

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 that include a Residents Community Center, heated pools, splash areas, various ball courts and fields, amphitheaters, and picnic areas. Central to its promise of inspired living are trails and open spaces that allow 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 provides magnificent views of the 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?

A generous selection of new homes are 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.

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 Parkway/South Highlands Parkway). Head East on St. Rose Parkway. Turn South onto Executive Airport Drive. Follow Executive Airport Drive (across Volunteer Boulevard) onto Via Inspirada. Via Inspirada changes into Bicentennial Parkway. Continue following Bicentennial Parkway to enter Inspirada.

From I-215: Take Exit 6 (St. Rose Parkway/Pecos Road). Head West on St. Rose Parkway West. Turn Southeast onto Executive Airport Drive. Follow Executive Airport Drive onto Via Inspirada. Via Inspirada changes to Bicentennial Parkway. Continue following Bicentennial Parkway to enter Inspirada.

The Overlook: At the entrance of Inspirada at Bicentennial Parkway, stop to see maps, gather brochures, and enjoy incredible 360° views to learn more about Inspirada. The Overlook is located on the South side of the Parkway.

How do I get to the home builders' model homes in Inspirada?

To Beazer Homes Park Model Center: Take Bicentennial Parkway to enter Inspirada. Turn South onto Via Firenze. Drive along Aventura Park. West onto Savella. North to 2645 Orante Regiment Street.

To Beazer Homes Reliance Model Center: Take Bicentennial Parkway to enter Inspirada. Turn South onto Via Firenze. Drive South along Aventura Park. Turn West to 3048 Savella Avenue.

To KB Home at Inspirada Model Center: Take Bicentennial Parkway to enter Inspirada. Turn North onto Via Firenze. West onto Paladi Avenue. North on Borgaro Street. West to KB Home Model Center at 3126 Biancavilla Avenue.

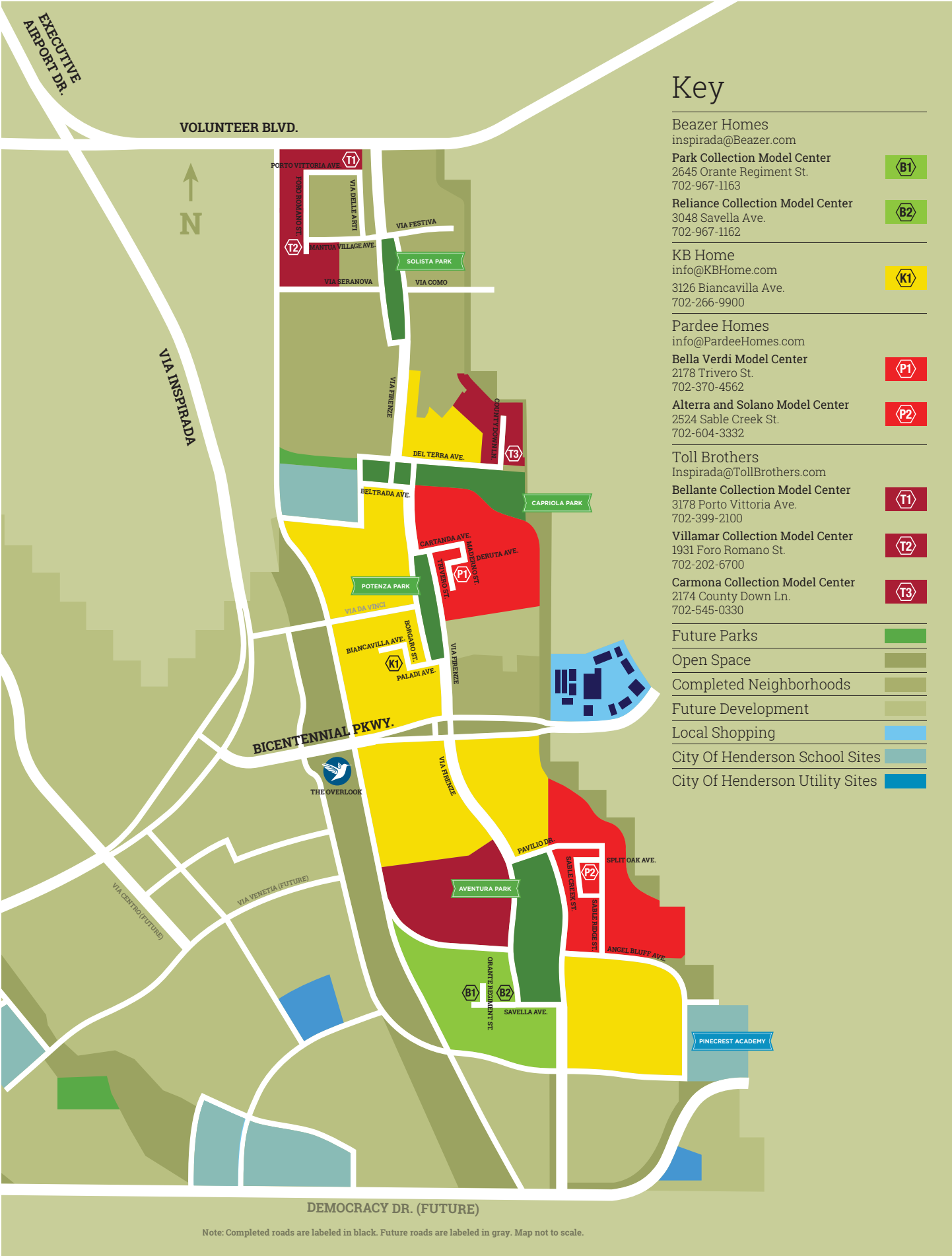
To Pardee Homes Alterra & Solano Model Center: Take Bicentennial Parkway to enter Inspirada. Turn South onto Via Firenze. East onto Pavilio Drive. South onto Sable Ridge Street and follow signs to Solano & Alterra Model Center. 2524 Sable Creek Street.

