

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



Pricing Calculations Addendum

Contract:

Base Price (Scope of Work)	3/1/23	Avail	\$ 751,175.00
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": \$1,575	10		Trim Allowance
vertical shiplap at basement bar: \$1,650	10		Trim Allowance
Breakfast: box vault with trim around interior & around edges: \$1,365	10		Trim Allowance
Flex: box vault with trim around interior & around edges: \$1,365	10		Trim Allowance
Vertical shiplap: kitchen splash, wine wall, flex wall, and breakfast wall	10		\$ 7,762
(2) Rustic beams in Great Room	10		\$ 3,630
(2) Rustic beams in Master Bedroom	10		\$ 3,630
Entry: box vault around edges with Tongue & Groove in center	10		\$ 1,897
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 \$44 each)	17		\$ 1,320
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		\$ 12,484
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		\$ 1,009,776.00
Additional items			
Additional site work due to lot and front retaining wall.			\$ 14,300.00
Upgrade floor joists with I - Joists.			\$ 23,400.00
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)
	Sub-total additions		\$ 80,320.00
	TOTAL		\$ 1,090,096.00

Buyer _____ Date _____

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