

Inspirada FAQs



What is Inspirada?

Inspirada is an evolving, fully-planned, large-scale community in the highly desirable city of Henderson, Nevada. Residents living at Inspirada enjoy an integrated system of parks, a community center, heated pools, splash areas, various ball courts and fields, amphitheaters, and picnic areas. The project was designed with inspired living in mind, walking trails and open spaces are placed throughout the project to encourage residents to play, recreate, and explore.

When did Inspirada first open?

Inspirada opened in 2007. Today, it's home to more than 2,500 residents.

How big is Inspirada?

Inspirada covers more than 1,500 acres. At an elevation of approximately 2,550 feet, the community has magnificent views of the Las Vegas city lights and the surrounding mountains.

How many homes are planned?

Inspirada is approved for as many as 8,500 homes, although it is anticipated that there may be fewer.

How many different kinds of homes are available at Inspirada?

Our line of homes is continually evolving, including the numbers of different homes. We always have a generous selection of new homes available, including one-, two- and three-story single-family homes with room-to-live sized lots, and dozens of options to make your home your own. If you'd like to check out currently available homes, please visit the [builders page](#) to view photos and floor plans of available homes.

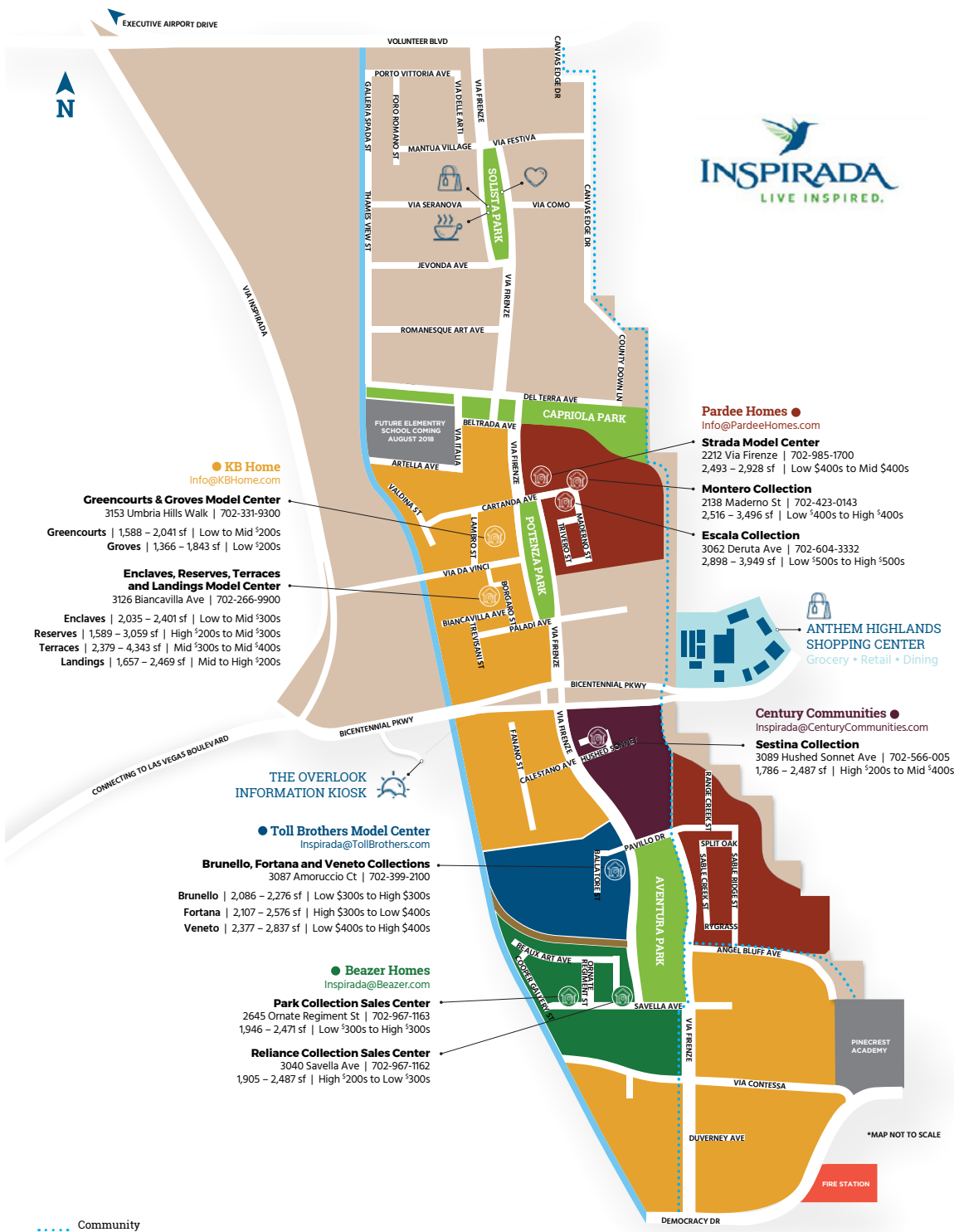
Where is Inspirada?

