



FAQs

What is Inspirada?

A Inspirada is an evolving, fully-planned, large scale community in the highly desirable city of Henderson, Nevada. Central to its promise of inspired living is a planned 85-acre system of parks, trails and open spaces that allow resident to play, recreate and explore just outside their door. Currently, there are over 2500 residents living at Inspirada, enjoying their Resident Community Center, two Resident Pools, play areas, an amphitheater, bocce ball courts, ramadas, grills and picnic areas, large lawn areas at Solista Park and multi-use trails throughout. Two new parks are also currently under construction and are anticipated to be complete late summer 2014.

Where is Inspirada?

A Inspirada is located in Henderson, Nevada, in the southern foothills of the Las Vegas Valley, just minutes from the Las Vegas strip. The entry to the community is located at Bicentennial Parkway and Via Firenze, approximately 9 miles south of the I-215 interchange and 5 miles east of I-15.

How do I get to Inspirada?

A From I-15

Take Exit 27 (St. Rose Parkway/South Highlands Parkway)
Head East on St. Rose Parkway East
Turn Right onto Executive Airport Drive
Turn Left onto Volunteer Boulevard
Turn Right on Via Firenze into Inspirada

From I-215

Take Exit 6 (St. Rose Parkway/Pecos Road)
Head South on St. Rose Parkway West
Turn Left onto Executive Airport Drive
Turn Left onto Volunteer Boulevard
Turn Right on Via Firenze into Inspirada

To KB Home Model Center

Follow Via Firenze from Volunteer Boulevard to Via Festiva
Turn Left onto Via Festiva
KB Home Model Center is on the Right

To Toll Brothers Model Center

Follow Via Firenze from Volunteer Boulevard to Via Festiva
Turn right on Mantua Village
Turn Left onto Via Delle Arti
Toll Brothers Model Center is on the Left

When did Inspirada first open?

A Inspirada opened in January 2007. Today, it's home to more than 1,000 households and significantly more residents, including families and couples.

How big is Inspirada?

A Inspirada covers more than 1,500 acres. Rising at an elevation of approximately 1,300 feet, the community provides magnificent views of the city lights and the adjacent to Sloan Canyon.



How many homes are planned?

A Inspirada is approved for as many as 8500 total homes, although it is anticipated that there may be fewer.

What makes Inspirada different from other residential developments?

A Parks with Purpose: 85 acres of parks, trails, and open washes are planned at Inspirada. Impressive in the number and quality of features they offer, Inspirada parks welcome residents of all ages to pursue their passion for an active lifestyle just outside their door. Currently, Solista Park is being enjoyed as a centerpiece of Inspirada, with its outdoor amphitheater, Resident Community Center providing a heated lap pool and heated play pool, kitchen, gathering area, reading room and more, lighted bocce ball courts, kids play area, shade sails, ramadas, game tables, grills and picnic areas, and large lawn area.

Homebuilders: Four of the country's most esteemed builders are building at Inspirada: Beazer Homes (coming Spring 2015), KB Home, Pardee Homes (coming June 2014) and Toll Brothers.

Home selections: These four builders will provide a variety of models and features with floor plans ranging from just over 1500 sq. ft. to more than 4500 sq. ft. Prices are anticipated to range from the \$190s to the \$500s.

Location: Inspirada is located in one of the most desirable parts of Henderson, Nevada, ranked one of America's 50 Best Cities by *Bloomberg Businessweek*.

Lifestyle: Inspirada offers residents a rich community lifestyle program, featuring everything from pool parties and holiday celebrations to BBQs and outdoor yoga. Seldom a day goes by without something going on at Inspirada.

How many different kinds of homes are available at Inspirada?

A Between the four builders, you'll have a generous selection of new home models to choose from with dozens of options available. Options currently range from luxury townhomes to one- and two-story single-family homes with room-to-live sized lots.

What amenities does Inspirada have to offer?

A 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.

- Community Center with kitchen, gathering area and multiple pools
- 85 Acres of Planned Parks, Trails and Open Washes (Planned) Featuring:
 - 4 Pools
 - Splash Pads/Water Play Areas
 - 4 Sand Volleyball Courts
 - 6 Basketball Courts
 - 2 Little League Fields
 - 5 Tennis Courts
 - Dog Parks
 - 3 Soccer/Multi-Use Sports Fields
 - Special Skate Park Element for Teenagers
 - Large Lawn Areas for Passive Play
 - Bocce Ball Court
 - Kids' Play Areas with Shade Sails
 - Child Play Structure Area
 - Ramadas, BBQ Grills, covered and uncovered picnic areas and game tables
- Rich Community Lifestyle Program
- Proximity to Shopping, Dining, Arts & Culture and Historic and Recreation Areas
- Easy access to Sloan Canyon Preserve
- Views of City Lights, McCullough Mountain Range



What are the Homeowners Association fees at Inspirada?

A Inspirada's HOA fee schedule is among the most favorable of any master planned community in the Las Vegas Valley. Your specific fee structure will depend on the builder you choose and the home type you select. Here is the 2014 Inspirada HOA fee structure:

■ **Inspirada Community Assessment \$95/Month**

- Resident Community Center
- Community Heated Pools
- Kitchen and Gathering Area
- Reading Room with a "Drop Off and Borrow" Program
- Multi-use Trail System
- Common Area Landscaping— lush tree-lined streets and open grass areas
- Year-round Community Events

■ **Toll Brother Club House (for Toll Brothers homeowners only) \$41/Month**

- Two Swimming Pools
- State-Of-The-Art Fitness Center
- Conference Room for Meetings or Special Events
- Full Caterer's Kitchen for Entertaining
- Children's Playground

■ **City Homes \$39/Month (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

As fees are subject to change, please contact your builder representative for most current HOA information.

In what school district is Inspirada located?

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

How good are the schools my kids would likely attend?

A 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 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.

Are the Inspirada development plans set in stone?

A Inspirada will grow and evolve based on community and marketplace needs, just as it has since it first opened in January 2007. 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™.

Who are the homebuilders at Inspirada?

A Four nationally recognized builders will be building at Inspirada: Beazer Homes (coming Spring 2015), KB Home, Pardee Homes (coming June 2014) and Toll Brothers. Each is recognized for their commitment to quality construction, innovative design, energy efficiency and environmentally respectful building practices.

Is Inspirada a safe community?

A Very. In fact, Henderson was ranked America's Second Safest City, by *Forbes* Magazine in 2011.



What are property taxes like at Inspirada?

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

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

A 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.

As an Inspirada resident, may I reserve a park or community center for a private event?

A 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?

A 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 Community Center and its pools, are available only to residents.

How far is Inspirada from McCarran International Airport?

A Approximately 15 miles.

How many miles of walking trails are there at Inspirada?

A Currently, there are over 35 miles of trails planned.

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

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

Tell me about Inspirada's Local Improvement District.

A 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?

A 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 Special Improvement District Assessment, such as questions about apportionment, public areas, prepayment penalties, failure to pay, and other questions you may have, please see your Builder Sales Associate.