

<b>Address: 9 Rue Grimaldi Way Henderson NV 89011</b>	
<b>Plan Name</b>	<b>Allegra</b>
<b>Livable SQFT</b>	<b>3259</b>
<b>Community/Lot Number - Lot 13 Monaco @ SouthShore - Lake Las Vegas</b>	



<b>Line Item</b>	<b>Cost Per Item</b>	<b>QTY</b>	<b>Total</b>
Base Price	\$1,200,000.00	1	\$1,200,000.00
Parcel and Parcel Improvement Cost (Utility connections, walls, etc)	\$352,855.00	1	\$352,855.00
			<b>Selected Upgrades</b>
<u>Plumbing and Electrical</u>			
Pot filler	\$1,187.00	1	\$1,187.00
Ice Maker Prep - water and drain (appliance not included)	\$700.00	1	\$700.00
Plumbing Fixture Upgrade	Per Designer	1	\$2,810.00
Pre-Plumb for Pool/Spa (Gas line)	\$1,400.00	1	\$1,400.00
Dry bar - includes cabinets and countertops	\$4,600.00	1	\$4,600.00
5.1 Surround Sound *Prewire Only*	\$900.00	1	\$900.00
Custom Light Fixture Package	Per Designer	1	\$3,125.00
Electric Fireplace by Hearth and Home™	\$4,400.00	1	\$4,400.00
<u>Cabinetry and Countertops</u>			
Custom Cabinet Package by Element Cabinets™	Per Designer	1	\$61,696.00
Custom Countertops by Bedrosians™	Per Designer	1	\$19,593.00
<u>Tile and Flooring</u>			
Custom Shower - Oversized (Includes Glass)	\$9,933.00	1	\$9,933.00
Custom Shower - Standard Size (Includes Glass)	\$6,177.00	1	\$6,177.00
Bathtub Tile Surround	\$3,900.00	1	\$3,900.00
Custom Flooring	Per Designer	1	\$23,750.00
Custom Backsplashes	Per Designer	1	\$6,120.00
Custom Fireplace Surround	Per Designer	1	\$5,400.00
<u>Millwork</u>			
Custom millwork accents	Per Designer	1	\$2,310.00
Semi Solid 1-Panel Interior Door Package	\$8,770.00	1	\$8,770.00
<u>Exterior</u>			
Inground Smart Pool and Spa - Heated (Design Per Plan)	Various	1	\$132,790.00
Landscape enhancements by Beautify Las Vegas™	Per Plan	1	\$12,811.00
<u>Miscellaneous</u>			
Custom Closet System (Primary Suite WIC)	\$11,985.00	1	\$11,985.00
Custom Mirrors in bathrooms	\$440.00	6	\$2,640.00
<b>Inventory Incentive</b>			<b>-\$150,000.00</b>
<b>Total Final Purchase Price</b>			<b>\$1,729,852.00</b>

Date Updated

August 6 2025