Open Houses in Inspirada

Sunday, November 22, 2026

Five homes · driving order · 7.8 miles, about 23 minutes · Santa Caterina 11:00-2:00, Travesara 1:00-3:00, Borgaro 1:00-4:00 (we're hosting), St

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

STOP	ADDRESS	BEDS/BATHS · SQ FT	PRICE	OPEN HOUSE
1	**2866 Santa Caterina Drive** *Listing courtesy of Nancy D. Matheny, Signature Real Estate Group.*	5/3.5 · 3,894 sq ft · 2019	**$970,000** est. $7,168/mo at 10% down · $6,149/mo at 20% down	11 – 2
2	**3005 Travesara Avenue** *Listing courtesy of Azil Neri, BHHS Nevada Properties.*	4/4.5 · 3,932 sq ft · 2017	**$1,150,000** est. $8,601/mo at 10% down · $7,393/mo at 20% down	1 – 3
3	**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
4	**3198 Stella Cilento Avenue** *Listing courtesy of Lawrence F. Barfield, North American Realty of Nevada.*	4/3.5 · 3,014 sq ft · 2008	**$999,777** est. $7,170/mo at 10% down · $6,120/mo at 20% down	12 – 4
5	**3653 Portici Lane** *Listing courtesy of Annabelle Matsubara, Platinum Real Estate Professionals.*	4/3 · 2,040 sq ft · 2022	**$479,000** est. $3,953/mo at 3.5% down · $3,149/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 | SFR | 11/22/2026 1:32 PM



ML# **2811346** Status **A-ER** L/Price **$970,000**
Offc **SREG04** PubID **242101** VTour **Y**
Bldr Model LP/SqFt **$249**
County **CLARK** Parcel# **191-24-314-004** City/Town **Henderson**
Prop Desc CondoConv **N** 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 **Basketball Courts, BBQ Area, CC&RS, COMMUNITY Pool, Gated, Park, Playground, Social Calendar**
Zoning **Single Family** YrBuilt **2019/RE** MH Yr Blt
Elem K-2 **ELLI** Elem 3-5 **ELLI** YrRound **N** Junior **DELW** HighSch **LIBR**
DOM **94** Coming Soon Days on Market

2866 /Santa Caterina /Drive Unit Building # Zip **89044**

GENERAL INFORMATION

	FB	3/4	HB	Tot
#Bedrms **5** #Baths	**3**	**0**	**1**	**4**

Bldg Desc **2STORY**
Garage **3/Attached** Conv **N** Carport **0**
AppxLivArea **3,894** ApprxTotalLivArea **3,894** #Acres +/- **0.170** #Den/Oth **0** #Loft **1**
ApxAddLivArea **0** AddLivAreaDesc
Roof **Tile** Lot SqFt **7,405** Parking Desc **Garage/Private**
Private Spa **No** Lot Desc **Under 1/4 Acre**
Private Pool **Y/Heated Pool, Inground-Private** Pool Size +/- Heated Pool **Yes**
Multi Gen:

Dir **From St Rose Pkwy and Raider's Way, S on Raider's Way. Merge to Via Inspirada to Bicentennial Highway. E on Bicentennial Hwy. Bicentennial Hwy to Via Firenze Ave. Rt (S) on Via Firenze Ave. Via Firenze Ave to Pavilio Dr. Lft on Pavilio Dr (S). Follow Pavilio Dr to Sable Ridge St. Rt on Sable Ridge St. Follow Sable Ridge St to Angel Bluff Ave. Lft on Angel Bluff Ave (E). Gate is down the street on Rt. Rt on Santa Caterina Dr. Home is on Rt.**

Remarks **This perfect five bedroom family home is an entertainer's dream. Just imagine hosting parties in the spacious kitchen while enjoying a wonderful breeze coming through the back doors doors leading to your very own backyard oasis. This home has not one, but two living rooms, one a very spacious upstairs loft, the other a great room with a view of the backyard and lovely heated in ground swimming pool. There is so much storage space in this home; every bedroom has a walk-in closet (the primary has both a his and a hers walk-in closet). There is a huge storage closet under the stairs, an entryway coat closet, a huge kitchen pantry and super generous three car garage. The downstairs bedroom suite has an entry foyer, a huge walk-in closet an en-suite bath and an oversized coat/linen closet, serving as a second primary suite or mother-in-law quarters. This room has sliding doors to the outside back yard oasis leading out to the pool. In addition to the home's solar panel system, the seller has installed a 240 outlet for convenient EV car charger connection in the garage. There is a custom trim light kit which is changeable for holiday celebrations, and outdoor patio misters to add a col spot in the gorgeous retreat of a backyard with majestic mountain views. Neighborhood amenities include: park, tennis courts, swimming pools walking trails.**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	**12x16**	**BBDOWN, CEILFN, CEILIT, DNSTRS, WICLOS**	**Primary Bedroom**	**16x22**	**2PBR, BBDOWN, CEILFN, CEILIT, CLOSET, SEPRAT, UPSTRS, WICLOS**
2nd Bedroom	**14x13**	**UPSTRS, WICLOS**	**3rd Bedroom**	**14x13**	**CEILFN, CEILIT, UPSTRS, WICLOS**
4th Bedroom	**12x12**	**CEILFN, CEILIT, UPSTRS, WICLOS**	**5th Bedroom**	**12x12**	**CEILFN, CEILIT, UPSTRS, WICLOS**
Dining Room	**12X14**	**AREA**	**Kitchen**	**14X16**	**GRNCTP, ISLAND, RECESS, STAINSTEELAPPLI, WALKPAN**
Living Room	**18X24**	**REAR**	**Loft**	**19X20**	**FAMRM**

MBR Down? **N** Bed Down **Y** Bath Down **Y** Ba Dn Desc. **Full Bath Downstairs**
Refrg **N** Dispos **Y** Dishw **Y** Washer Inc **Y** Dryer Inc **Y** DryerUtil **G** Location
OthApplnces **Microwave, Water Conditioner-Owned** Furn Inc **No** Oven Desc **Built-In Oven(G), Convection Oven**
Interior **Alarm System-Rented, Ceiling Fan(s), Shutters, Window Coverings Partial** Constrctn
Fireplace **0** Flooring **Carpet, Tile**
Fence **Fully Fenced/Block** Equest **None**

UTILITIES INFORMATION

House Face **South** Miscel **Home Protection Plan**
Exterior **Back Yard Access, Barbeque Stub, Covered Patio, Porch, Private Yard**
Landscap **Desert Landscaping, Drip Irrigation/Bubblers, Front Sprinkler System, Rear Sprinkler System, Sprinkler Timer**
Heat Sys **2 or More Units** Heat Fuel **Gas** Water **Public**
Cool Sys **2 or More Central Units** Cool Fuel **Electric** HVAC Mountd **Y** Sewer **Public**

Utility Info	**220 In Garage/Shop, Cable Wired, Solar Panels, Underground Utilities**			Energy	**Solar Panels**	Water Conservation	**No**

ASSOCIATION / CIC INFORMATION

Assoc/CIC	**Y**	Assoc Inc	**COMTAX, GATED, INSUR, LNDMNT, MGMT, REC, RESERV, SECURT**				
Special AssesstYN	**N**	Special Assess $		Special Assess Frec			
Assoc Name	**CCMC**	CIC Dues	**$423**	How Billed	**Quarte**	Transfer Fee	Setup Fee
Assc CIC	**Master**	Assc Phn	**833-301-4538**			Other Fee	
Assc CIC 3		Assc Phn 3				Other Fee 3	TotCICMon **$141**

FINANCIAL INFORMATION

Earn Dep **$20,000**	Annual Taxes **$7,168**	SID/LIDTotal **$7,981**		SID/LID Annual Existing Rent	**$1,039**
Finance Consid **Cash, Conventional, FHA, Owner Will Carry, VA**					

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.

2866 Santa Caterina Drive

Henderson, NV 89044 | MLS# 2811346 | Buyer:

$970,000

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

Shawn Clem · Citizens Choice · 702-499-1316

ANNUAL TAXES	HOA / MO	INSURANCE / MO	CENSUS TRACT
$7,168	**$141**	**$83**	**005719**

7.15%

10% DOWN · JUMBO

$7,168

EST. TOTAL / MONTH

P&I	$5,896
PMI	$364
Taxes + SID/LID	$684
Insurance	$83
HOA	$141

Est. cash to close **$106,700**

7.15%

20% DOWN · CONVENTIONAL

$6,149

EST. TOTAL / MONTH

P&I	$5,241
MI/PMI	Not Required
Taxes + SID/LID	$684
Insurance	$83
HOA	$141

Est. cash to close **$203,700**

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.15%

$6,226

10% down · 6.15% · est. total/mo

P&I	$5,319
MI	None
Taxes + SID/LID	$684
Insurance	$83
HOA	$141

Refi costs vary —

$5,636

20% down · 6.15% · est. total/mo

P&I	$4,728
MI	None
Taxes + SID/LID	$684
Insurance	$83
HOA	$141

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $6,149/mo after refinancing (20% down scenario):

Extra applied to principal: $514/mo

7 YRS

years paid off early

~$243,845 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$132 / month**

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

10% down · est. total/mo

Year 1 at 5.15%	**$6,038**
Year 2 at 6.15%	**$6,590**
Year 3+ at 7.15%	**$7,168**

Buydown cost ≈ $20,487, often paid by the seller as a concession

20% down · est. total/mo

Year 1 at 5.15%	**$5,145**
Year 2 at 6.15%	**$5,636**
Year 3+ at 7.15%	**$6,149**

Buydown cost ≈ $18,210, 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#: **2811346** Price: **$970,000**

Address: **2866 Santa Caterina Drive**



Spanish tile roofing and textured stucco walls define this multi-level suburban residence.



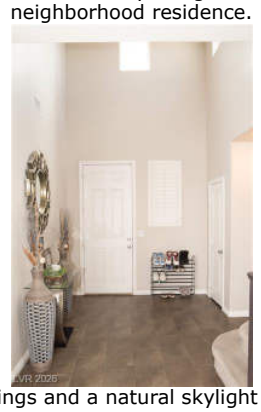
Spanish tile roofing and custom shutters highlight this beautifully designed multi-level neighborhood residence.



Textured stucco walls and a tile roof define the welcoming exterior of this multi-level home.



High ceilings and a prominent staircase define this welcoming entry hallway.



High ceilings and a natural skylight welcome visitors into this tiled entryway.



