Open Houses in Inspirada

Saturday, November 7, 2026

Five homes · driving order · 5.3 miles, about 18 minutes · Via Delle Arti opens at 10:00, Ballantrae and Via Napoli at 11:00, Donatello and Solent

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

STOP	ADDRESS	BEDS/BATHS · SQ FT	PRICE	OPEN HOUSE
1	**1966 Via Delle Arti** *Listing courtesy of Randy Myers, Realty ONE Group, Inc.*	3/2.5 · 1,800 sq ft · 2014	**$445,000** est. $3,682/mo at 3.5% down · $2,932/mo at 20% down	10 – 2
2	**2979 Ballantrae Court** *Listing courtesy of Laura Rask, BHHS Nevada Properties.*	4/2.5 · 2,170 sq ft · 2019	**$650,000** est. $5,062/mo at 5% down · $4,143/mo at 20% down	11 – 2
3	**2807 Donatello Manor Place** *Listing courtesy of Lesha Stull, Evolve Realty.*	3/2.5 · 1,854 sq ft · 2019	**$520,000** est. $4,217/mo at 3.5% down · $3,341/mo at 20% down	12 – 1:30
4	**3349 Solento Lane** *Listing courtesy of Daniel Costantini, Avalon Realty & Oaktree Management.*	4/2.5 · 2,387 sq ft · 2018	**$595,000** est. $4,717/mo at 5% down · $3,875/mo at 20% down	12 – 2
5	**2691 Via Napoli** *Listing courtesy of Erin C. Ackerman, Huntington & Ellis, A Real Estate Agency.*	3/2.5 · 1,809 sq ft · 2024	**$429,900** est. $3,645/mo at 3.5% down · $2,921/mo at 20% down	11 – 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 7.20% (Freddie Mac 30-year survey 7.18% on 11/5/26), 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 | **Townhouse** | **Ownership** | **11/06/2026 8:25 AM**



ML#	**2829286**	Status	**A-ER**			L/Price	**$445,000**
Offc	**REOG02**	PubID	**236391**			VTour	**Y**
Bldr		Model				LP/SqFt	**$247**
County	**CLARK**	Parcel#	**191-11-812-101**		City/Town		**Henderson**
Prop Desc				CondoConv		State	**NV**
Type	**ATTACHD**	Unit Desc	**2LEVEL**			Studio	
Subdiv	**South Edge Inspirada Village 1 Pod 1 Phase 1**					Subdiv#	
Community	**INSPIRADA**	Short Sale	**N**	ForeclosureCommenced	**N**	Repo/REO	**N**

Assc/Comm **Basketball Courts, BBQ Area, Clubhouse, COMMUNITY Pool, Exercise Room, Not Age Restricted, Pet Park, Playground, Pool, Tennis Courts**

Zoning	**Single Family**			YrBuilt	**2014/RE**	MH Yr Blt	
Elem K-2	**ELLI**	Elem 3-5	**ELLI**	YrRound	**N**	Junior **DELW**	HighSch **LIBR**
DOM	**18**			Coming Soon Days on Market			

1966 /Via Delle Arti | Unit | Building # | Zip **89044**

GENERAL INFORMATION

	FB	3/4	HB	Tot
#Bedrms **3**	#Baths	**2**	**0**	**1**	**3**
Conv	Carport	**0**			
ApprxTotalLivArea **1,800**	#Acres +/-	**0.040**	#Den/Oth	**0**	#Loft **1**
AddLivAreaDesc					
Lot SqFt **1,742**	Parking Desc	**Garage/Private**			
Lot Desc **Under 1/4 Acre, Corner, Paved Road**					
Pool Size +/-	Heated Pool				

Bldg Desc **2STORY**
Garage **2/Attached, Entry to House**
AppxLivArea **1,800**
ApxAddLivArea
Roof **Pitched, Tile**
Private Spa **No**
Private Pool **N**

Dir **From Volunteer Blvd, turn onto Via Firenze, right on Mantua Village Ave, Left on Via Delle Arti.**

Remarks **Discover this rare Toll Brothers corner townhome at the end of the road in the award-winning community of Inspirada! With one previous owner, this beautifully maintained, move-in-ready home offers 1,800 square feet, 3 bedrooms, 2.5 baths, a welcoming front courtyard, and a covered front porch with a BBQ included. A lockable privacy screen door adds convenience. Inside, an open floor plan, abundant natural light, 9-foot ceilings, plantation shutters, and ceiling fans in every room create an inviting atmosphere. The kitchen features a large island, stainless steel appliances, including the refrigerator, and a pantry, making everyday meals and entertaining effortless. Neutral 20-inch tile flooring provides a cool surface underfoot, while recessed lighting enhances the downstairs living spaces and carpeting adds comfort upstairs. The spacious primary suite includes a walk-in closet with built-in shelving and a private bath with an oversized soaking tub and separate shower. The generously sized upstairs laundry room offers a utility sink, storage cabinets, and an included washer and dryer with pedestals. Additional highlights include a tankless water heater and soft water loop. Enjoy exclusive access to the Toll Brothers clubhouse, fitness center, and pools, with Solista Park, a pool, and a restaurant just steps away. Inspirada's parks, walking trails, and farmers market on the first and third Saturdays offer even more to enjoy. Schedule your private tour today!**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	**16x14**	**CEILFN, CEILIT, CUSTMCLOST, WICLOS**	**Primary Bath**		**DBLSNK, SEPSHW, SEPTUB**
2nd Bedroom	**13x12**	**CEILFN, CEILIT, CLOSET**	**3rd Bedroom**	**14x11**	**CEILFN, CEILIT, CLOSET**
Kitchen		**ISLAND, PANTRY, STAINSTEELAPPLI**	**Living Room**	**17x14**	**CEILFN, CEILIT**

