wood-look flooring and crisp white walls define this versatile open-concept living area.



Clean lines and updated flooring flow seamlessly throughout this open main-level living space.



An open kitchen layout showcases durable vinyl flooring and a central preparational island.



Sliding glass doors open from the main living area with modern plank flooring.



Sliding glass doors open to the outdoors, illuminating the versatile open floorplan and modern finishes.



Sliding glass doors open to the outdoors from this versatile space with modern plank flooring.



An open living area showcases smooth luxury vinyl plank flooring and a sliding glass door.



An open living space features durable plank flooring and a sliding glass door to the outside.



A spacious layout and smooth plank flooring define this versatile main living area.



An open-concept living area flows seamlessly into a kitchen featuring modern plank flooring.



Recessed lighting illuminates a modern kitchen complete with durable stone counters and a central island.



An open kitchen layout features stone countertops and durable wood-look flooring.



Granite countertops and white cabinetry define this airy kitchen space featuring a central island.



Crisp white cabinetry pairs with granite countertops in this modern kitchen space.



An open floor plan seamlessly connects the kitchen with the adjacent living space.



Clean modern finishes define this airy open-concept layout connecting the kitchen and living areas.



A classic pedestal sink sits beneath an oval mirror in this clean powder room.



Clean lines and neutral carpeting define this versatile secondary bedroom space.



Crisp walls and plush carpeting define this versatile space.



Soft plush carpeting pairs with dual windows in this clean and quiet bedroom space.



Clean lines and a double vanity define this functional bathroom layout.



Plush wall-to-wall carpeting and multiple windows create a comfortable, sunlit atmosphere in this versatile space.



Crisp walls and plush carpeting define this versatile secondary bedroom space.



Crisp white walls and plush carpeting define this versatile upstairs bedroom.



Soft carpeting and clean white walls create a quiet retreat with direct bathroom access.



A spacious double vanity features clean white cabinetry and a large wall-spanning mirror.



A glass-enclosed walk-in shower anchors this updated bathroom space.



A narrow paved side yard is enclosed by a privacy gate and textured stucco exterior walls.



A paved patio path runs alongside the textured stucco exterior under clear skies.



A secluded side yard features a stone paved walkway alongside textured stucco exterior walls.



Sliding glass doors open directly to a private paved patio courtyard.



A classic stucco exterior pairs with a paved driveway and tiled roofing.



A classic stucco exterior, tiled roof, and paved driveway define this welcoming two-story residence.

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History Report

MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2834040	2346 Borgaro Street		$465,000	RES	New Listing	11/12/26	->A
2405655	2346 Borgaro Street	16	$435,000	RES	History	07/08/23	S->H
2405655	2346 Borgaro Street	16	$435,000	RES	Sold	07/10/22	UCS->S
2405655	2346 Borgaro Street	16	$449,000	RES	Under Contract - Show	06/27/22	A->UCS
2405655	2346 Borgaro Street	12	$449,000	RES	Price Decrease	06/23/22	$499,000->$449,000
2405655	2346 Borgaro Street	5	$499,000	RES	Price Decrease	06/16/22	$529,900->$499,000
2405655	2346 Borgaro Street		$529,900	RES	New Listing	06/11/22	->A
2167970	2346 BORGARO Street	42	$1,795	RNT	History	03/16/21	L->H
2167970	2346 BORGARO Street	42	$1,795	RNT	Leased	03/17/20	UCS->L
2167970	2346 BORGARO Street	42	$1,795	RNT	Under Contract - Show	03/06/20	A->UCS
2167970	2346 BORGARO Street		$1,795	RNT	New Listing	01/24/20	->A
2059797	2346 BORGARO Street	17	$1,750	RNT	History	01/24/20	L->H
2059797	2346 BORGARO Street	17	$1,750	RNT	Leased	01/24/19	A->L
2059797	2346 BORGARO Street		$1,750	RNT	New Listing	01/07/19	->A
1964886	2346 BORGARO Street	16	$1,550	RNT	History	02/21/19	L->H
1964886	2346 BORGARO Street	16	$1,550	RNT	Leased	02/21/18	A->L
1964886	2346 BORGARO Street	11	$1,595	RNT	Price Decrease	02/16/18	$1,649->$1,595
1964886	2346 BORGARO Street	7	$1,649	RNT	Price Decrease	02/12/18	$1,700->$1,649
1964886	2346 BORGARO Street	0	$1,700	RNT	New Listing	02/05/18	->A

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Cross Property Tax Report (360)

Property

Parcel #:	**191-14-812-188**	Address:	**2346 Borgaro ST**	Census Tract:	**005717**
TN-RG-SE:	**23 - 61 - 14**	PropCity:	**Henderson**	Zip Code:	**89044-0527**
Tot Value:	**$142,712**	Land Use:	**Sfr**		
GEO ID:	**23-61-14**				

Assessor Description

File-Page:	**147-14**		Subdivision:	**Kb Home At South Edge Pod 2-4**			
Assr Lot:	**188**	Block:	Area:		Bldg:	Unit:	Tract:
Assr Desc:	**KB HOME AT SOUTH EDGE POD 2-4 PLAT BOOK 147 PAGE 14 LOT 188**						

Owner & Doc Information

Owner Name:	**Avila Investment Group Llc**	DOC DATE	DOC NUMBER	DV
2nd Owner:		**07/08/2022**	**220708001631**	
Address:	**60 Brandon Road -**	Owner Vesting:		
City:	**Pleasant Hill** State: **CA** Zip Code: **94523**			
Prev Owner:	**Heh-Borgaro Inspirada Llc**			

Land & Building Information

Land Value:	**$126,000**	Impr Value:	**$281,749**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Fair**	Zoning:	
Acres:	**0.060**	Act Yr Blt:	**2017**	Foundation:		Tot Rooms:	**6**
Lot SqFt:	**2,614**	Eff Yr Blt:	**2018**	Basement:		Bedrooms:	**3**
# of Buildings:	**1**	Construction:		Garage Cap:		Bathrooms:	**3**
Type Style:		Ext Wall:	**Frame/Stucco**	Garage Type:	**Built-In**	Full Baths:	**2**
Stories:	**2.00**	Flooring:		Parking Sp:		Half Baths:	**1**
Roof Matrl:	**Concrete Tile**	Heat Systm:	**Forced Air**	Pool YN:		Fireplace YN:	
Roof Type:		Air Cond:	**Central**	Porch:		Fireplaces:	

Property Sub-Areas SqFt

Living Area:	**1,812**	First Flr:	**818**	Porch 1:		Grg/Prkg:	**457**
Building Sq Ft:	**1,812**	Second Flr:	**994**	Porch 2:		Carport:	
Total Bldg:	**2,269**	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**1,812**	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
	$435,000	07/01/22	Bargain & Sale Deed
County:		05/20/19	Bargain & Sale Deed
		05/20/19	Bargain & Sale Deed
	$272,425	01/26/18	Grant Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$4,004.11**	**2026**	**$142,712**	**$98,612**	**$44,100**	**2026**	
Prev:	**$3,710.11**	**2025**	**$139,419**	**$99,869**	**$39,550**	**2025**	
	$3,435.91	**2024**	**$139,969**	**$100,769**	**$39,200**	**2024**	

Delinq: Tot SA Bal:

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