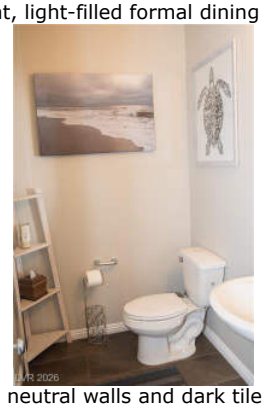
Stone tile flooring and clean lines define this elegant, light-filled formal dining space.



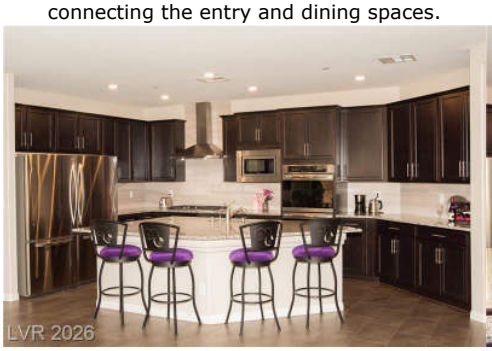
Smooth tile flooring runs through an open layout connecting the entry and dining spaces.



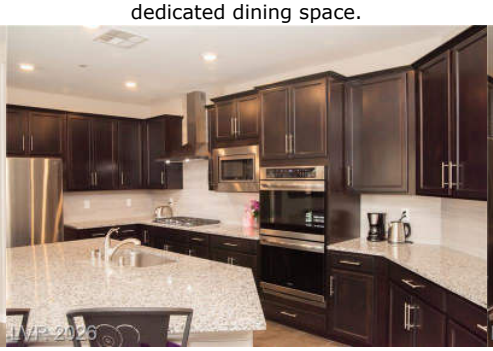
Tiled flooring and built-in cabinetry define this dedicated dining space.



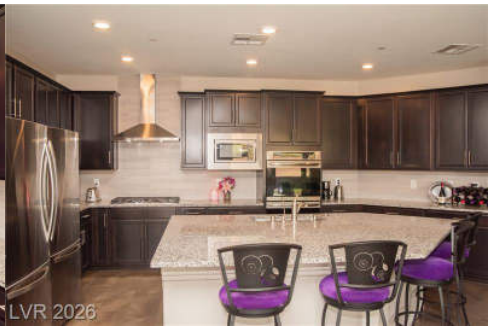
Smooth neutral walls and dark tile flooring define this classic half bathroom.



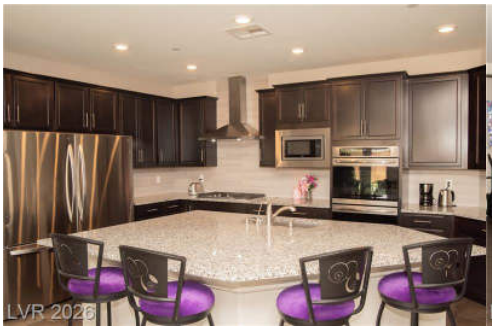
Rich dark cabinetry pairs beautifully with stone countertops and a spacious central island.



Rich dark cabinetry pairs perfectly with granite countertops in this modern kitchen.



Dark cabinetry and light stone countertops anchor this modern culinary space.



Dark cabinetry and granite countertops frame a spacious central island in this culinary space.



Large picture windows frame views of the outdoors in this tiled living room.



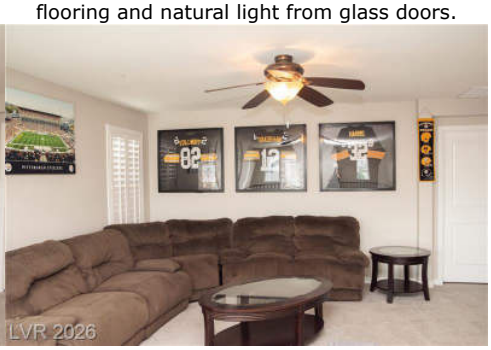
An open-concept living area features clean tile flooring and natural light from glass doors.



Clean tile flooring and classic plantation shutters define this versatile home workspace.



Plush carpet flooring pairs with plantation shutters in this cozy upper level living space.



Smooth plaster walls and soft carpeting define this comfortable gathering space.



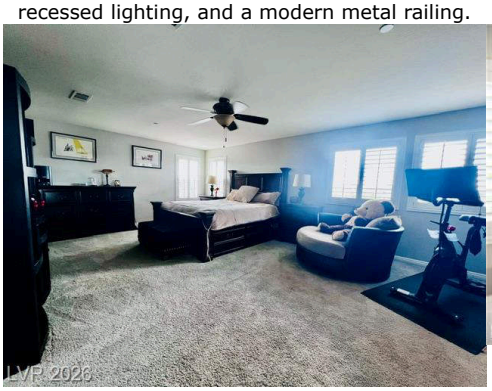
An airy upstairs loft features plush carpeting, recessed lighting, and a modern metal railing.



Smooth plaster walls and soft carpeting define this comfortable basement media space.



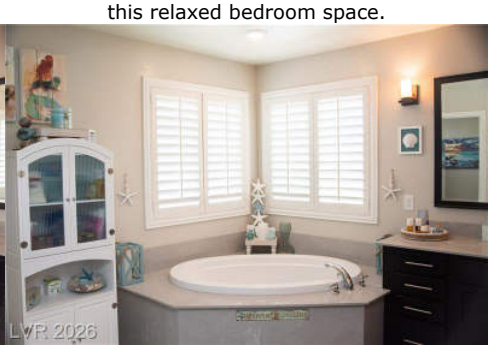
Plush carpeting and plantation shutters define this relaxed bedroom space.



Plentiful natural light streams through multiple plantation shutters into this carpeted bedroom.



A spacious bathroom features dark cabinetry, dual sinks, stone countertops, and a soaking tub.



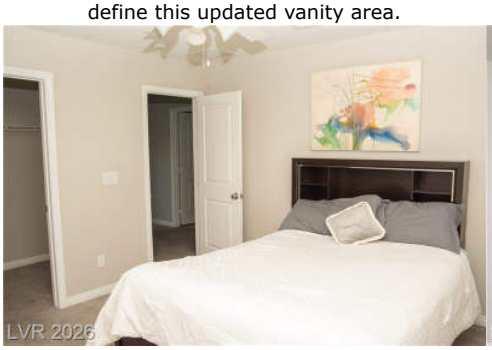
An oval soaking tub nestles beneath corner windows fitted with crisp white plantation shutters.







Smooth stone countertops and dark cabinetry define this updated vanity area.



Textured shower walls and built-in seating pair with a spacious vanity area.



Crisp plantation shutters and soft carpeting anchor this cozy bedroom space.



Plush carpeting anchors this comfortable bedroom complete with a walk-in closet.



Plentiful natural light filters through plantation shutters into this versatile room with plush carpeting.



Plush carpeting and classic shutters define this comfortable space.



Plush wall-to-wall carpeting and clean crown molding define this versatile secondary bedroom space.



Plush carpeting anchors this quiet bedroom retreat complete with plantation shutters.



An integrated tub and shower combination sits adjacent to a classic vanity setup.



Tiled flooring and a classic tub shower assembly define this functional secondary bathroom layout.

Second floor laundry room features a deep laundry sink, adjustable shelving, and tiled flooring.

Second floor laundry setup includes overhead wire shelving and clean neutral walls.



Downstairs in-law quarters has separate entrance to back yard and pool, en-suite bath, walk in closet and over sized storage/linen closet.



An inviting backyard features a sparkling swimming pool, stone paving, and a protective block fence.



An inviting backyard oasis features a sparkling inground swimming pool bordered by block wall fencing.







An inviting backyard oasis features a shimmering in-ground swimming pool enclosed by a privacy wall.

A spacious covered patio overlooks a sparkling in-ground swimming pool and low-maintenance turf.

Shaded brick pavers line a covered patio ideal for outdoor relaxation.







An inviting covered patio features durable paver flooring and seamless sliding glass door access.

An inviting backyard oasis features a sparkling swimming pool, covered patio, and manicured lawn.





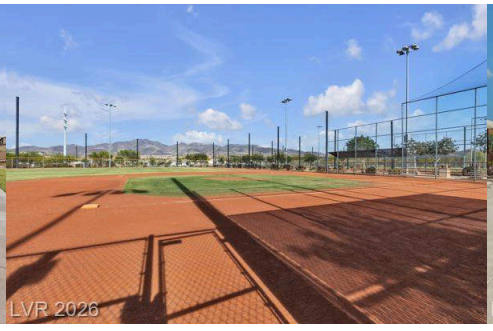














LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2811346	2866 Santa Caterina Drive		$970,000	RES	New Listing	08/22/26	->A
2776528	2866 Santa Caterina Drive	117	$990,000	RES	Withdrawn	08/21/26	A->W
2776528	2866 Santa Caterina Drive		$990,000	RES	New Listing	05/01/26	->A

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Property

Parcel #:	**191-24-314-004**	Address:	**2866 Santa Caterina DR**	Census Tract:	**005719**
TN-RG-SE:	**23 - 61 - 23**	PropCity:	**Henderson**	Zip Code:	**89044-1709**
Tot Value:	**$304,326**	Land Use:	**Sfr**		
GEO ID:	**23-61-23**				

Assessor Description

File-Page:	**155-73**		Subdivision:	**Inspirada Pod 4-2**			
Assr Lot:	**142**	Block:	Area:		Bldg:	Unit:	Tract:
Assr Desc:	**INSPIRADA POD 4-2 UNIT 2 PLAT BOOK 155 PAGE 73 LOT 142**						

Owner & Doc Information

Owner Name:	**Bloss Julianna**		DOC DATE	DOC NUMBER	DV
2nd Owner:			**02/05/2019**	**190205001590**	**RT**
Address:	**2866 Santa Caterina Drive -**		Owner Vesting:	**Revocable Trust**	
City:	**Henderson**	State: **NV** Zip Code: **89044**			
Prev Owner:	**Kb Home Inspirada Llc**				

Land & Building Information

Land Value:	**$224,000**	Impr Value:	**$645,503**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Average**	Zoning:	
Acres:	**0.170**	Act Yr Blt:	**2019**	Foundation:		Tot Rooms:	**10**
Lot SqFt:	**7,405**	Eff Yr Blt:	**2019**	Basement:		Bedrooms:	**5**
# of Buildings:	**1**	Construction:		Garage Cap:		Bathrooms:	**4**
Type Style:		Ext Wall:	**Frame/Stucco**	Garage Type:	**Built-In**	Full Baths:	**3**
Stories:	**2.00**	Flooring:		Parking Sp:		Half Baths:	**1**
Roof Matrl:	**Concrete Tile**	Heat Systm:	**Forced Air**	Pool YN:	**Yes**	Fireplace YN:	
Roof Type:		Air Cond:	**Central**	Porch:		Fireplaces:	

