



Silvia Harris (ASP)
 Avail - Eagle Pointe Preserve lot 4 (Model Home)
 8524 N. Booth Ave
 Kansas City, MO

Pricing Calculations Addendum

Contract:

Base Price (Scope of Work)	9/1/23	Avail	\$ 793,295.00
Lot (Scope of Work)		4	\$ 160,000.00
CO#1 (Selection Book)		Page	
Screened in deck		5	\$ 7,982
Upgrade deck material to Trex Enhance Naturals Composite.		5	\$ 7,073
vertical shiplap on 3 sides of master tub to 42": \$1,764		10	Trim Allowance
vertical shiplap at basement bar: \$1,848		10	Trim Allowance
Breakfast: box vault with trim around interior & around edges: \$1,381		10	Trim Allowance
Flex: box vault with trim around interior & around edges: \$1,381		10	\$ 374
Vertical shiplap: kitchen splash, wine wall, flex wall, and breakfast wall		10	\$ 8,680
(2) Rustic beams in Great Room		10	\$ 3,743
(2) Rustic beams in Master Bedroom		10	\$ 3,743
Entry: box vault around edges with Tongue & Groove in center		10	\$ 1,969
wood hood in kitchen		11	\$ 2,334
upgraded to black 12' sliding door in living room		15	\$ 9,649
upgraded front door to double door		15	\$ 2,164
upgrade interior door design (30 doors x \$108 each)		17	\$ 3,240
paint grade barn door to master bedroom		18	\$ 1,919
upgraded garage doors to frosted glazed panels		21	\$ 18,638
upgraded to black ext white interior windows		22	\$ 2,738
upgraded to frameless shower door and side return in master		23	\$ 1,447
upgraded to contemporary sliding door in main floor guest bath		23	\$ 155
added 2nd enamel color		25	\$ 1,317
upgraded to 42" cosmo interior fireplace		28	\$ 4,118
moved standard fireplace to interior wall		28	\$ 3,496
added exterior fireplace with stone to ceiling front/sides		30	\$ 7,030
rough in for sink in laundry		32	\$ 556
		Sub Total	\$ 1,045,660.00
Additional items			
Additional site work due to lot and front retaining wall.			\$ 14,300.00
Upgrade floor joists with I - Joists.			\$ 17,810.00
increased cabinetry allowance			\$ 8,070
stone countertops in all room			\$ 3,533
increased tile allowance			\$ 6,937
increased appliance package			\$ 10,820
increased lighting allowance			\$ 3,900
increased carpet allowance			\$ 5,095
added wine rack system			\$ 1,740
4' diamond "V" cut for driveway.			\$ 3,253
Credit for installing 13 SEER instead of 14 SEER unit.			\$ (728.00)
Credit for reducing R/E commission.			\$ (51,329.00)
		Sub-total additions	\$ 23,401.00
		TOTAL	\$ 1,069,061.00

 Buyer Date

 Buyer Date