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** | Furn Inc **No** | Oven Desc **Stove(G)**
Interior **Ceiling Fan(s)** | Constrctn
Fireplace **0** | Flooring **Carpet, Tile**
Fence **Backyard Full Fenced/Block** | Equest **None**

UTILITIES INFORMATION

House Face **West** | Miscel **None**
Exterior **Back Yard Access, Barbeque Stub, Patio**
Landscap **Drip Irrigation/Bubblers, Shrubs, Synthetic Grass**
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	**MGMT**				
Special AssesstYN	**N**	Special Assess $		Special Assess Frec			
Assoc Name	**INSPIRADA/TOLL BROTH**	CIC Dues	**$603**	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 **$201**

FINANCIAL INFORMATION

Earn Dep **$4,000** | Annual Taxes **$2,784** | SID/LIDTotal | SID/LID Annual

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

1966 Via Delle Arti

Henderson, NV 89044 | MLS# 2829286 | Buyer:

$445,000

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

Shawn Clem · Citizens Choice · 702-499-1316

ANNUAL TAXES	HOA / MO	INSURANCE / MO	CENSUS TRACT
$2,784	**$201**	**$83**	

7.20%

3.5% DOWN · FHA

$3,682

EST. TOTAL / MONTH

P&I	$2,966
MIP	$200
Taxes	$232
Insurance	$83
HOA	$201

Est. cash to close **$20,025**

7.20%

20% DOWN · CONVENTIONAL

$2,932

EST. TOTAL / MONTH

P&I	$2,416
MI/PMI	Not Required
Taxes	$232
Insurance	$83
HOA	$201

Est. cash to close **$93,450**

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.20%

$3,192

3.5% down · 6.20% · est. total/mo

P&I	$2,676
MI	None
Taxes	$232
Insurance	$83
HOA	$201

Refi costs vary —

$2,696

20% down · 6.20% · est. total/mo

P&I	$2,180
MI	None
Taxes	$232
Insurance	$83
HOA	$201

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $2,932/mo after refinancing (20% down scenario):

Extra applied to principal: $236/mo

7 YRS

years paid off early

~$113,472 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$61 / month**

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

MLS#: **2829286** Price: **$445,000**

Address: **1966 Via Delle Arti**



Front of Structure



Kitchen



Kitchen



Kitchen



Living Room



Living Room



Living Room



Living Room



Kitchen



Kitchen



Dining Room



Office



Bedroom



Laundry



Front of Structure



Front of Structure



Front of Structure



Yard



Pool



Entry



Front of Structure



Floor Plan

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MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2829286	1966 Via Delle Arti		$445,000	RES	New Listing	10/23/26	->A
2796032	1966 Via Delle Arti	104	$429,900	RES	Withdrawn	10/12/26	A->W
2796032	1966 Via Delle Arti	86	$429,900	RES	Price Decrease	09/24/26	$444,900->$429,900
2796032	1966 Via Delle Arti	65	$444,900	RES	Price Decrease	09/03/26	$449,900->$444,900
2796032	1966 Via Delle Arti	49	$449,900	RES	Price Decrease	08/18/26	$465,000->$449,900
2796032	1966 Via Delle Arti	1	$465,000	RES	Back On Market	07/01/26	T->A
2796032	1966 Via Delle Arti	1	$465,000	RES	Temporarily Off The Market	07/01/26	A->T
2796032	1966 Via Delle Arti		$465,000	RES	New Listing	07/01/26	->A
2716511	1966 Via Delle Arti	16	$430,000	RES	History	10/21/26	S->H
2716511	1966 Via Delle Arti	15	$430,000	RES	Sold	10/21/25	UCNS->S
2716511	1966 Via Delle Arti	16	$447,000	RES	Under Contract - No Show	09/28/25	A->UCNS
2716511	1966 Via Delle Arti	0	$447,000	RES	Price Decrease	09/12/25	$477,000->$447,000
2716511	1966 Via Delle Arti		$477,000	RES	New Listing	09/12/25	->A

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Property

Parcel #:	**191-11-812-101**	Address:	**1966 Via Delle Arti**	Census Tract:	**005717**
TN-RG-SE:	**23 - 61 - 11**	PropCity:	**Henderson**	Zip Code:	**89044-0260**
Tot Value:	**$133,108**	Land Use:	**Townhouse/Rowhouse**		
GEO ID:	**SE 23-61-11**				