Inspirada is located in Henderson, in the southern foothills of the Las Vegas Valley, about 20 minutes from the Las Vegas Strip.

How do I get to Inspirada?

- **From I-15:** Take Exit 27 (St. Rose Pkwy./S. Highlands Pkwy.). Turn east on St. Rose Pkwy. Turn South onto Executive Airport Dr. Follow Executive Airport Dr. (across Volunteer Blvd.) to Via Inspirada. Continue on Inspirada, it will change into Bicentennial Pkwy. Continue following Bicentennial Pkwy to enter Inspirada.
- **From I-215:** Take Exit 6 (St. Rose Pkwy./Pecos Rd.). Head west on St. Rose Parkway West. Turn Southeast onto Executive Airport Dr. Follow Executive Airport Dr. onto Via Inspirada. Via Inspirada will become Bicentennial Pkwy. Continue following Bicentennial Pkwy to enter Inspirada.
- **The Overlook:** Located on the south side of Bicentennial Pkwy at the entrance of Inspirada sits the Overlook. Guests can stop to view maps, gather brochures, and enjoy incredible 360-degree vistas.

INSPIRADA COMMUNITY MAP



KB Home
 Info@KBHome.com
Greencourts & Groves Model Center
 3153 Umbria Hills Walk | 702-331-9300
 Greencourts | 1,588 – 2,041 sf | Low to Mid \$200s
 Groves | 1,366 – 1,843 sf | Low \$200s
Enclaves, Reserves, Terraces and Landings Model Center
 3126 Biancavilla Ave | 702-266-9900
 Enclaves | 2,035 – 2,401 sf | Low to Mid \$300s
 Reserves | 1,589 – 3,059 sf | High \$200s to Mid \$300s
 Terraces | 2,379 – 4,343 sf | Mid \$300s to Mid \$400s
 Landings | 1,657 – 2,469 sf | Mid to High \$200s

Pardee Homes
 Info@PardeeHomes.com
Strada Model Center
 2212 Via Firenze | 702-985-1700
 2,493 – 2,928 sf | Low \$400s to Mid \$400s
Montero Collection
 2138 Maderno St | 702-423-0143
 2,516 – 3,496 sf | Low \$400s to High \$400s
Escala Collection
 3062 Deruta Ave | 702-604-3332
 2,898 – 3,949 sf | Low \$500s to High \$500s

ANTHEM HIGHLANDS SHOPPING CENTER
 Grocery • Retail • Dining

Century Communities
 Inspirada@CenturyCommunities.com
Sestina Collection
 3089 Hushed Sonnet Ave | 702-566-005
 1,786 – 2,487 sf | High \$200s to Mid \$400s