Property Sub-Areas SqFt

Living Area:	**3,894**	First Flr:	**1,861**	Porch 1:		Grg/Prkg:	**689**
Building Sq Ft:	**3,894**	Second Flr:	**2,033**	Porch 2:		Carport:	
Total Bldg:	**4,583**	Upper Area Sq Ft		Deck:	**263**		
Prim Addition:		Basement Area:		2nd Patio/Deck:	**350**		
Above Grade:	**3,894**	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:		05/11/21	Quit Claim Deed
		05/11/21	Affidavit
	$553,597	02/04/19	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$7,168.45**	**2026**	**$304,326**	**$225,926**	**$78,400**	**2026**	
Prev:	**$6,962.26**	**2025**	**$303,446**	**$229,596**	**$73,850**	**2025**	
	$6,759.98	**2024**	**$304,797**	**$233,397**	**$71,400**	**2024**	

Delinq: Tot SA Bal:

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R | Single Family Residential | Ownership | SFR | 11/22/2026 1:32 PM



ML#	**2834305**	Status	**A-ER**			L/Price	**$1,150,000**
Offc	**AMEG21**	PubID	**231266**			VTour	**Y**
Bldr		Model				LP/SqFt	**$292**
County	**CLARK**	Parcel#	**191-14-716-059**		City/Town	**Henderson**	
Prop Desc				CondoConv	**N**	State	**NV**
Type	**DETACHD**	Unit Desc				Studio	**N**
Subdiv	**Inspirada Pod 2-2 Phase 1 2nd Amd**					Subdiv#	
Community	**INSPIRADA**	Short Sale	**N**	ForeclosureCommenced	**N**	Repo/REO	**N**

Assc/Comm **Basketball Courts, BBQ Area, CC&RS, COMMUNITY Pool, Gated, Park, Pickle Ball Court, 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	**4**			Coming Soon Days on Market			

3005 /Travesara /Avenue | Unit | Building # | Zip **89044**

GENERAL INFORMATION

						FB	3/4	HB	Tot
Bldg Desc	**2STORY**		#Bedrms	**4**	#Baths	**2**	**2**	**1**	**5**
Garage	**3/Attached**		Conv		Carport	**0**			
AppxLivArea	**3,932**	ApprxTotalLivArea	**3,932**	#Acres +/-	**0.190**	#Den/Oth	**1**	#Loft	**1**
ApxAddLivArea		AddLivAreaDesc							
Roof	**Composition Shingle, Flat**		Lot SqFt	**8,276**	Parking Desc	**Garage/Private**			
Private Spa	**No**		Lot Desc	**Under 1/4 Acre**					
Private Pool	**N**		Pool Size +/-		Heated Pool	**No**			
Multi Gen:									

Dir **From I-15, take St. Rose Parkway east. Turn right onto Raiders Way, left onto Volunteer Boulevard, right onto Via Firenze, then left onto Cartanda Avenue. Proceed through the Escala gate, turn right onto Artena, then left onto Travesara Avenue. The property is on your right.**

Remarks **Discover distinctive Desert Contemporary living in Escala, a gated neighborhood within Inspirada in Henderson! Set on a desirable 8,276 sq ft corner lot, this beautifully appointed 3,932 sq ft two-story residence blends striking architectural details with thoughtfully designed living spaces. Offering 4 bedrooms, 4.5 baths, and a 3-car garage, this exceptional home welcomes you with a natural desert-inspired palette, bold design elements, soaring 10-foot ceilings, and abundant natural light. The open-concept living area features stacking glass sliding pocket doors for seamless indoor-outdoor living and access to the patio. The gourmet kitchen showcases a premium GE Monogram appliance package, including a 36-inch five-burner cooktop and built-in oven, elegant granite slab countertops, and generous counter space overlooking the dining and living areas. The downstairs primary suite offers a relaxing retreat with a luxurious freestanding soaking tub, expansive walk-in shower, dual-sink vanity, and spacious walk-in closet. An additional downstairs bedroom with a full bath and a separate office or flex space add versatility. Upstairs, enjoy a bright, spacious loft and two generously sized bedrooms, each with a private ensuite bath and walk-in closet. One bedroom opens to an outdoor balcony with mountain and neighborhood views. The desert-landscaped backyard offers low-maintenance outdoor enjoyment. Additional highlights include designer-selected paver driveway and walkways. Enjoy the distinctive Desert Contemporary design and the parks, trails, and recreational amenities of Inspirada.**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	**17x15**	**BBDOWN, CEILIT, WICLOS**	**Primary Bath**	**16x14**	**DBLSNK, MAKEUP, SEPSHW, SEPTUB**
2nd Bedroom	**10x14**	**CEILFN, CEILIT, DNSTRS, WICLOS, WBATH**	**3rd Bedroom**	**14x18**	**WICLOS, WBATH**
4th Bedroom	**12x13**	**WICLOS, WBATH**	**Den**	**14x12**	**DNSTRS**
Dining Room	**19x9**	**AREA**	**Kitchen**	**11x20**	**BUTLRPANTRY, GRNCTP, ISLAND, RECESS, LUXVP, WALKPAN**
Loft	**13x18**	**LIVRM**	**Great Room**	**19x19**	**DNSTRS**
Media Room	**19x16**	**DNSTRS**			

MBR Down? **Y** | Bed Down **Y** | Bath Down **Y** | Ba Dn Desc. **Full Bath Downstairs**

Refrg **Y** | Dispos **Y** | Dishw **Y** | Washer Inc **Y** | Dryer Inc **Y** | DryerUtil **G** | Location

OthApplnces **Microwave** | Furn Inc **No** | Oven Desc **Built-In Oven(E), Cooktop(G)**

Interior **Alarm System-Wired, Ceiling Fan(s), Drapes, Drywall, Fire Sprinklers, Window Coverings** | Constrctn **Partial**

Fireplace **0** | Flooring **Carpet, Hardwood, Luxury Vinyl Plank, Tile**

Fence **Backyard Full Fenced/Block** | Equest **None**

UTILITIES INFORMATION

House Face **North** | Miscel **None**

Exterior **Back Yard Access, Balcony**

Landscap **Desert Landscaping, Drip Irrigation/Bubblers, Mature Landscaping, Rock/Gravel Landscaping, Shrubs, Trees**

Heat Sys **Central, Programmable Thermostat, Zoned HVAC** | Heat Fuel **Gas** | Water **Public**

Cool Sys	**Central**	Cool Fuel	**Gas**	HVAC Mountd	**Y**	Sewer	**Public**
Utility Info	**Cable TV Wired, Cable Wired, Solar Panels, Underground Utilities**			Energy	**Dual Pane Windows**	Water Conservation	**No**

ASSOCIATION / CIC INFORMATION

Assoc/CIC	**Y**	Assoc Inc	**GATED, GROUND, MGMT**				
Special AssesstYN	**N**	Special Assess $		Special Assess Frec			
Assoc Name	**Inspirada Community**	CIC Dues	**$255**	How Billed	**Quarte**	Transfer Fee	Setup Fee
Assc CIC	**Master**	Assc Phn	**702-260-7939**			Other Fee	
Assoc Name 2	**Inspirada Community Association**	CIC Due 2	**$225**	HowBilled2	**Quarte**	TransferFee2	SetupFee2
Assc CIC 2		Assc Phn 2	**702-260-7939**			Other Fee 2	
Assc CIC 3		Assc Phn 3				Other Fee 3	TotCICMon **$160**

FINANCIAL INFORMATION

Earn Dep **$20,000**	Annual Taxes **$9,668**	SID/LIDTotal **$11,443**	SID/LID Annual **$1,564**
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.

3005 Travesara Avenue

Henderson, NV 89044 | MLS# 2834305 | Buyer:

$1,150,000

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
$9,668	**$160**	**$83**	**005717**

7.15%

10% DOWN · JUMBO

$8,601

EST. TOTAL / MONTH

P&I	$6,990
PMI	$431
Taxes + SID/LID	$936
Insurance	$83
HOA	$160

Est. cash to close **$126,500**

7.15%

20% DOWN · JUMBO

$7,393

EST. TOTAL / MONTH

P&I	$6,214
MI/PMI	Not Required
Taxes + SID/LID	$936
Insurance	$83
HOA	$160

Est. cash to close **$241,500**

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.15%

$7,485

10% down · 6.15% · est. total/mo

P&I	$6,306
MI	None
Taxes + SID/LID	$936
Insurance	$83
HOA	$160

Refi costs vary —

$6,784

20% down · 6.15% · est. total/mo

P&I	$5,605
MI	None
Taxes + SID/LID	$936
Insurance	$83
HOA	$160

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $7,393/mo after refinancing (20% down scenario):

Extra applied to principal: $609/mo

7 YRS

years paid off early

~$289,094 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$156 / month**

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

10% down · est. total/mo

Year 1 at 5.15%	**$7,262**
Year 2 at 6.15%	**$7,916**
Year 3+ at 7.15%	**$8,601**

Buydown cost ≈ $24,288, often paid by the seller as a concession

20% down · est. total/mo

Year 1 at 5.15%	**$6,202**
Year 2 at 6.15%	**$6,784**
Year 3+ at 7.15%	**$7,393**

Buydown cost ≈ $21,590, 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#: **2834305** Price: **$1,150,000**

Address: **3005 Travesara Avenue**



Desert Contemporary Design with bold geometric lines and refined stone accents define this modern two-story desert residence.



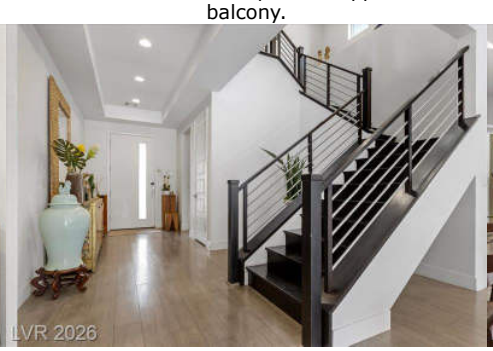
Modern desert architecture stands out with stone accents and a spacious upper-level balcony.



Striking contemporary lines and stone accents define this modern multi-level exterior architecture.



A welcoming entry foyer features warm engineered wood flooring and clean lines under a recessed ceiling.



An inviting entrance foyer welcomes guests with modern stairs and light-filled architectural lines.



Rich wood cabinetry and expansive granite countertops anchor this kitchen flowing seamlessly to the outdoors.