Assessor Description

File-Page:	**134-7**			Subdivision:	**South Edge Inspirada Village 1 Pod 1 Phase 1**		
Assr Lot:	**101**	Block:	**16**	Area:	**606**	Bldg:	Unit: Tract:

Assr Desc: **SOUTH EDGE INSPIRADA VILLAGE 1 POD 1 PHASE 1 PLAT BOOK 134 PAGE 7 LOT 101 BLOCK 16**

Owner & Doc Information

Owner Name:	**Larson Tricia M**			DOC DATE	DOC NUMBER DV
2nd Owner:				**10/21/2025**	**251021000025**
Address:	**1966 Via Delle Arti -**			Owner Vesting:	
City:	**Henderson**	State: **NV**	Zip Code: **89044**		
Prev Owner:	**Joly Julie Living Trust**				

Land & Building Information

Land Value:	**$115,000**	Impr Value:	**$265,309**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Fair**	Zoning:	**PC**
Acres:	**0.040**	Act Yr Blt:	**2014**	Foundation:		Tot Rooms:	**5**
Lot SqFt:	**1,742**	Eff Yr Blt:	**2015**	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:	**1,800**	First Flr:	**751**	Porch 1:		Grg/Prkg:	**437**
Building Sq Ft:	**1,800**	Second Flr:	**1,049**	Porch 2:		Carport:	
Total Bldg:	**2,237**	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**1,800**	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
	$430,000	10/17/25	Bargain & Sale Deed
		05/28/25	Quit Claim Deed
County:		05/28/25	Quit Claim Deed
	$279,124	11/12/14	Bargain & Sale Deed
		04/12/07	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$2,784.11**	**2026**	**$133,108**	**$92,858**	**$40,250**	**2026**	
Prev:	**$2,705.62**	**2025**	**$132,382**	**$92,482**	**$39,900**	**2025**	
	$2,627.32	**2024**	**$135,100**	**$95,200**	**$39,900**	**2024**	

Delinq: Tot SA Bal:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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R | Single Family Residential | Ownership | SFR | 11/06/2026 8:25 AM



ML# **2830396** Status **A-ER** L/Price **$650,000**
Offc **AMEG21** PubID **256545** VTour **Y**
Bldr Model LP/SqFt **$300**
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 **7** Coming Soon Days on Market

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

GENERAL INFORMATION

					FB	3/4	HB	Tot
Bldg Desc	**1STORY**	#Bedrms	**4**	#Baths	**1**	**1**	**1**	**3**
Garage	**2/Attached**	Conv		Carport	**0**			
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

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2979 Ballantrae Court

Henderson, NV 89044 | MLS# 2830396 | Buyer:

$650,000

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**	

7.20%

5% DOWN · CONVENTIONAL

$5,062

EST. TOTAL / MONTH

P&I	$4,192
PMI	$257
Taxes	$445
Insurance	$83
HOA	$85

Est. cash to close **$39,000**

7.20%

20% DOWN · CONVENTIONAL

$4,143

EST. TOTAL / MONTH

P&I	$3,530
MI/PMI	Not Required
Taxes	$445
Insurance	$83
HOA	$85

Est. cash to close **$136,500**

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.20%

$4,395

5% down · 6.20% · est. total/mo

P&I	$3,782
MI	None
Taxes	$445
Insurance	$83
HOA	$85

Refi costs vary —

$3,798

20% down · 6.20% · est. total/mo

P&I	$3,185
MI	None
Taxes	$445
Insurance	$83
HOA	$85

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $4,143/mo after refinancing (20% down scenario):

Extra applied to principal: $345/mo

7 YRS

years paid off early

~$165,745 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$88 / month**

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

MLS#: **2830396** Price: **$650,000**

Address: **2979 Ballantrae Court**



Front of home



Front of Structure



VIIRTUALLY STAGED.



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Pantry



Living Room



Living Room



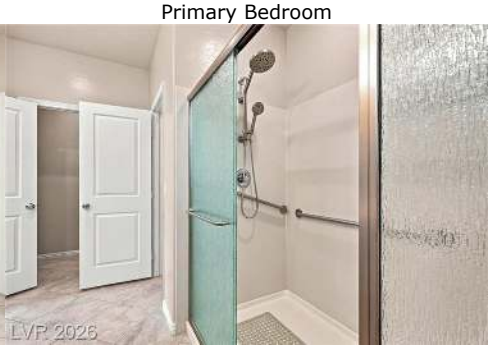
Primary Bedroom



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		$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** | **SFR** | **11/06/2026 8:25 AM**



ML#	**2805058**	Status	**A-ER**			L/Price	**$520,000**
Offc	**EVOL**	PubID	**243960**			VTour	**Y**
Bldr		Model				LP/SqFt	**$280**
County	**CLARK**	Parcel#	**191-23-815-025**		City/Town		**Henderson**
Prop Desc				CondoConv		State	**NV**
Type	**DETACHD**	Unit Desc				Studio	
Subdiv	**Inspirada Pod 4-4**					Subdiv#	
Community	**INSPIRADA**	Short Sale	**N**	ForeclosureCommenced	**N**	Repo/REO	**N**