THE OVERLOOK INFORMATION KIOSK

Toll Brothers Model Center
 Inspirada@TollBrothers.com
Brunello, Fortana and Veneto Collections
 3087 Amoruccio Ct | 702-399-2100
 Brunello | 2,086 – 2,276 sf | Low \$300s to High \$300s
 Fortana | 2,107 – 2,576 sf | High \$300s to Low \$400s
 Veneto | 2,377 – 2,837 sf | Low \$400s to High \$400s

Beazer Homes
 Inspirada@Beazer.com
Park Collection Sales Center
 2645 Ornate Regiment St | 702-967-1163
 1,946 – 2,471 sf | Low \$300s to High \$300s
Reliance Collection Sales Center
 3040 Savella Ave | 702-967-1162
 1,905 – 2,487 sf | High \$200s to Low \$300s

- Community Trails
- Sales Center
- Jolly Beans Café
- Shopping
- Community Center



*MAP NOT TO SCALE

What makes Inspirada different from other residential developments?

Inspirada residents get to enjoy a plethora of recreational amenities, have a wide variety of homes from our five nationally recognized home builders to choose from, and experience a community lifestyle in the sought out city of Henderson, NV.

- **Parks with Purpose:** With four incredible parks already built, Inspirada has 85 acres of parks, trails, and open washes to enjoy. Today, residents of all ages pursue their passion for an active lifestyle by enjoying an integrated parks system that includes a community center, heated pools, splash areas, play areas for kids, soccer and play fields, dog parks, ramadas, grills, picnic areas, an amphitheater, and basketball, bocce ball, volleyball, and tennis courts. Each park is uniquely themed to accommodate all ages and interests.
- **Nationally recognized home builders:** Beazer Homes, Century Communities, KB Home, Pardee Homes, and Toll Brothers.
- **Home selections:** A variety of models and features with floor plans ranging from just over 1,500 sq. ft. to more than 4,500 sq. ft. Prices currently range from the \$200s to the \$500s.
- **Location:** Henderson is a desirable city for families to live in because of the community events, the large system of well-maintained parks, the Clark County School District, and the proximity to natural attractions and Las Vegas. Additionally, Henderson is listed as one of America's 50 Best Cities by Bloomberg Businessweek and ranked second on the Forbes Magazine's 2011 list of America's Safest Cities.
- **Lifestyle:** Residents of Inspirada get to enjoy a rich community lifestyle. Our community features everything from pool parties and holiday celebrations to barbecues and outdoor yoga. Seldom a day goes by without something going on at Inspirada.

What amenities does Inspirada have to offer?

We offer amenities that appeal to those who choose to live an active lifestyle, and even more are planned. Kids have places to play. Families have places to gather. And couples have places to escape and explore. There really is something for everyone.

- 85 Acres of planned parks, trails and open washes.
- Currently completed park features:
 - Dog parks
 - Splash pads
 - Volleyball courts
 - Basketball courts
 - Tennis courts
 - Heated resident pools
 - Kids' play areas
 - Soccer fields
 - Little League fields
 - Ramadas
 - Teen skate area
 - Bike racks
 - Bocce ball courts
 - Shade sails
 - Game tables
 - Outdoor cooking grills
 - Shaded picnic areas
- Residents Community Center with kitchen and gathering area
- Rich community lifestyle program
- The Overlook: See maps, gather brochures, and enjoy incredible 360° views
- Jolly Beans and Jolly Mart: Onsite coffee shop and convenience store
- Pinecrest Academy in the community with other great Clark County School District schools nearby
- Proximity to shopping, dining, arts & culture, and hiking and biking recreational areas
- Easy access to Sloan Canyon National Conservation Area
- Views of city lights and the surrounding mountains

As an Inspirada resident, may I reserve a park or the Residents Community Center for a private event?

Yes, depending on availability and the type of event to be held. Your Inspirada Lifestyle Director will be glad to help in planning your event. Call **(702) 260-7939**.

