

Avail lot 10 Davidson Farms  
7709 N. Wallace Ave.  
KC, MO 64158



Pricing Calculations Addendum

Contract:

Base Price (Scope of Work)	9/1/23	Avail	\$	700,495.00
Lot (Scope of Work)		10	\$	115,000.00
CO#1 (Selection Book)		Page		
Covered deck		5	\$	10,885.00
Wood end capped stairs		7	\$	180.00
(6) Floating shelves in Great Room		10	\$	1,014.00
Add (2) 3'-6" base cabinets with doors and wood top on each end of the fireplace.		10	\$	1,698.00
Box Beams in Great Room (Paint Grade)		10	\$	5,212.00
Entry Vault: trim around interior and exterior		10	\$	1,381.00
Breakfast Vault: trim around interior and exterior		10	\$	1,381.00
Wall detail on Master Bedroom Wall.		10	\$	2,960.00
Add a Black 12' slider to the Great Room.		15	\$	9,649.00
Add windows to both 8' and 16' OH doors.		20	\$	1,584.00
Upgrade OH doors to Deltrim Collection.		21	\$	4,132.00
upgrade to black windows on exterior with white interior		22	\$	2,638.00
Upgrade from framed hinged door only to frameless hinged, door and side return.		23	\$	1,447.00
Add wood frame to Master Bathroom mirror.		24	\$	176.00
Add wood frame to Main Guest vanity mirror.		24	\$	140.00
Added additional Enamel color.		25	\$	1,317.00
MOVE FIREPLACE FROM EXTERIOR WALL TO INTERIOR WALL (includes stone to mantle on front & side		28	\$	3,496.00
Stone to ceiling on front & sides on interior fireplace		28	\$	1,232.00
Exterior Fireplace with stone on front only to mantle at 5 foot		30	\$	5,121.00
Add Stainless drop in laundry sink and faucet.		31	\$	1,076.00
		<b>Sub Total</b>	\$	<b>872,214.00</b>
<b>Additional items</b>				
Additional Landscaping/Sod/Irrigation per The Estates requirements.			\$	8,480.00
Additional site work due to lot and (2) retaining walls in the back yard.			\$	34,070.00
Stucco on all 3 sides of house			\$	17,616.00
Upgrade floor joists with I - Joists.			\$	23,400.00
Deduct for installing a 13 SEER unit instead of a 14 SEER unit.			\$	(728.00)
<b>Base Price discount from 5/1/22 - 9/1/23 and builder discount.</b>			\$	<b>(105,102.00)</b>
		<b>Sub-total additions</b>	\$	<b>(22,264.00)</b>
		<b>TOTAL</b>	\$	<b>849,950.00</b>

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_