Assc/Comm **Basketball Courts, BBQ Area, CC&RS, COMMUNITY Facilities, COMMUNITY Pool, COMMUNITY Spa, Not Age Restricted, Park, Pet Park, Pool**

Zoning	**Single Family**			YrBuilt	**2019/RE**	MH Yr Blt	
Elem K-2	**ELLI**	Elem 3-5	**ELLI**	YrRound	Junior **DELW**	HighSch	**LIBR**
DOM	**98**			Coming Soon Days on Market			

2807 /Donatello Manor /Place | Unit | Building # | Zip **89044**

GENERAL INFORMATION

						FB	**3/4**	**HB**	**Tot**
Bldg Desc	**2STORY**	#Bedrms	**3**	#Baths		**2**	**0**	**1**	**3**
Garage	**2/Attached, Auto Door Opener(s), Entry to House, Finished Interior**	Conv		Carport		**0**			
AppxLivArea	**1,854**	ApprxTotalLivArea	**1,854**	#Acres +/-	**0.080**	#Den/Oth	**0**	#Loft	**1**
ApxAddLivArea		AddLivAreaDesc							
Roof	**Pitched, Tile**	Lot SqFt	**3,485**	Parking Desc	**Garage/Private, Restrictions**				
Private Spa	**No**	Lot Desc	**Under 1/4 Acre, No Rear Neighbors**						
Private Pool	**N**	Pool Size +/-		Heated Pool					
Multi Gen:									

Dir **From Eastern and St Rose Pkwy, go South on Easter to the end. Turn right on Sun City Anthem Pkwy. Right on Bicentennial, left on Via Ferenza, Right on Via Contessa then Left on Donatello Manor**

Remarks **Mountain Views, Sunset Skies & No Rear Neighbors | Inspirada | Some homes offer a place to live. This one offers a place to unwind. Enjoy beautiful mountain views, colorful desert sunsets, and added privacy on a premium lot with no rear neighbors in the sought-after Inspirada community. This move-in-ready home features 3 bedrooms, 2.5 bathrooms, and a spacious loft that offers flexibility for a home office, second living area, or entertainment space. The open-concept design brings together a bright great room, dining area, and contemporary kitchen with quartz countertops, stainless steel appliances, and a large island ideal for gathering with family and friends. Thoughtful upgrades add comfort and convenience, including plantation shutters, updated lighting, designer ceiling fans, a tankless water heater, water softener, whole-home water filtration system, and Ring doorbell. All appliances are included. Step outside to a low-maintenance backyard with artificial turf, a paver patio, and a covered outdoor living area. Whether you're enjoying a quiet morning, hosting friends, or taking in the evening sky, the setting offers an inviting extension of your living space. Life in Inspirada brings even more to enjoy, with resort-style pools, parks, sports courts, playgrounds, dog parks, and more than 35 miles of walking and biking trails. Shopping, dining, schools, and convenient access to I-15 round out the location. Come experience the views, privacy, and relaxed outdoor lifestyle that set this home apart. SELLER WILL GIVE EVERY REASONABLE OFFER SERIOUS CONSIDERATION.**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	**15x13**	**CEILFN, CEILIT, UPSTRS, WICLOS**	**2nd Bedroom**	**13x10**	**CEILFN, CEILIT, UPSTRS, WICLOS**
3rd Bedroom	**11x10**	**CEILIT, CLOSET, UPSTRS**	**Kitchen**		**NOOK, CUSCAB, RECESS, PANTRY, QUARTZ, TILE**
Loft	**12x11**	**CEILFN**			

MBR Down?	**N**	Bed Down	**N**	Bath Down	**Y**	Ba Dn Desc.			
Refrg	**Y**	Dispos **Y**	Dishw **Y**	Washer Inc	**Y**	Dryer Inc	**Y**	DryerUtil	**G**	Location	
OthApplnces	**Microwave, Water Filtering System**		Furn Inc	**No**	Oven Desc	**Stove(G)**			
Interior	**Ceiling Fan(s), Fire Sprinklers, Shutters**				Constrctn				
Fireplace	**0**				Flooring	**Carpet, Manmade wood or Laminate, Tile**			
Fence	**Backyard Full Fenced/Wrought Iron**				Equest	**None**			

UTILITIES INFORMATION

House Face **East** | Miscel **None**

Exterior **Back Yard Access, Barbeque Stub, Covered Patio**

Landscap **Desert Landscaping, Drip Irrigation/Bubblers, Front Sprinkler System, Mature Landscaping, Rear Sprinkler System, Rock/Gravel Landscaping, Shrubs**

Heat Sys	**Central, High Efficiency HVAC, Programmable Thermostat, Zoned HVAC**	Heat Fuel	**Gas**	Water	**Public**
Cool Sys	**Central, High Efficiency HVAC, Programmable Thermostat, Refrigeration/Evaporative Combo, SEER 13 or Above**	Cool Fuel	**Electric**	HVAC Mountd	Sewer **Public**

Utility Info	**Cable TV Wired, Underground Utilities**			Energy	**Dual Pane Windows, Low E-Windows**	Water Conservation	**No**

ASSOCIATION / CIC INFORMATION

Assoc/CIC	**Y**	Assoc Inc	**MGMT, REC, RESERV**				
Special AssesstYN	**N**	Special Assess $		Special Assess Frec			
Assoc Name	**Inspirada HOA**	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 **$10,000**	Annual Taxes **$3,667**	SID/LIDTotal **$3,805**	SID/LID Annual **$518**
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.