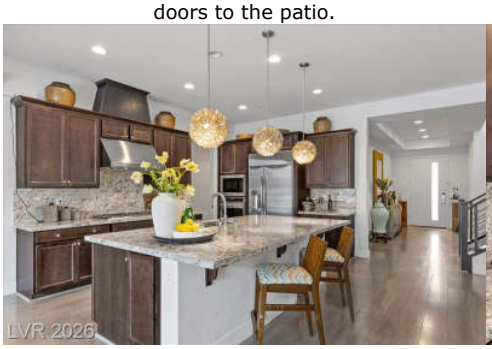
An expansive kitchen features granite countertops, built-in cabinetry, and sliding glass doors to the patio.



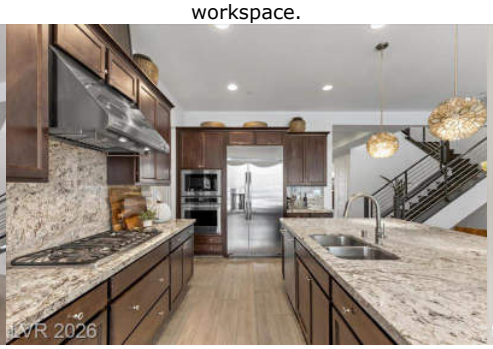
Gleaming stone countertops and warm wood cabinetry anchor this spacious culinary workspace.



Gleaming stone countertops and rich cabinetry anchor this open-concept culinary space.



Rich wood cabinetry and expansive granite countertops anchor this open gourmet kitchen layout.



Rich wood cabinetry paired with elegant stone countertops creates a refined culinary workspace.



Custom cabinetry and durable granite countertops flank the entry to a spacious butler and walk-in pantry. With pocket door access from kitchen



Gleaming wood floors anchor an expansive open-concept interior seamlessly connected to the outdoors.



An open-concept layout seamlessly connects the kitchen with the dining and living spaces.



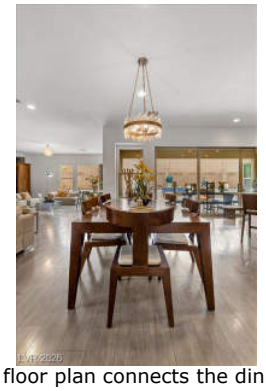
An open-concept main floor features seamless wood-look flooring and a modern open staircase.



Gleaming engineered hardwood floors and an open staircase define this spacious dining area.



An open floor plan connects the dining area with a modern kitchen and adjacent staircase.



An open floor plan connects the dining space with expansive sliding glass doors.



An open floor plan connects the dining space with the kitchen under high ceilings.



An airy open-concept layout features clean lines and smooth wood-look tile flooring.



Smooth wood floors and recessed lighting enhance the open layout of this inviting living room.



Polished hardwood flooring runs through an airy, open layout with high ceilings.



Gleaming wood-look floors anchor a sweeping, open-concept living area under high recessed lighting.



Plentiful windows line this open living area featuring smooth wood-look flooring throughout.



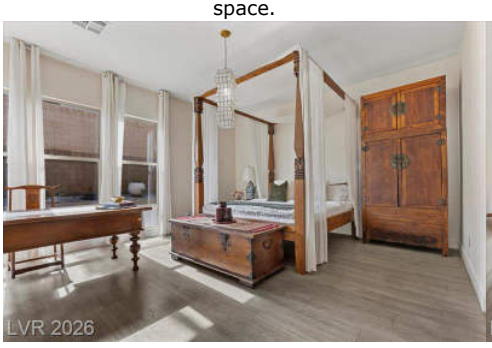
Natural light pours across the wood-look flooring through large windows in this open-plan living space.



Clean lines and smooth wood floors define this open living space with garden views.



An open layout connects multiple living areas over durable wood-look flooring.



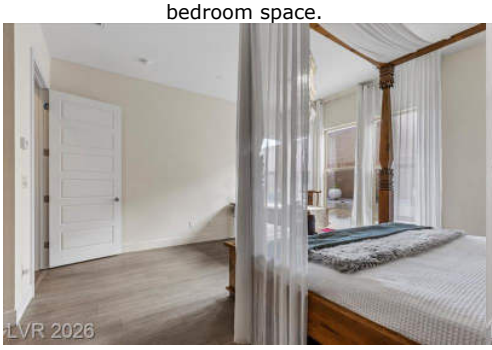
Sunlight streams through large windows onto beautiful wood-look floors in this serene bedroom space.



Sunlight streams through large windows across rich wood-look flooring in this spacious bedroom.



High ceilings and wood flooring frame this serene bedroom layout.



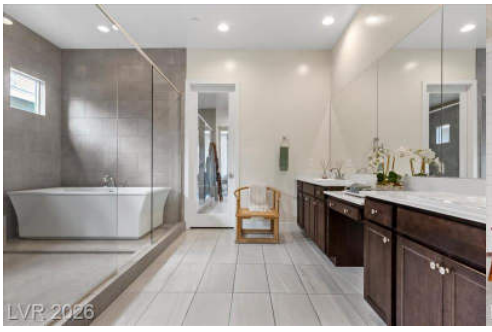
Smooth wood-look flooring and tall windows create a serene, light-filled atmosphere.



Generous closet space featuring durable wood plank flooring and installed hanging rods.



A freestanding soaking tub stands adjacent to an expansive double vanity with dark wood cabinetry.



A spacious bathroom features a modern freestanding tub alongside an extensive dual vanity.



A wet room design integrates a glass-enclosed shower alongside a modern freestanding tub.



A modern soaking tub anchors this bathroom wrapped in floor-to-ceiling tilework.



Sheltered outdoor dining space flows effortlessly to a concrete patio bordered by brick privacy walls.



A spacious covered patio with block pavers transitions seamlessly to the interior through sliding glass doors.



Sheltered outdoor living transitions seamlessly into the interior through wide sliding doors.



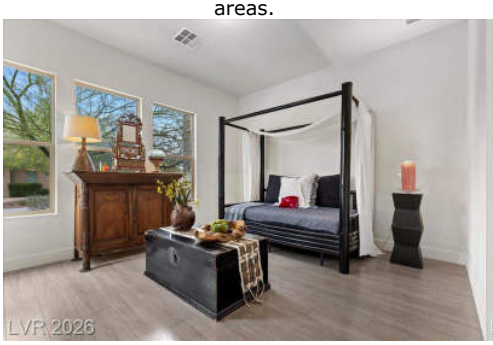
A spacious covered patio features brick paving and seamlessly transitions to the indoor living areas.



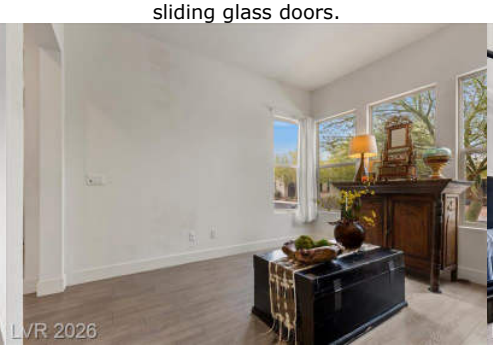
A spacious covered patio integrates seamlessly with the interior living spaces through large sliding glass doors.



An inviting concrete patio provides a clean foundation for relaxing outdoor living.



High ceilings and clean plank flooring frame a tranquil space with tall windows.



Hardwood floors and tall windows define this versatile living area.



Smooth wood-look flooring and crisp white walls define this airy, open space.



A well-appointed vanity cabinet sits adjacent to the convenient bathroom layout.



Tall windows look out over the neighborhood from this space with smooth wood floors.



Gleaming wood-look floors and clean architectural lines define this serene bedroom space.



A classic vanity with solid counters and modern fixtures stands adjacent to a tiled walk-in shower.



A glass-enclosed shower showcases modern gray tiling paired with clean-lined fixtures.



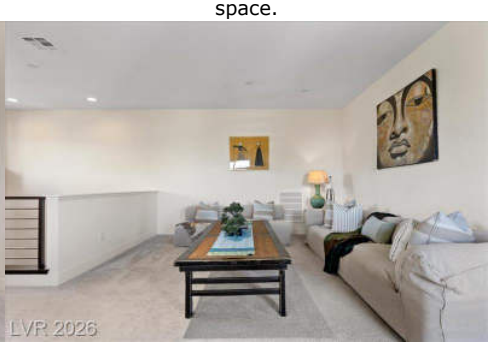
Plush wall-to-wall carpeting and recessed lighting define this versatile second-floor loft space.



A spacious upper landing area highlights soft wall tones and recessed lighting.



A spacious carpeted living area features glass doors leading to the outdoors.



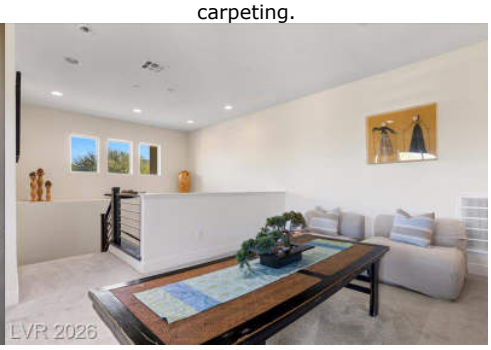
A spacious upper-level loft features clean neutral walls and comfortable wall-to-wall carpeting.



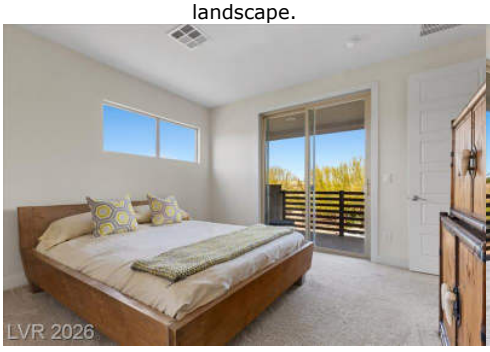
A spacious covered balcony with recessed lighting overlooks the surrounding neighborhood landscape.



A private covered balcony features a solid railing and recessed overhead lighting.



An airy upstairs loft features recessed lighting and neutral carpeting near the staircase.



Sliding glass doors open from this bedroom to a private balcony with scenic desert views.



Glass sliding doors open to a private balcony, filling the bedroom with natural light.



A spacious bedroom with direct bathroom access features carpeted flooring and a sliding glass door.



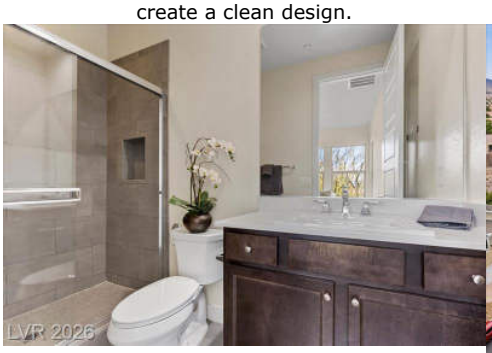
A modern vanity and tub with tiled surround create a clean design.



