



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

**Pricing Calculations Addendum**

**Contract:**

<b>Base Price (Scope of Work)</b>	<b>9/15/22</b>	<b>Avail</b>	<b>\$ 730,314.00</b>
<b>Lot (Scope of Work)</b>		<b>4</b>	<b>\$ 160,000.00</b>
<b>CO#1 (Selection Book)</b>		Page	
Screened in deck		5	\$ 5,200.00
Upgrade deck material to Trex Enhance Naturals Composite.		5	\$ 7,073.00
floating shelves in living room (4 x \$166 = \$664)		10	included in base
(1) 5' lower cabinet in living room (\$236 x 5 = \$1,180)		10	included in base
paint grade box beams (\$4,927)		10	\$ 771
tetris vault in dining room		10	\$ 2,952
tongue groove breakfast vault (50 sq ft x \$19)		10	\$ 950
tongue groove entry vault (32 sq ft x \$19)		10	\$ 576
wood trim around entry vault		10	\$ 852
wood trim around Breakfast vault		10	\$ 852
2 Beams in Master Bedroom		10	\$ 3,498
wood hood in kitchen		11	\$ 1,697
upgraded to black 12' sliding door in living room		15	\$ 6,724
upgraded front door to double door		15	\$ 2,164
upgrade interior door design (30 doors x \$42 each)		17	\$ 1,260
paint grade barn door to master bedroom		18	\$ 1,867
paint grade barn door to mudroom		18	\$ 1,867
upgraded garage doors to frosted glazed panels		21	\$ 18,638
upgraded to black ext white interior windows		22	\$ 12,120
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
added wall paint color		25	\$ 342
upgraded to 42" cosmo interior fireplace		28	\$ 4,118
moved standard fireplace to interior wall		28	\$ 3,467
added exterior fireplace with stone to ceiling front/sides		30	\$ 6,735
		<b>Sub Total</b>	<b>\$ 976,956.00</b>
<b>Additional items</b>			
Additional site work due to lot and front retaining wall.			\$ 14,300.00
Upgrade floor joists with 1 - Joists.			\$ 23,400.00
added trim wall detail to master bedroom			\$ 700
backband trim throughout home			\$ 3,137
waterbase stain on hardwood floors			\$ 2,982
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
Additional exterior concrete, colored border and diamond cut for driveway and sidewalk.			\$ 12,416
upgrade laundry countertop to granite with undermount sink.			\$ 1,495.00
upgraded exterior stone allowance for Chalk color			\$ 1,200
		<b>Sub-total additions</b>	<b>\$ 97,985.00</b>
		<b>TOTAL</b>	<b>\$ 1,074,941.00</b>

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

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