

*Signature*

GRAND FAIR POINTE  
THE BALLET COLLECTION



**ALLEGRO 3,028 SQ. FT.**  
ELEVATION B | LOT 3

**\$1,400,000.00**

**LOCATED IN BEAUTIFUL SOUTHWEST LAS VEGAS!**

**SIGNATUREHOMES.COM**

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## ALLEGRO ELEVATION B | LOT 3

3,028 SQ.FT.  
3 BEDROOMS  
3.5 BATHS  
3-CAR GARAGE

### THE SIGNATURE STANDARD FEATURES

- 10 FT. CEILINGS
- 8 FT. DOORS THROUGHOUT
- 8 FT. INSULATED GARAGE DOOR
- STUCCO COVERED PATIO
- SOFT-CLOSE, MODERN CABINETS
- TANKLESS WATER HEATER
- ELECTRIC VEHICLE CHARGER IN GARAGE
- TECHNOLOGY PACKAGE
- 12 X 24" MODERN TILE
- 5-1/2" BASEBOARDS
- 6" SATIN NICKEL CABINET PULLS
- QUARTZ KITCHEN COUNTERTOP
- UNDERMOUNT SINKS THROUGHOUT
- BACK LIT MIRRORS THROUGHOUT
- MOEN PLUMBING FIXTURES THROUGHOUT

**SOLAR INCLUDED** ☀️

### THE BALLET COLLECTION SELECTED OPTIONS

- MULTI-GEN SUITE
- SPLIT 1-CAR GARAGE
- EXTERIOR ENTRY DOOR TO MULTI-GEN
- BONUS ROOM
- DOOR SWING FROM GARAGE TO MULTI-GEN
- EXTENDED GARAGE
- 15' MULTI-SLIDE AT LIVING ROOM
- WET BAR AT BONUS ROOM
- SLIDING GLASS DOOR AT PRIMARY BEDROOM
- LUXURY PANTRY
- LUXURY SPA BATH
- DINING BASE CABINETS
- 60" ALL FRIDGE/FREEZER COMBO
- SECOND OVEN/SECOND DISHWASHER
- WASHER/DRYER PACKAGE
- POOL, SPA, & BACKYARD LANDSCAPING
- MATTE BLACK FIXTURES
- LOW VOLTAGE UPGRADE

**UPGRADES: FLOORING, COUNTERTOPS, ELECTRICAL,  
BACKSPASH, & SHOWER TILE**



The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Signature Homes Las Vegas and/or its subsidiaries. © 2021 Signature Homes Las Vegas. All rights reserved.