Large windows flood this plushly carpeted bedroom with natural light.



Sunlight streams through multiple windows in this comfortable bedroom with soft carpeting.



A glass-enclosed walk-in shower sits adjacent to a dark wood vanity with stone counters.



Quiet neighborhood streets wind through a modern suburban community framed by distant mountain ranges.



An aerial perspective showcases the neighborhood layout nestled against a mountain backdrop.



An aerial perspective captures a peaceful residential neighborhood framed by distant mountain peaks.



Elevated views showcase the surrounding neighborhood and desert hillsides under a clear sky.



An aerial perspective showcases the rooftop solar panels and modern outdoor living space.



A paved entryway flanked by manicured landscaping leads to a secure gated neighborhood entrance.



A prominent neighborhood monument Escala sign stands at the entrance under a clear blue sky.



A stone monument sign welcomes residents to the master-planned Inspirada neighborhood surrounded by desert landscaping.



An outdoor basketball court under a blue sky offers space for recreation and play.



A pristine community swimming pool features marked lap lanes surrounded by a spacious concrete deck.



An aerial perspective showcases the extensive community park featuring sports fields and a swimming pool.



Aerial view showcasing the community pool complex situated alongside recreational sports fields.



An aerial perspective showcases the extensive neighborhood park and community recreation facilities.



Lush community parks and sports courts sit nestled against a scenic mountain backdrop.



Expansive community sports fields sit set against a dramatic mountain backdrop.



Scenic aerial views overlook community sports fields set against a desert mountain backdrop.



An aerial view highlights modern community sports facilities surrounded by scenic desert mountain vistas.



An aerial perspective showcases the neighboring community sports fields and recreational playground park.



Expansive community sports fields offer well-maintained grounds set against a scenic desert mountain backdrop.



Expansive desert vistas surround these professionally designed sports fields framed by distant rolling hills.



Modern desert architecture creates a striking presence on this prominent corner lot location.

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
2834305	3005 Travesara Avenue		$1,150,000	RES	New Listing	11/18/26	->A

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

Property

Parcel #:	**191-14-716-059**	Address:	**3005 Travesara AVE**	Census Tract:	**005717**
TN-RG-SE:	**23 - 61 - 14**	PropCity:	**Henderson**	Zip Code:	**89044-0547**
Tot Value:	**$346,755**	Land Use:	**Sfr**		
GEO ID:	**23-61-14**				

Assessor Description

File-Page:	**150-62**		Subdivision:	**Inspirada Pod 2-2 Phase 1 2nd Amd**			
Assr Lot:	**272A**	Block:	Area:		Bldg:	Unit:	Tract:
Assr Desc:	**INSPIRADA POD 2-2 PHASE 1 2ND AMD PLAT BOOK 150 PAGE 62 LOT 272A**						

Owner & Doc Information

Owner Name:	**Narrido Edith A**		DOC DATE	DOC NUMBER	DV
2nd Owner:	**Narrido-Luer Edna A**		**12/22/2016**	**161222001640**	
Address:	**1310 Fillmore Street - 409**		Owner Vesting:		
City:	**San Francisco**	State: **CA** Zip Code: **94115**			
Prev Owner:	**Pardee Homes Of Nevada**				

Land & Building Information

Land Value:	**$298,000**	Impr Value:	**$692,729**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Good**	Zoning:	
Acres:	**0.190**	Act Yr Blt:	**2017**	Foundation:		Tot Rooms:	**8**
Lot SqFt:	**8,276**	Eff Yr Blt:	**2017**	Basement:		Bedrooms:	**4**
# of Buildings:	**1**	Construction:		Garage Cap:		Bathrooms:	**5**
Type Style:		Ext Wall:	**Frame/Stucco**	Garage Type:	**Built-In**	Full Baths:	**4**
Stories:	**1.50**	Flooring:		Parking Sp:		Half Baths:	**1**
Roof Matrl:	**Composition Shingle**	Heat Systm:	**Forced Air**	Pool YN:		Fireplace YN:	
Roof Type:		Air Cond:	**Central**	Porch:		Fireplaces:	

Property Sub-Areas SqFt

Living Area:	**3,932**	First Flr:	**3,932**	Porch 1:		Grg/Prkg:	**613**
Building Sq Ft:	**3,932**	Second Flr:		Porch 2:		Carport:	
Total Bldg:	**4,545**	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**3,932**	Basement F:		Basement U:			

Sales Information

County:	PRICE	DATE	DEED TYPE
	$607,301	12/06/16	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$9,667.59**	**2026**	**$346,755**	**$242,455**	**$104,300**	**2026**	
Prev:	**$8,954.07**	**2025**	**$330,974**	**$244,874**	**$86,100**	**2025**	
	$8,291.43	**2024**	**$320,417**	**$239,917**	**$80,500**	**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.

Client Brochure View

GLVAR | **Single Family Residential** | **Ownership** | **11/22/2026 1:32 PM**



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	**10**			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

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

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**



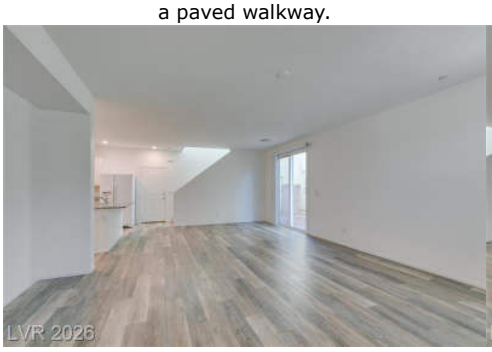
A charming two-story stucco exterior rises above low-maintenance desert landscaping and a paved walkway.



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.



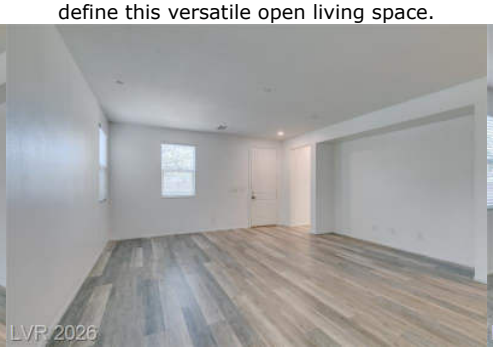
Clean lines and durable hard-surface flooring define this versatile open living space.



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.



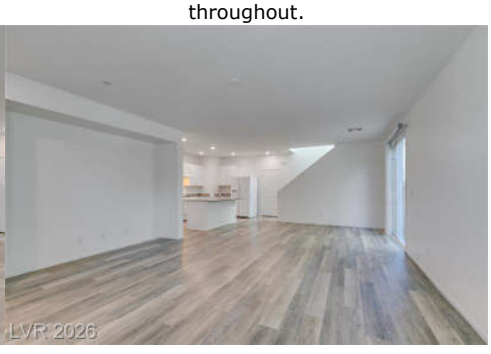
An open-concept living area seamlessly connects to the modern kitchen with clean lines throughout.



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.



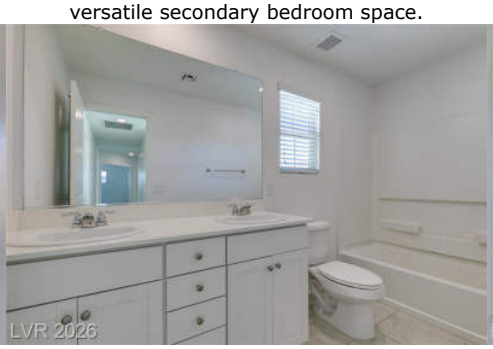
Clean lines and neutral carpeting define this versatile secondary bedroom space.



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.

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

History Report

MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
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

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

Cross Property Tax Report (360)

Property

Parcel #:	**191-14-812-188**	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:

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 | 11/22/2026 1:32 PM



ML#	**2813978**	Status	**A-ER**			L/Price	**$999,777**
Offc	**NARN**	PubID	**012655**			VTour	**Y**
Bldr		Model				LP/SqFt	**$332**
County	**CLARK**	Parcel#	**191-11-812-038**		City/Town	**Henderson**
Prop Desc				CondoConv	**N**	State	**NV**
Type	**DETACHD**	Unit Desc				Studio	**N**
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, CC&RS, Jogging, Not Age Restricted, Playground**						
Zoning	**Single Family**			YrBuilt	**2008/RE**	MH Yr Blt	
Elem K-2	**ELLI**	Elem 3-5	**ELLI**	YrRound	Junior **DELW**	HighSch	**LIBR**
DOM	**81**			Coming Soon Days on Market			

3198 /Stella Cilento /Avenue Unit Building # Zip **89044**

GENERAL INFORMATION

						FB	3/4	HB	Tot
Bldg Desc	**2STORY**	#Bedrms	**4**	#Baths		**3**	**0**	**1**	**4**
Garage	**4/Attached, Auto Door Opener(s), Breeze Way, Entry to House, Finished Interior, Garage Cooled, Tandem**	Conv	**N**	Carport		**0**			
AppxLivArea	**3,014**	ApprxTotalLivArea	**3,014**	#Acres +/-	**0.160**	#Den/Oth	**0**	#Loft	**0**
ApxAddLivArea		AddLivAreaDesc							
Roof	**Tile**	Lot SqFt	**6,970**	Parking Desc	**Garage/Private**				
Private Spa	**Yes/Inground, Outdoor**	Lot Desc	**Under 1/4 Acre**						
Private Pool	**Y/Inground-Private**	Pool Size +/-		Heated Pool	**Yes**				
Multi Gen:									

Dir **From I15 & St Rose, East on St Rose, Right on LV Blvd, Left on Volunteer Blvd, Right on Via Firenze, Right on Palazzo Reale, Left on Via Delle, Right on Stella Cilento Ave home is the corner lot.**

Remarks **HUGE 4 CAR TANDEM GARAGE This beautiful home in the heart of Inspirada features 4 bed rooms 3 1/2 baths 4 car tandum Garage , 3014 sq ft, Two balacony"s one in the front of the home the other one off of Primary Bed room over looking the beautiful pebble tech pool and spa. The front porch features a hamet for just relaxing days outside. This home has been redone inside with amazing features. Two beautiful fireplaces one in the family room and one in the primary bedroom. Primary bath features jucuzzi tub upgraded huge shower and upgraded walk-in closet. window covering t/o upgraded flooring t/o. The kitchen features upgrades stainless steel appliances upgraded kitchen counter tops, huge pantry. Beautiful brick features t/o this beautiful home. The lush landscaping is in the front and back yard. Besides the pool and spa you also have a firepit that is great for those relaxing nights out by the pool. You can really enjoy those bbq's outside also with the built in Bbq . I promise your buyers will love you for showing them this amazing home it also sits on a corner lot. Home also features a alcohol cabinet with a kegger that can be locked up from the younger ones. Beautiful Libary once you walk in the front door. Upgraded light features t/o.**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	**15x13**	**BLCONY, CEILFN, CEILIT, CUSTMCLOST, SITROO, WICLOS**	**Primary Bath**	**10x11**	**DBLSNK, MAKEUP, SEPSHW, SEPTUB**
2nd Bedroom	**11x11**	**CLOSET, WBATH**	**3rd Bedroom**	**12x11**	**CLOSET**
Dining Room	**15x14**	**FORDIN**	**Kitchen**	**12x12**	**BRKBAR, CUSCAB, ISLAND, SLDCTP, STAINSTEELAPPLI, WALKPAN**