2807 Donatello Manor Place

Henderson, NV 89044 | MLS# 2805058 | Buyer:

$520,000

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
$3,667	**$85**	**$83**	**005720**

7.20%

3.5% DOWN · FHA

$4,217

EST. TOTAL / MONTH

P&I	$3,466
MIP	$234
Taxes + SID/LID	$349
Insurance	$83
HOA	$85

Est. cash to close **$23,400**

7.20%

20% DOWN · CONVENTIONAL

$3,341

EST. TOTAL / MONTH

P&I	$2,824
MI/PMI	Not Required
Taxes + SID/LID	$349
Insurance	$83
HOA	$85

Est. cash to close **$109,200**

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.20%

$3,644

3.5% down · 6.20% · est. total/mo

P&I	$3,127
MI	None
Taxes + SID/LID	$349
Insurance	$83
HOA	$85

Refi costs vary —

$3,065

20% down · 6.20% · est. total/mo

P&I	$2,548
MI	None
Taxes + SID/LID	$349
Insurance	$83
HOA	$85

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $3,341/mo after refinancing (20% down scenario):

Extra applied to principal: $276/mo

7 YRS

years paid off early

~$132,596 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$71 / month**

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

MLS#: **2805058** Price: **$520,000**

Address: **2807 Donatello Manor Place**



A classic facade with shuttered windows provides a welcoming entryway and ample parking.



neatly paved driveway leading to an integrated garage.



Blue shutters, a paved driveway, and mature landscaping under a partly cloudy sky.



A welcoming paver driveway and walkway.



An inviting covered patio with a ceiling fan transitions to a verdant turf lawn, perfect for outdoor leisure, no neighbors, great views, pool size yard



Enter into an airy entryway featuring elegant plantation shutters and sleek wood flooring leading to a sun-filled living space.



Different View



An open-concept living area with light wood-style flooring flows into a modern kitchen and outdoor patio.



Staged Photograph



modern kitchen with sleek cabinetry and a convenient breakfast bar.



Culinary delights await in this bright kitchen, boasting contemporary cabinetry and stainless steel appliances.



A well-organized pantry offers ample storage with adjustable shelving and door-mounted racks.



A compact and pristine powder room showcases a pedestal sink and contemporary lighting.



A versatile open loft space offers potential for various living arrangements, highlighted by bright recessed lighting.



A well-lit bedroom with plush carpeting features a convenient walk-in closet and a contemporary ceiling fan.



Staged Photo of Primary



soft carpeting, a refreshing ceiling fan, and access to an en-suite bathroom.



A well-appointed primary bathroom featuring a double vanity, soaking tub, and walk-in shower.



Organized living solutions await within this well-appointed walk-in closet, maximizing storage and utility.



An inviting secondary bedroom offers soft carpeting and a ceiling fan, ensuring comfort and quiet repose.



Staged Photo



A well-appointed bathroom features a double vanity and sleek fixtures, perfect for daily routines.



A pristine tub and shower combination awaits behind sleek glass sliding doors.



Comfortable bedroom with soft carpet flooring and window treatments for privacy.



Staged with lighted fan



A dedicated laundry closet offers efficient space with modern appliances and practical shelving.



An inviting covered patio featuring paver stones extends to a manicured lawn, framed by distant mountains.



Staged



Fenced yard with artificial turf for easy maintenance and scenic mountain views.



Arial View



An aerial perspective reveals a vibrant neighborhood nestled against rugged mountains, offering a blend of residential living and desert landscapes.



An aerial perspective reveals a vast residential community with a distant city skyline under a bright sky.



Bold community signage with lush desert landscaping invites residents home.



An aerial perspective reveals a vibrant community with a well-maintained baseball field, adjacent swimming pool, and rows of residential homes.



An aerial perspective reveals a vibrant community with green spaces, residential buildings, and distant mountains under a clear sky.



An aerial perspective reveals a vibrant community park with extensive green spaces and engaging recreational facilities.



An aerial perspective reveals a vibrant community park with extensive recreational facilities nestled amongst desert landscaping.



An inviting community pool with surrounding green spaces and ample lounging areas awaits residents.



An aerial perspective reveals a vibrant community with recreational fields, pools, and extensive residential development under a clear sky.