Are the community parks for residents only? Or are they open to the public?

All Inspirada parks are maintained by the City of Henderson and are open to the public. Reservations are managed through the City of Henderson and park events are managed through whoever is renting the park from the City of Henderson. Certain amenities, such as the Residents Community Center and its pools, are available only to residents.

How many miles of walking trails are there at Inspirada?

Currently, walking, hiking and biking trails weave throughout Inspirada, linking neighborhoods and parks. At completion, Inspirada is planned to have 35 miles of trails.

In what school district is Inspirada located?

Inspirada is located in the Clark County School District. For more information visit www.CCSD.net.

How good are the schools my kids would likely attend?

Inspirada's school-aged children are anticipated to go to some of Clark County Schools Districts' top performing schools: Wallin Elementary School, Del Webb Middle School, Pinecrest Academy and Liberty High School. In fact, over a dozen public and private schools may be found within five miles of Inspirada. Parents are encouraged to consult with the CCSD for their students' specific school assignments as zoning is subject to change by the school district, visit www.CCSD.net.

Who are the home builders at Inspirada?

Beazer Homes, Century Communities, KB Home, Pardee Homes and Toll Brothers are all recognized for their commitment to quality construction, innovative design, energy efficiency and environmentally-respectful building practices.

What are the Homeowners Association fees at Inspirada?

Inspirada's HOA fee schedule is among the most favorable of any master planned community in the Las Vegas Valley. Your specific fee structure may depend on the amenities and home type you select from your builder. Here is the 2017 Inspirada HOA fee structure:

- **Inspirada Community Assessment \$95/month:** Residents Community Center, heated resident pools, kitchen and gathering area, reading room with "drop off and borrow" program, multi-use trail system, common area landscaping, open grass areas, year-round community events
- **Toll Brother Club House (for Toll Brothers homeowners in Solista Village only) \$41/month:** Two swimming pools, state-of-the-art fitness center, conference room for meetings or special events, full caterer's kitchen, kids' playground
- **City Homes \$39/month (for attached town-homes only):** Maintenance of the exterior of the City Homes in the community, including roofs, exterior paint, and landscaping
- **Paver Service Areas \$3.55/month:** Maintenance of the paver alleyways in the community
- **Gated neighborhoods:** As fees are subject to change, please contact your builder representative for most current HOA information.

Are the Inspirada development plans set in stone?

Inspirada will grow and evolve based on community and marketplace needs. The five builders are committed to Inspirada remaining a growing, thriving and well-cared-for community that contributes to the City of Henderson's vision as A Place To Call Home™.

What kind of warranty will I get on a house at Inspirada?

All five of Inspirada's nationally recognized builders offer generous standard warranties. They recognize the importance of standing by the homes they build and providing buyers with peace of mind. Home warranties vary by builder. Please speak with your builder representative for details.

What are property taxes like at Inspirada?

Inspirada has among the lowest taxes in Nevada, and are comparable to the rest of the Las Vegas Valley.

Tell me about Inspirada's Local Improvement District.

Local Improvement Districts are created to fund public improvements such as parks and trails, roads, curbs, sidewalks and utilities. Often these public improvements are funded from the proceeds of a bond issue sold by the municipality. All properties benefiting from these improvements are included within the District. Thus, assessment installment payments repay the principal and interest on the bonds issued to finance the cost of public improvements.

Who is responsible for repayment?

The assessments constitute a lien on the property similar to property tax and will be paid by the property owners. Billing occurs on a semi-annual basis through either the City of Las Vegas or Clark County. Should you sell your home, the remaining assessment due on your property is transferred to the new owner at the time of the sale. To learn more about the Local Improvement District Assessment please visit www.amgnv.com.

How far is Inspirada from McCarran International Airport?

Approximately 15 miles.

Are there any noise issues relating to McCarran International Airport or Henderson Executive Airport?

While flight plans are subject to change, there are no noise abatement issues at Inspirada.