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 **G** Location
OthApplnces **Microwave** Furn Inc **No** Oven Desc **Built-In Oven(G), Cooktop(G)**
Interior **Ceiling Fan(s), Shutters** Constrctn
Fireplace **2/Gas** Flooring **Carpet, Tile**
Fence **Backyard Full Fenced/Block** Equest **None**

UTILITIES INFORMATION

House Face **South** Miscel **None**
Exterior **Back Yard Access, Balcony**
Landscap **Mature Landscaping, 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 **None** Water Conservation **Yes**

ASSOCIATION / CIC INFORMATION

Assoc/CIC	**Y**	Assoc Inc	**MGMT**				
Special AssesstYN	**N**	Special Assess $		Special Assess Freq			
Assoc Name	**Inspirada**	CIC Dues	**$126**	How Billed	**Quarte**	Transfer Fee	Setup Fee
Assc CIC	**Master**	Assc Phn	**702-260-7939**			Other Fee	
Assoc Name 2	**inspirada Comm**	CIC Due 2	**$255**	HowBilled2	**Quarte**	TransferFee2	SetupFee2

Assc CIC 2	**Sub**	Assc Phn 2		Other Fee 2	
Assc CIC 3		Assc Phn 3		Other Fee 3	TotCICMon **$127**

FINANCIAL INFORMATION

Earn Dep **$10,000**	Annual Taxes **$6,099**	SID/LIDTotal	SID/LID Annual
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.

3198 Stella Cilento Avenue

Henderson, NV 89044 | MLS# 2813978 | Buyer:

$999,777

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
$6,099	**$127**	**$83**	**005717**

7.15%

10% DOWN · JUMBO

$7,170

EST. TOTAL / MONTH

P&I	$6,077
PMI	$375
Taxes	$508
Insurance	$83
HOA	$127

Est. cash to close **$109,975**

7.15%

20% DOWN · CONVENTIONAL

$6,120

EST. TOTAL / MONTH

P&I	$5,402
MI/PMI	Not Required
Taxes	$508
Insurance	$83
HOA	$127

Est. cash to close **$209,953**

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.15%

$6,200

10% down · 6.15% · est. total/mo

P&I	$5,482
MI	None
Taxes	$508
Insurance	$83
HOA	$127

Refi costs vary —

$5,591

20% down · 6.15% · est. total/mo

P&I	$4,873
MI	None
Taxes	$508
Insurance	$83
HOA	$127

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $6,120/mo after refinancing (20% down scenario):

Extra applied to principal: $529/mo

7 YRS

years paid off early

~$251,330 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$136 / month**

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

10% down · est. total/mo

Year 1 at 5.15%	**$6,006**
Year 2 at 6.15%	**$6,575**
Year 3+ at 7.15%	**$7,170**

Buydown cost ≈ $21,116, often paid by the seller as a concession

20% down · est. total/mo

Year 1 at 5.15%	**$5,085**
Year 2 at 6.15%	**$5,591**
Year 3+ at 7.15%	**$6,120**

Buydown cost ≈ $18,769, 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#: **2813978** Price: **$999,777**

Address: **3198 Stella Cilento Avenue**



Mediterranean architectural details and a tile roof define this multi-level suburban home.



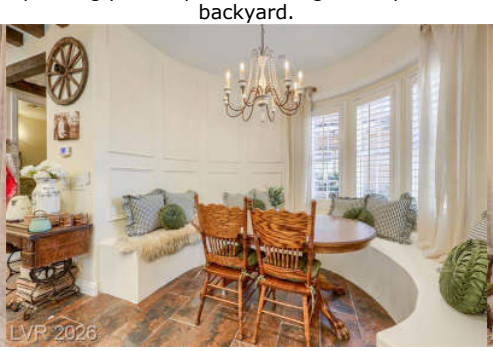
Mediterranean-inspired architecture frames a sparkling private pool and integrated spa in the backyard.



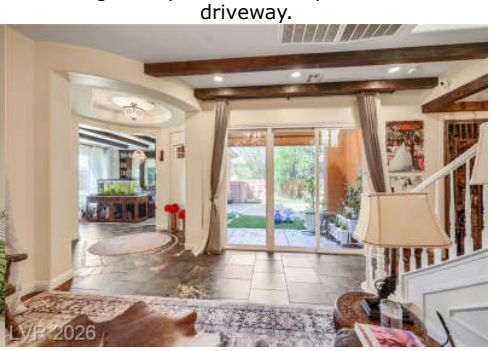
An elegant arched porte-cochere with wrought iron gates opens to a stamped concrete driveway.



Floor-to-ceiling built-in bookcases and rich slate tile flooring define this impressive living area.



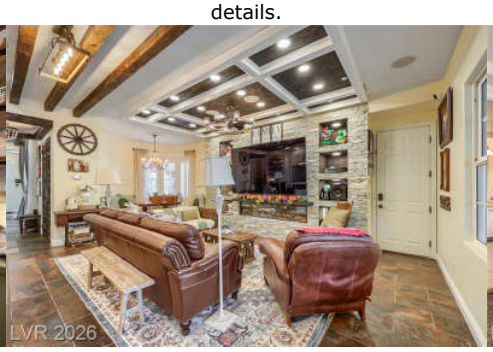
An elegant curved breakfast nook features textured tile flooring and refined wall paneling details.



Rich wood beams and slate tile floors create a welcoming entry with backyard access.



Exposed wood beams and a stone-accented island anchor this meticulously crafted culinary space.



Exposed ceiling beams and a stone fireplace wall anchor this inviting open living space.



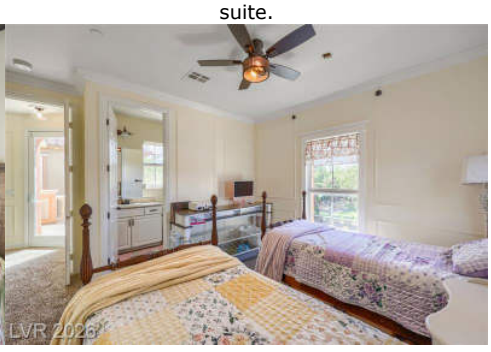
Exposed wood beams and a textured stone accent wall highlight this comfortable bedroom suite.



Exposed wood beams and tiled floors create a warm, rustic atmosphere in this spacious bath.



Richly textured carpeting meets robust overhead timber beams in this cozy sleeping space.



Elegant crown molding and classic wainscoting details enrich this comfortable bedroom space.



A spacious stamped concrete courtyard leads to the entrance of this Mediterranean-style estate.



Warm stucco finishes and classic tile roofing define this Mediterranean-style corner property.



A stone-paved walkway leads past manicured landscaping to the arched main entry of this stucco home.



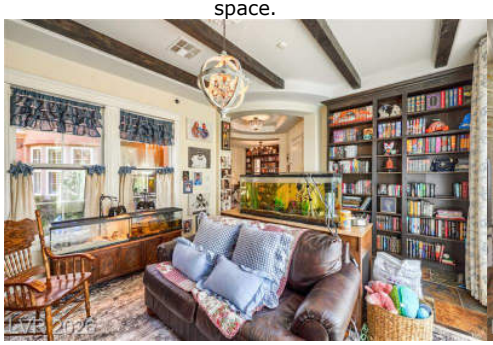
Floor-to-ceiling built-in bookcases and rich stone tile flooring define this warm, inviting library space.



An elegant circular entry hall leads into the main living spaces with textured tile flooring.



Exposed ceiling beams and rich slate tile flooring add rustic architectural interest to this space.



Exposed ceiling beams and floor-to-ceiling built-in bookcases bring architectural distinction to this space.



Rich wood beams ceiling and natural stone walls define this welcoming open kitchen design.



Rich stone accents and warm wood ceilings anchor this beautifully crafted culinary space.



Rich wood beams, textured stone walls, and a central island ground this open interior space.



Richly textured stone walls and rustic wooden ceiling beams define this well-appointed gourmet kitchen.



Striking coffered and beamed ceilings crown a rustic stone fireplace wall and tile flooring.



Rich wood beams and detailed ceilings crown this inviting open-concept living space.



Rich wood beams, coffered ceilings, and detailed masonry create an inviting, open living space.



Textured stone wainscoting and natural stone flooring bring organic warmth to this powder room.



Elegant curved walls frame a custom built-in window bench beneath tall plantation shutters.



Exposed ceiling beams and a stone-clad fireplace define this comfortable primary suite.



Rich wood ceiling beams and a custom window bench anchor this spacious master bedroom.



Exquisite stone finishes and rustic ceiling beams define this luxurious master bath retreat.



An elevated stone balcony overlooks a manicured residential street under clear blue skies.



Arched openings frame views of neighboring palms from a covered balcony with balustrade railings.



Exposed ceiling beams and warm wainscoting highlight this comfortable secondary bedroom space.



Classic picture frame molding and soft carpeting elevate this cozy bedroom space.



Exposed ceiling beams and textured wall panels add warmth to this cozy bedroom.



Exposed ceiling beams and textured carpet define this cozy secondary room.



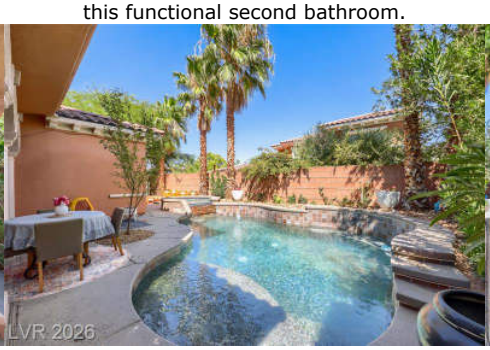
Clean lines and a spacious stone vanity define this functional second bathroom.



A classic vanity with stone counters and a multi-lite window highlights this bathroom layout.



Arched columns frame a covered concrete patio overlooking the sparkling private pool.