To Pardee Homes Bella Verdi Model Center: Take Bicentennial Parkway to enter Inspirada. Turn North onto Via Firenze. Drive North along Potenza Park. East onto Cartanda Avenue and follow signs to Bella Verdi. 2178 Trivero Street.

To Toll Brothers Bellante Collection Model Center: While driving South on Executive Airport Drive, enter Inspirada from the North by turning East onto Volunteer Boulevard. South onto Via Firenze. West onto Palazzo Reale Avenue. North onto Via Delle Arti. West to 3178 Porto Vittoria Avenue.

To Toll Brothers Carmona Collection Model Center: Take Bicentennial Parkway to enter Inspirada. Turn North on Via Firenze. Drive past Potenza Park. At the North end of Capriola Park, turn East onto Del Terra Avenue to 2174 County Down Lane.

To Toll Brothers Villamar Collection Model Center: While driving South on Executive Airport Drive, enter Inspirada from the North by turning East onto Volunteer Boulevard. South onto Via Firenze. West onto Mantua Village Avenue. Villamar Collection Model Home Center is straight ahead, 1931 Foro Romano Street.



Key

- Beazer Homes
inspirada@Beazer.com
- Park Collection Model Center
2645 Orante Regiment St.
702-967-1163 B1
- Reliance Collection Model Center
3048 Savella Ave.
702-967-1162 B2

- KB Home
info@KBHome.com
3126 Biancavilla Ave.
702-266-9900 K1

- Pardee Homes
info@PardeeHomes.com
- Bella Verdi Model Center
2178 Trivero St.
702-370-4562 P1
- Alterra and Solano Model Center
2524 Sable Creek St.
702-604-3332 P2

- Toll Brothers
Inspirada@TollBrothers.com
- Bellante Collection Model Center
3178 Porto Vittoria Ave.
702-399-2100 T1
- Villamar Collection Model Center
1931 Foro Romano St.
702-202-6700 T2
- Carmona Collection Model Center
2174 County Down Ln.
702-545-0330 T3

- Future Parks
- Open Space
- Completed Neighborhoods
- Future Development
- Local Shopping
- City Of Henderson School Sites
- City Of Henderson Utility Sites

DEMOCRACY DR. (FUTURE)

Note: Completed roads are labeled in black. Future roads are labeled in gray. Map not to scale.

What makes Inspirada different from other residential developments?

Parks with Purpose: With four incredible parks already built, Inspirada has 85 acres of parks, trails, and open washes planned. Today, residents of all ages pursue their passion for an active lifestyle by enjoying an integrated parks system that includes a Residents Community Center, resident heated pools, splash areas, kids' play areas, basketball, bocce ball, volleyball and tennis courts, soccer and play fields, dog parks, ramadas, grills, picnic areas and an amphitheater. Each park is uniquely themed and accommodates all ages and interests.

Nationally recognized home builders: Beazer Homes, 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 \$400s.

Location: Henderson – ranked one of America's 50 Best Cities by *Bloomberg Businessweek* and ranked America's Second Safest City by *Forbes Magazine* in 2011.

Lifestyle: Residents enjoy a rich community lifestyle, featuring everything from pool parties and holiday celebrations to BBQs 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 parks feature:
 - 3 Heated play pools
 - 3 Heated lap pools
 - 2 Splash pads/water play areas
 - 4 Volleyball courts
 - 6 Basketball courts
 - 2 "Little League" Ball fields
 - 5 Tennis courts
 - 5 Soccer/multi-use sports fields, also suitable for lacrosse, field hockey, etc.
 - 1 Bocce Ball court
- 2 Dog parks
- Special skate park element
- Large lawn areas for passive play
- Shaded kids' play areas
- Ramadas, BBQ grills, picnic areas and game tables
- Residents Community Center with kitchen and gathering area
- Rich community lifestyle program
- The Overlook: See maps, gather brochures, and enjoy incredible 360° views
- Onsite coffee shop and pet grooming facility (2015)
- Pinecrest Academy in the community with other great Henderson schools nearby
- Proximity to shopping, dining, arts & culture, and historic and recreation areas
- Easy access to Sloan Canyon Preserve
- 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 Community Manager 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 and park events, however, are managed through the Inspirada Community Association. 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, 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 2015 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 townhomes 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 four 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 four 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 and are there any noise issues?

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.