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
2805058	2807 Donatello Manor Place		$520,000	RES	New Listing	07/31/26	->A
2797308	2807 Donatello Manor Place	8	$549,999	RES	Withdrawn	07/31/26	A->W
2797308	2807 Donatello Manor Place		$549,999	RES	New Listing	07/23/26	->A
2475230	2807 Donatello Manor Place	14	$500,000	RES	History	03/16/24	S->H
2475230	2807 Donatello Manor Place	14	$500,000	RES	Sold	03/17/23	UCNS->S
2475230	2807 Donatello Manor Place	14	$515,000	RES	Under Contract - No Show	03/05/23	A->UCNS
2475230	2807 Donatello Manor Place		$515,000	RES	New Listing	02/19/23	->A
2333253	2807 Donatello Manor Place	15	$449,000	RES	History	11/02/22	S->H
2333253	2807 Donatello Manor Place	15	$449,000	RES	Sold	11/02/21	UCS->S
2333253	2807 Donatello Manor Place	15	$449,000	RES	Under Contract - Show	10/01/21	A->UCS
2333253	2807 Donatello Manor Place		$449,000	RES	New Listing	09/16/21	->A

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Property

Parcel #:	**191-23-815-025**	Address:	**2807 Donatello Manor PL**	Census Tract:	**005720**
TN-RG-SE:	**23 - 61 - 23**	PropCity:	**Henderson**	Zip Code:	**89044-1724**
Tot Value:	**$157,946**	Land Use:	**Sfr**		
GEO ID:	**23-61-23**				

Assessor Description

File-Page:	**156-3**		Subdivision:	**Inspirada Pod 4-4**			
Assr Lot:	**129**	Block:	Area:		Bldg:	Unit:	Tract:
Assr Desc:	**INSPIRADA POD 4-4 UNIT 2 PLAT BOOK 156 PAGE 3 LOT 129**						

Owner & Doc Information

Owner Name:	**McAuliffe Michael**		DOC DATE	DOC NUMBER	DV
2nd Owner:			**11/02/2021**	**211102002146**	
Address:	**656 East Canyon Rock Road -**		Owner Vesting:		
City:	**Green Valley**	State: **AZ** Zip Code: **85614**			
Prev Owner:	**Wuilloud-Aguas Mary M**				

Land & Building Information

Land Value:	**$141,000**	Impr Value:	**$310,274**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Fair**	Zoning:	
Acres:	**0.080**	Act Yr Blt:	**2019**	Foundation:		Tot Rooms:	**6**
Lot SqFt:	**3,485**	Eff Yr Blt:	**2020**	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:	**1,854**	First Flr:	**745**	Porch 1:		Grg/Prkg:	**420**
Building Sq Ft:	**1,854**	Second Flr:	**1,109**	Porch 2:		Carport:	
Total Bldg:	**2,274**	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**1,854**	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:		03/15/23	Bargain & Sale Deed
	$449,000	10/28/21	Bargain & Sale Deed
	$365,352	10/01/19	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$3,666.77**	**2026**	**$157,946**	**$108,596**	**$49,350**	**2026**	
Prev:	**$3,562.57**	**2025**	**$159,090**	**$109,740**	**$49,350**	**2025**	
	$3,627.09	**2024**	**$159,533**	**$110,883**	**$48,650**	**2024**	

Delinq: Tot SA Bal:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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R | **Single Family Residential** | **Ownership** | **SFR** | **11/06/2026 8:25 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	**79**			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**

7.20%

5% DOWN · CONVENTIONAL

$4,717

EST. TOTAL / MONTH

P&I	$3,837
PMI	$236
Taxes + SID/LID	$472
Insurance	$83
HOA	$89

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

7.20%

20% DOWN · CONVENTIONAL

$3,875

EST. TOTAL / MONTH

P&I	$3,231
MI/PMI	Not Required
Taxes + SID/LID	$472
Insurance	$83
HOA	$89

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

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.20%

$4,106

5% down · 6.20% · est. total/mo

P&I	$3,462
MI	None
Taxes + SID/LID	$472
Insurance	$83
HOA	$89

Refi costs vary —

$3,560

20% down · 6.20% · est. total/mo

P&I	$2,915
MI	None
Taxes + SID/LID	$472
Insurance	$83
HOA	$89

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $3,875/mo after refinancing (20% down scenario):

Extra applied to principal: $316/mo

7 YRS

years paid off early

~$151,721 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$81 / month**

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

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.



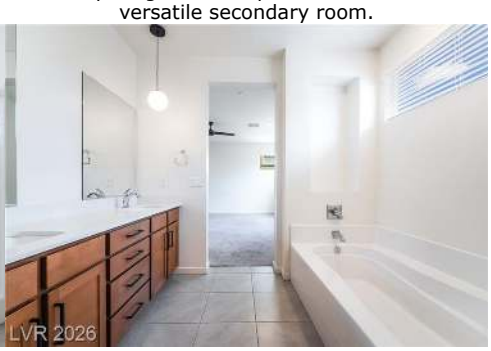
Plush carpeting and multiple windows define this versatile secondary room.



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.