An inviting backyard oasis features a curved in-ground pool accented by mature palm trees.



Mature trees shade a paved patio featuring a built-in fire pit beside the stucco exterior.



A sparkling in-ground pool and elevated spa define this private backyard oasis.

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
2813978	3198 Stella Cilento Avenue		$999,777	RES	New Listing	09/02/26	->A
2694864	3198 Stella Cilento Avenue	192	$874,777	RES	Expired	01/01/26	WC->X
2694864	3198 Stella Cilento Avenue	105	$874,777	RES	Withdrawn Conditional	10/06/25	A->WC
2694864	3198 Stella Cilento Avenue	71	$874,777	RES	Price Decrease	09/02/25	$899,777->$874,777
2694864	3198 Stella Cilento Avenue	69	$899,777	RES	Price Decrease	08/31/25	$899,877->$899,777
2694864	3198 Stella Cilento Avenue	61	$899,877	RES	Price Increase	08/23/25	$899,777->$899,877
2694864	3198 Stella Cilento Avenue	52	$899,777	RES	Price Decrease	08/14/25	$899,977->$899,777
2694864	3198 Stella Cilento Avenue	46	$899,977	RES	Price Increase	08/08/25	$899,777->$899,977
2694864	3198 Stella Cilento Avenue	21	$899,777	RES	Price Decrease	07/14/25	$919,777->$899,777
2694864	3198 Stella Cilento Avenue		$919,777	RES	New Listing	06/23/25	->A
2678147	3198 Stella Cilento Avenue	40	$919,777	RES	Withdrawn	06/23/25	WC->W
2678147	3198 Stella Cilento Avenue	40	$919,777	RES	Withdrawn Conditional	06/23/25	A->WC
2678147	3198 Stella Cilento Avenue	25	$919,777	RES	Price Decrease	06/08/25	$949,777->$919,777
2678147	3198 Stella Cilento Avenue	25	$949,777	RES	Back On Market	06/08/25	COS->A
2678147	3198 Stella Cilento Avenue	26	$949,777	RES	Contingent On Sale	06/04/25	A->COS
2678147	3198 Stella Cilento Avenue	24	$949,777	RES	Price Increase	06/03/25	$919,777->$949,777
2678147	3198 Stella Cilento Avenue	24	$919,777	RES	Price Decrease	06/03/25	$949,777->$919,777
2678147	3198 Stella Cilento Avenue		$949,777	RES	New Listing	05/10/25	CSL->A
2678147	3198 Stella Cilento Avenue		$949,777	RES	Coming Soon	05/01/25	I->CSL
2312489	3198 Stella Cilento Avenue	28	$751,000	RES	History	09/27/22	S->H
2312489	3198 Stella Cilento Avenue	28	$751,000	RES	Sold	09/28/21	UCNS->S
2312489	3198 Stella Cilento Avenue	28	$799,000	RES	Under Contract - No Show	08/09/21	A->UCNS
2312489	3198 Stella Cilento Avenue	14	$799,000	RES	Back On Market	07/26/21	UCNS->A
2312489	3198 Stella Cilento Avenue	14	$799,000	RES	Under Contract - No Show	07/21/21	A->UCNS
2312489	3198 Stella Cilento Avenue		$799,000	RES	New Listing	07/07/21	->A
2213027	3198 Stella Cilento Avenue	3	$3,500	RNT	History	07/31/21	L->H
2213027	3198 Stella Cilento Avenue	3	$3,500	RNT	Leased	07/31/20	UCNS->L
2213027	3198 Stella Cilento Avenue	3	$3,500	RNT	Under Contract - No Show	07/21/20	UCS->UCNS
2213027	3198 Stella Cilento Avenue	3	$3,500	RNT	Under Contract - Show	07/17/20	A->UCS
2213027	3198 Stella Cilento Avenue	0	$3,500	RNT	Price Increase	07/14/20	$3,300->$3,500
2213027	3198 Stella Cilento Avenue		$3,300	RNT	New Listing	07/14/20	->A
809587	3198 STELLA CILENTO Avenue	80	$600,000	RES	History	06/25/09	S->H
809587	3198 STELLA CILENTO Avenue	80	$600,000	RES	Sold	07/30/08	H->S
809587	3198 STELLA CILENTO Avenue	80	$600,000	RES	Price Decrease	07/30/08	$640,975->$600,000
809587	3198 STELLA CILENTO Avenue		$640,975	RES	Active-Exclusive Right	03/18/08	->A
809587	3198 STELLA CILENTO Avenue		$640,975	RES		03/18/08	->

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

Property

Parcel #:	**191-11-812-038**	Address:	**3198 Stella Cilento AVE**	Census Tract:	**005717**
TN-RG-SE:	**23 - 61 - 11**	PropCity:	**Henderson**	Zip Code:	**89044-0267**
Tot Value:	**$294,546**	Land Use:	**Sfr**		
GEO ID:	**SE 23-61-11**				

Assessor Description

File-Page:	**134-7**			Subdivision:	**South Edge Inspirada Village 1 Pod 1 Phase 1**		
Assr Lot:	**38**	Block:	**4**	Area:	**606**	Bldg:	Unit: Tract:

Assr Desc: **SOUTH EDGE INSPIRADA VILLAGE 1 POD 1 PHASE 1 PLAT BOOK 134 PAGE 7 LOT 38 BLOCK 4**

Owner & Doc Information

Owner Name:	**Brown Catherine**		DOC DATE	DOC NUMBER	DV
2nd Owner:			**09/27/2021**	**210927003379**	**SE**
Address:	**3198 Stella Cilento Avenue -**		Owner Vesting:	**Separate Estate/Property**	
City:	**Henderson** State: **NV** Zip Code: **89044**				
Prev Owner:	**Finley R Consulting & Assocs I**				

Land & Building Information

Land Value:	**$234,000**	Impr Value:	**$607,560**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Good**	Zoning:	**PC**
Acres:	**0.160**	Act Yr Blt:	**2008**	Foundation:		Tot Rooms:	**7**
Lot SqFt:	**6,970**	Eff Yr Blt:	**2008**	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:	**2.00**	Flooring:		Parking Sp:		Half Baths:	**1**
Roof Matrl:	**Concrete Tile**	Heat Systm:	**Forced Air**	Pool YN:	**Yes**	Fireplace YN:	
Roof Type:		Air Cond:	**Central**	Porch:	**Patio/Porch**	Fireplaces:	

Property Sub-Areas SqFt

Living Area:	**3,014**	First Flr:	**1,356**	Porch 1:	**155**	Grg/Prkg:	**924**
Building Sq Ft:	**3,014**	Second Flr:	**1,658**	Porch 2:	**325**	Carport:	
Total Bldg:	**3,938**	Upper Area Sq Ft		Deck:	**250**		
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**3,014**	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
		09/30/26	Bargain & Sale Deed
		02/24/21	Bargain & Sale Deed
	$751,000	09/24/21	Grant Deed
County:		12/17/12	Bargain & Sale Deed
		12/17/12	Bargain & Sale Deed
		04/06/12	Bargain & Sale Deed
	$374,040	04/06/12	Bargain & Sale Deed
	$600,000	06/23/08	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$6,099.25**	**2026**	**$294,546**	**$212,646**	**$81,900**	**2026**	
Prev:	**$5,924.20**	**2025**	**$297,862**	**$215,962**	**$81,900**	**2025**	
	$5,752.16	**2024**	**$282,844**	**$204,094**	**$78,750**	**2024**	

Delinq: Tot SA Bal:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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R | **Single Family Residential** | **Ownership** | **11/22/2026 1:32 PM**



ML#	**2766807**	Status	**A-ER**			L/Price	**$479,000**
Offc	**REPL**	PubID	**234673**			VTour	**Y**
Bldr		Model				LP/SqFt	**$235**
County	**CLARK**	Parcel#	**191-22-714-103**		City/Town		**Henderson**
Prop Desc				CondoConv		State	**NV**
Type	**DETACHD**	Unit Desc				Studio	
Subdiv	**Inspirada Pod 6-5**					Subdiv#	
Community	**INSPIRADA**	Short Sale	**N**	ForeclosureCommenced	**N**	Repo/REO	**N**

Assc/Comm **Basketball Courts, CC&RS, COMMUNITY Facilities, COMMUNITY Pool, Park, Playground**

Zoning	**Single Family**			YrBuilt	**2022/RE**	MH Yr Blt	
Elem K-2	**WALL**	Elem 3-5	**WALL**	YrRound	Junior **DELW**	HighSch	**LIBR**
DOM	**243**			Coming Soon Days on Market			

3653 /Portici /Lane Unit Building # Zip **89044**

GENERAL INFORMATION

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

Bldg Desc **2STORY**
Garage **2/Attached, Entry to House** Conv Carport **0**
AppxLivArea **2,040** ApprxTotalLivArea **2,040** #Acres +/- **0.060** #Den/Oth **0** #Loft **1**
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 St. Rose Parkway, head east on St. Rose Parkway. Turn right onto South Eastern Avenue. Left onto Anthem Parkway. Continue straight, turn right onto Via Inspirada. Take the second left onto Via Firenze. Turn right onto Portici Ln.**

Remarks **Beautiful, Well-Kept home located in a premier Master-Planned community of INSPIRADA. Built in 2022 with only one owner, this home has it all. * 2,040 Sq. Ft, 4 bedrooms (1 Downstairs & 3 Upstairs) 3 Full baths (1 full bath Downstairs) + Nice size loft. * Granite kitchen countertops, eat-in breakfast bar, beautiful dark cabinets and Drinking Water Filtration system. * Rheem Tankless Water Heater and EV charger in garage! INSPIRADA is highly desirable community with MANY parks/dog parks/sports fields, pools, community center, tennis & basketball courts, trails, serene overlook, and SO MUCH MORE.**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Primary Bedroom	**14x12**	**CEILIT, CLOSET**	**2nd Bedroom**	**12x11**	**CEILIT, CLOSET**
3rd Bedroom	**11x11**	**CLOSET**	**4th Bedroom**	**11x11**	**CLOSET**
Kitchen		**BRKBAR, GRNCTP, STAINSTEELAPPLI, TILE**			

MBR Down? **N** Bed Down **N** Bath Down **Y** Ba Dn Desc.
Refrg **N** Dispos **Y** Dishw Washer Inc **N** Dryer Inc **N** DryerUtil **G** Location
OthApplnces **None** Furn Inc **No** Oven Desc **Built-In Oven(G), Stove(G)**
Interior **Blinds, Drywall, Windows Coverings Throughout** Constrctn
Fireplace **0** Flooring **Carpet, Tile**
Fence **Backyard Full Fenced/Block, COMMUNITY Wall** Equest **None**

UTILITIES INFORMATION

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

ASSOCIATION / CIC INFORMATION

Assoc/CIC	**Y**	Assoc Inc	**GROUND, LNDMNT, MGMT, REC**				
Special AssesstYN	**N**	Special Assess $		Special Assess Frec			
Assoc Name	**Inspirada**	CIC Dues	**$255**	How Billed	**Quarti**	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 **$5,000** Annual Taxes **$4,720** 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.