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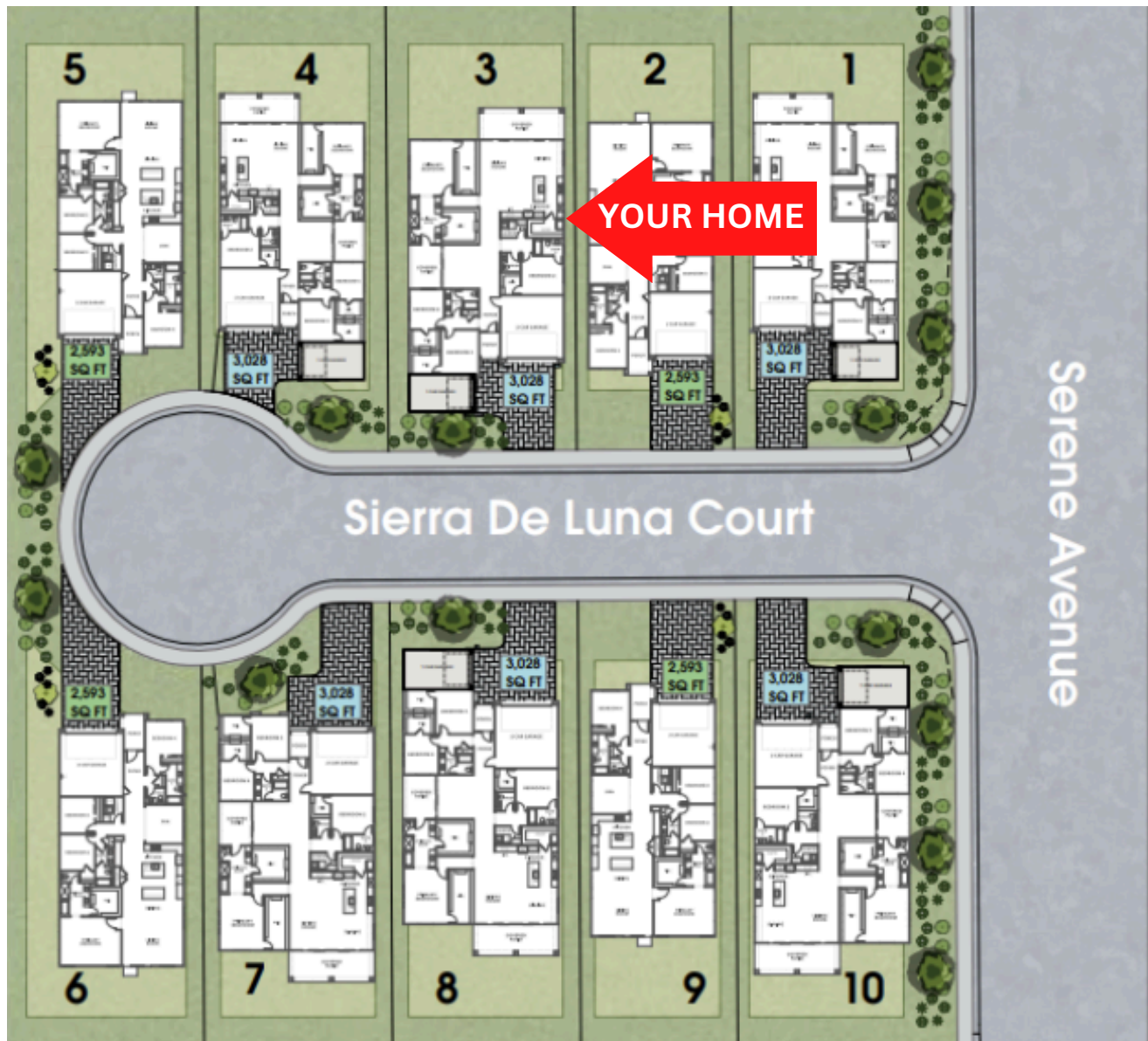
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### SITE MAP



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SIGNATURE HOMES LAS VEGAS IS ONE OF THE OLDEST PRIVATELY HELD HOMEBUILDERS AND REAL ESTATE COMPANIES IN LAS VEGAS, NEVADA, FOUNDED IN 1978 BY THE PLASTER DEVELOPMENT COMPANY, INC. THE COMPANY HAS BUILT MORE THAN THIRTEEN THOUSAND HOMES, CONDOMINIUMS, AND APARTMENTS IN THE LAS VEGAS VALLEY.

SIGNATURE HOMES IS PROUD TO INTRODUCE YOU TO OUR BALLET COLLECTION. WITH COUNTLESS HOURS SPENT CRAFTING THE SPACE AND LIVABILITY OF THESE FLOORPLANS, THEY HAVE SOMETHING FOR EVERYONE. EVERY DECISION MADE THROUGHOUT THE PROCESS WAS ALWAYS QUESTIONED WITH, "WHAT DO HOMEOWNERS WANT IN THEIR FOREVER HOME?" FROM INCLUDED **SOLAR** TO DETAILS AS SMALL AS RECEPTACLE LOCATIONS, WE TRULY DESIGNED THESE HOMES FOR YOU. SECURE YOUR HOME TODAY AND EXPERIENCE THE SIGNATURE DIFFERENCE.

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