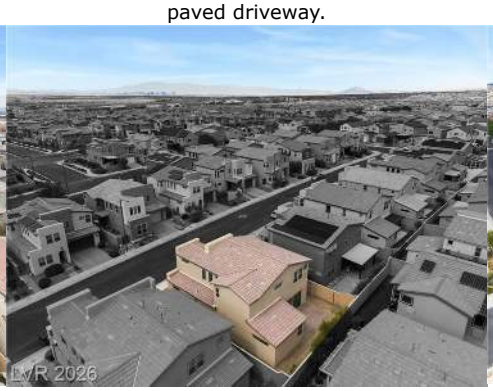
Modern desert architecture frames this elegant multi-level home featuring an arched entry and paved driveway.



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

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Property

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

Assessor Description

File-Page:	**155-18**		Subdivision:	**Inspirada Pod 5-1**			
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 | **Townhouse** | **Ownership** | **11/06/2026 8:25 AM**



ML#	**2813972**	Status	**A-ER**			L/Price	**$429,900**
Offc	**HUNT**	PubID	**227646**			VTour	**Y**
Bldr		Model				LP/SqFt	**$238**
County	**CLARK**	Parcel#	**191-22-312-071**		City/Town		**Henderson**
Prop Desc				CondoConv		State	**NV**
Type	**ATTACHD**	Unit Desc	**2LEVEL**			Studio	
Subdiv	**Inspirada Pod 6-1**					Subdiv#	
Community	**INSPIRADA**	Short Sale	**N**	ForeclosureCommenced	**N**	Repo/REO	**N**

Assc/Comm **Basketball Courts, BBQ Area, CC&RS, COMMUNITY Facilities, COMMUNITY Pool, COMMUNITY Spa, Jogging, Pet Park, Playground, Security, Tennis Courts**

Zoning	**Single Family**			YrBuilt	**2024/RE**	MH Yr Blt	
Elem K-2	**WALL**	Elem 3-5	**WALL**	YrRound	Junior **DELW**	HighSch	**LIBR**
DOM	**57**			Coming Soon Days on Market			

2691 /Via Napoli | Unit | Building # | Zip **89044**

GENERAL INFORMATION

						FB	3/4	HB	Tot
Bldg Desc	**2STORY**		#Bedrms	**3**	#Baths	**2**	**0**	**1**	**3**
Garage	**2/Attached, Entry to House**		Conv		Carport	**0**			
AppxLivArea	**1,809**	ApprxTotalLivArea	**1,809**	#Acres +/-	**0.050**	#Den/Oth	**0**	#Loft	**1**
ApxAddLivArea		AddLivAreaDesc							
Roof	**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 Via Inspirada, Turn South onto Via Napoli.**

Remarks **Save $100s monthly with Seller paid rate buydown! WELCOME HOME to this fantastic almost-new Inspirada townhome with community amenities just outside your front door. The home is light and bright starting with the open concept great room including modern kitchen with designer cabinets and quartz countertops, oversized island ($ builder upgrade), and ample storage options. Enjoy the spacious family room with easy flow to the dining area and front patio. Upstairs are three generously sized bedrooms plus small loft, perfect for flex space. Mountain views from windows, no neighbors across the street, and being just steps away from Senteiro Park and residents-only pool (Inspirada's seventh and final park to be built) make this home truly special. This home has hardly been lived in, and is completely turn-key with private 2-car garage, all appliances included, plus offers energy efficient features including a tankless water heater. All this, located in the sought-after master plan of Inspirada, offering walking trails, parks, pools, playgrounds, community clubs and events, and so much more... it is a lifestyle! This house comes with a REDUCED RATE as low as 6.49% (APR 7.024%) as of 10/26/2026 through List & Lock™. This is a seller paid rate-buydown that reduces the buyer's interest rate and monthly payment. Terms apply.**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	**15x14**	**UPSTRS, WICLOS**	**Primary Bath**		**DBLSNK**
2nd Bedroom	**12x12**	**CLOSET**	**3rd Bedroom**	**10x12**	**CLOSET**
Dining Room	**10x10**	**AREA**	**Kitchen**		**ISLAND, LUXVP**
Living Room	**18x16**	**FORMAL**			

MBR Down?	**N**	Bed Down	**N**	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	**None**			Constrctn			
Fireplace	**0**			Flooring	**Carpet, Luxury Vinyl Plank**		
Fence	**No Fence**			Equest	**None**		

UTILITIES INFORMATION

House Face	**East**			Miscel	**None**		
Exterior	**Patio**						
Landscap	**Desert Landscaping, Drip Irrigation/Bubblers**						
Heat Sys	**Central**		Heat Fuel	**Gas**		Water	**Public**
Cool Sys	**Central**		Cool Fuel	**Electric**	HVAC Mountd	Sewer	**Public**
Utility Info	**Underground Utilities**				Energy	**Dual Pane Windows**	Water Conservation **No**

ASSOCIATION / CIC INFORMATION

Assoc/CIC	**Y**	Assoc Inc	**GROUND, LNDMNT, MGMT**				
Special AssesstYN	**N**	Special Assess $		Special Assess Freq			
Assoc Name	**Inspirada**	CIC Dues	**$480**	How Billed	**Quarte**	Transfer Fee	Setup Fee
Assc CIC	**Master**	Assc Phn	**702-260-7930**			Other Fee	
Assc CIC 3		Assc Phn 3				Other Fee 3	TotCICMon **$160**