3653 Portici Lane

Henderson, NV 89044 | MLS# 2766807 | Buyer:

$479,000

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
$4,720	**$85**	**$83**	**005720**

7.15%

3.5% DOWN · FHA

$3,953

EST. TOTAL / MONTH

P&I	$3,177
MIP	$216
Taxes	$393
Insurance	$83
HOA	$85

Est. cash to close **$21,555**

7.15%

20% DOWN · CONVENTIONAL

$3,149

EST. TOTAL / MONTH

P&I	$2,588
MI/PMI	Not Required
Taxes	$393
Insurance	$83
HOA	$85

Est. cash to close **$100,590**

REFI SCENARIO — HYPOTHETICAL FUTURE REFINANCE AT 6.15%

$3,427

3.5% down · 6.15% · est. total/mo

P&I	$2,865
MI	None
Taxes	$393
Insurance	$83
HOA	$85

Refi costs vary —

$2,896

20% down · 6.15% · est. total/mo

P&I	$2,335
MI	None
Taxes	$393
Insurance	$83
HOA	$85

Refi costs vary —

ACCELERATED PAYOFF

Keep paying today's $3,149/mo after refinancing (20% down scenario):

Extra applied to principal: $254/mo

7 YRS

years paid off early

~$120,414 interest saved

$10K IN PRICE

≈ **$54 / month**

0.25% RATE CHANGE

≈ **$65 / month**

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

3.5% down · est. total/mo

Year 1 at 5.15%	**$3,345**
Year 2 at 6.15%	**$3,642**
Year 3+ at 7.15%	**$3,953**

Buydown cost ≈ $11,037, often paid by the seller as a concession

20% down · est. total/mo

Year 1 at 5.15%	**$2,654**
Year 2 at 6.15%	**$2,896**
Year 3+ at 7.15%	**$3,149**

Buydown cost ≈ $8,993, 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#: **2766807** Price: **$479,000**

Address: **3653 Portici Lane**



Front of Structure



Front of Structure



Front of Structure



Front of Structure



Front of Structure



Front of Structure



Front of Structure



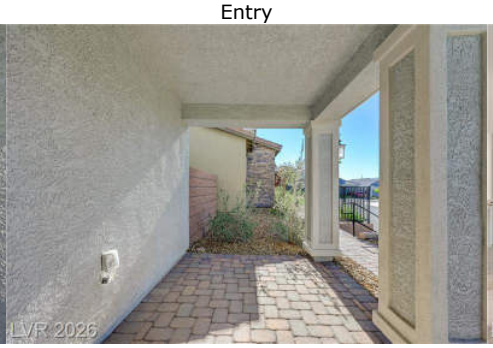
Front of Structure



Entry



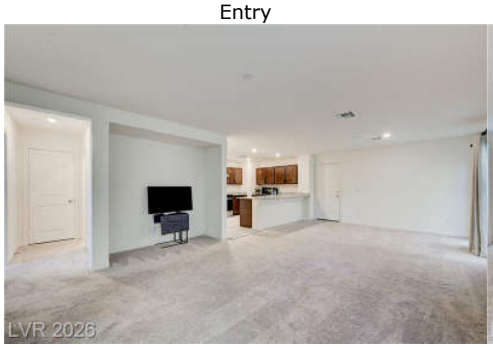
Entry



Side of Structure



Entry



Patio



Other



Living Room

Living Room

Other



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Other



Other





Loft



Loft



Other



Loft



Loft



Other



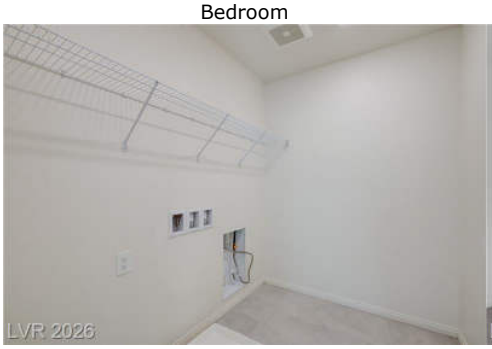
Bedroom



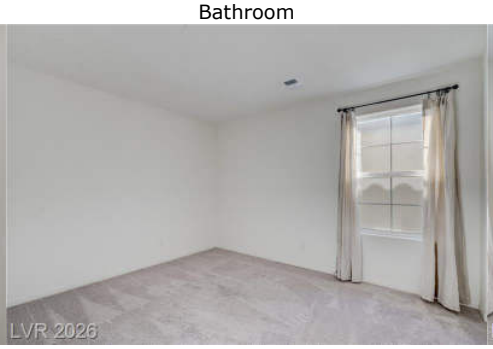
Bathroom



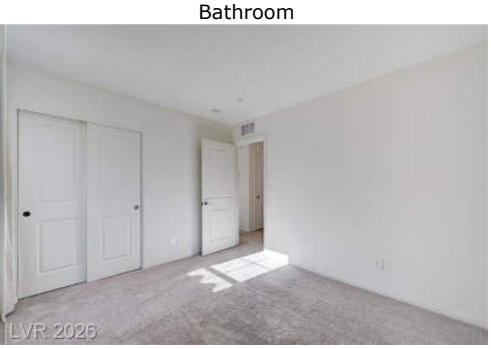
Bathroom



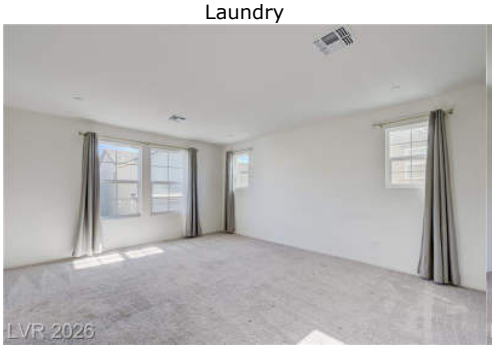
Laundry



Other



Bedroom



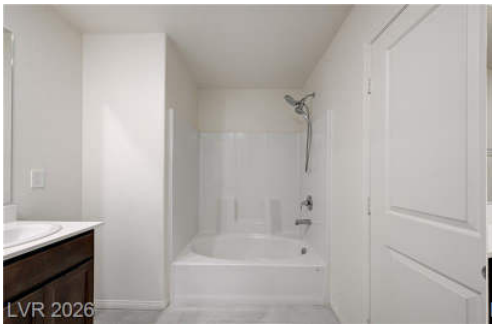
Other



Other



Bathroom



Bathroom



Bathroom



Closet



Closet



Garage



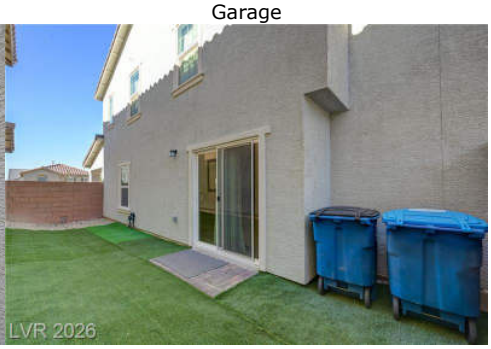
Garage



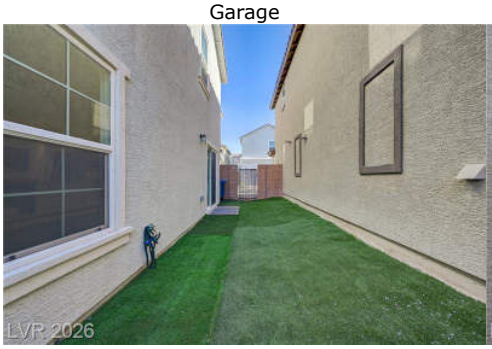
Garage



Yard



Yard



Yard



Yard

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MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2766807	3653 Portici Lane	142	$479,000	RES	Price Decrease	08/13/26	$484,000->$479,000
2766807	3653 Portici Lane	31	$484,000	RES	Price Decrease	04/24/26	$498,000->$484,000
2766807	3653 Portici Lane	23	$498,000	RES	Price Decrease	04/16/26	$508,500->$498,000
2766807	3653 Portici Lane		$508,500	RES	New Listing	03/24/26	->A

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

Property

Parcel #:	**191-22-714-103**	Address:	**3653 Portici LN**	Census Tract:	**005720**
TN-RG-SE:	**23 - 61 - 22**	PropCity:	**Henderson**	Zip Code:	**89044-1554**
Tot Value:	**$167,010**	Land Use:	**Sfr**		
GEO ID:	**23-61-22**				

Assessor Description

File-Page:	**164-16**		Subdivision:	**Inspirada Pod 6-5**			
Assr Lot:	**125**	Block:	Area:		Bldg:	Unit:	Tract:
Assr Desc:	**INSPIRADA POD 6-5 UNIT 1 PLAT BOOK 164 PAGE 16 LOT 125**						

Owner & Doc Information

Owner Name:	**In Sarena Melanie**		DOC DATE	DOC NUMBER	DV
2nd Owner:			**02/02/2023**	**230202001386**	
Address:	**4987 Crocus Court -**		Owner Vesting:		
City:	**Jurupa Valley**	State: **CA** Zip Code: **91752**			
Prev Owner:	**Kb Home Inspirada Llc**				

Land & Building Information

Land Value:	**$128,000**	Impr Value:	**$349,171**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Fair**	Zoning:	
Acres:	**0.060**	Act Yr Blt:	**2022**	Foundation:		Tot Rooms:	**7**
Lot SqFt:	**2,614**	Eff Yr Blt:	**2023**	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:	**2,040**	First Flr:	**861**	Porch 1:		Grg/Prkg:	**457**
Building Sq Ft:	**2,040**	Second Flr:	**1,179**	Porch 2:		Carport:	
Total Bldg:	**2,497**	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**2,040**	Basement F:		Basement U:			

Sales Information

County:	PRICE	DATE	DEED TYPE
	$431,845	01/27/23	Bargain & Sale Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$4,720.05**	**2026**	**$167,010**	**$122,210**	**$44,800**	**2026**	
Prev:	**$4,388.93**	**2025**	**$159,402**	**$117,052**	**$42,350**	**2025**	
	$4,303.56	**2024**	**$157,934**	**$116,984**	**$40,950**	**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.