FINANCIAL INFORMATION

Earn Dep **$5,000**	Annual Taxes **$3,802**	SID/LIDTotal **$2,340**	SID/LID Annual **$322**		

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2691 Via Napoli

Henderson, NV 89044 | MLS# 2813972 | Buyer:

$429,900

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

Shawn Clem · Citizens Choice · 702-499-1316

ANNUAL TAXES	HOA / MO	INSURANCE / MO	CENSUS TRACT
$3,802	**$160**	**$83**	

7.20%

3.5% DOWN · FHA

$3,645

EST. TOTAL / MONTH

P&I	$2,865
MIP	$193
Taxes + SID/LID	$344
Insurance	$83
HOA	$160

Est. cash to close **$19,346**

7.20%

20% DOWN · CONVENTIONAL

$2,921

EST. TOTAL / MONTH

P&I	$2,334
MI/PMI	Not Required
Taxes + SID/LID	$344
Insurance	$83
HOA	$160

Est. cash to close **$90,279**

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.20%

$3,172

3.5% down · 6.20% · est. total/mo

P&I	$2,585
MI	None
Taxes + SID/LID	$344
Insurance	$83
HOA	$160

Refi costs vary —

$2,693

20% down · 6.20% · est. total/mo

P&I	$2,106
MI	None
Taxes + SID/LID	$344
Insurance	$83
HOA	$160

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $2,921/mo after refinancing (20% down scenario):

Extra applied to principal: $228/mo

7 YRS

years paid off early

~$109,621 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$58 / month**

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

MLS#: **2813972** Price: **$429,900**

Address: **2691 Via Napoli**



Living Room



Kitchen



Front of Structure



Front of Structure



Living Room



Dining Area



Kitchen



Kitchen



Entrance Foyer



Bathroom



Primary Bedroom



Primary Bedroom



View



Primary Bathroom

Hallway







Bedroom

Bedroom

Bathroom







Office

Laundry

Entry







Garage

Garage

Aerial View







Aerial View

Aerial View

Pool



View

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History Report

MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2813972	2691 Via Napoli	55	$429,900	RES	Price Decrease	11/04/26	$437,000->$429,900
2813972	2691 Via Napoli	21	$437,000	RES	Price Decrease	10/01/26	$439,000->$437,000
2813972	2691 Via Napoli		$439,000	RES	New Listing	09/10/26	CSL->A
2813972	2691 Via Napoli		$439,000	RES	Coming Soon	09/02/26	I->CSL

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Cross Property Tax Report (360)

Property

Parcel #:	**191-22-312-071**	Address:	**2691 Via Napoli**	Census Tract:	**005720**
TN-RG-SE:	**23 - 61 - 22**	PropCity:	**Henderson**	Zip Code:	**89044-1904**
Tot Value:	**$136,399**	Land Use:	**Townhouse/Rowhouse**		
GEO ID:	**23-61-22**				

Assessor Description

File-Page:	**165-58**		Subdivision:	**Inspirada Pod 6-1**			
Assr Lot:	**71**	Block:	Area:		Bldg:	Unit:	Tract:
Assr Desc:	**INSPIRADA POD 6-1 PLAT BOOK 165 PAGE 58 LOT 71**						

Owner & Doc Information

Owner Name:	**Long Payton**		DOC DATE	DOC NUMBER	DV
2nd Owner:			**07/18/2024**	**240718001214**	
Address:	**2691 Via Napoli -**		Owner Vesting:		
City:	**Henderson**	State: **NV**	Zip Code: **89044**		
Prev Owner:	**Kb Home Inspirada Llc**				

Land & Building Information

Land Value:	**$102,000**	Impr Value:	**$287,711**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Fair**	Zoning:	
Acres:	**0.050**	Act Yr Blt:	**2024**	Foundation:		Tot Rooms:	**5**
Lot SqFt:	**2,178**	Eff Yr Blt:	**2024**	Basement:		Bedrooms:	**3**
# of Buildings:	**1**	Construction:		Garage Cap:		Bathrooms:	**3**
Type Style:	**Townhouse**	Ext Wall:	**Frame/Stucco**	Garage Type:	**Attached Garage**	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:	**1,809**	First Flr:	**890**	Porch 1:		Grg/Prkg:	**444**
Building Sq Ft:	**1,809**	Second Flr:	**919**	Porch 2:		Carport:	
Total Bldg:	**2,253**	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**1,809**	Basement F:		Basement U:			

Sales Information

County:	PRICE	DATE	DEED TYPE
	$382,551	07/15/24	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$3,801.88**	**2026**	**$136,399**	**$100,699**	**$35,700**	**2026**	
Prev:	**$3,693.74**	**2025**	**$129,945**	**$95,645**	**$34,300**	**2025**	
	$804.88	**2024**	**$34,462**	**$162**	**$34,300**	**2024**	

Delinq: Tot SA Bal:

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