

Avail - Eagle Pointe Preserve lot 58
 8689 NE Shoal Creek Valley Dr.
 Kansas City, MO



Pricing Calculations Addendum

Contract:

Base Price (Scope of Work)	9/15/22	Avail	\$ 730,314.00
Lot (Scope of Work)		58	\$ 100,000.00
CO#1 (Selection Book)		Page	
Core decking system for suspended garage. (810 sqft x \$68)		3	\$ 55,080
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 \$2,952		10	\$ 2,952
tongue groove breakfast vault (50 sq ft x \$19)		10	\$ 950
tongue groove entry vault (32 sq ft x \$19)		10	\$ 598
wood trim around island vault		10	\$ 852
wood trim around entry vault		10	\$ 852
2 beams in Master Bedroom vault		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
Upgrade OH doors to Vintage Style doors with glass top row.		20	\$ 1,584
upgraded to black ext white interior windows		22	\$ 12,120.00
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
		Sub Total	\$ 942,731.00
Additional items			
Additional site work due to lot.			\$ 10,140.00
Upgrade floor joists with I - 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			\$ 4,509
added 267 sqft in living space and 162 sqft in garage from base (foundation, roof, walls etc)			\$ 38,572
Upgrade basement ceiling height to 10' (wider footings, extra finishes)			\$ 14,092.00
upgrade laundry countertop to granite with undermount sink.			\$ 1,495.00
upgraded exterior stone allowance for Chalk color			\$ 910
Discount			\$ (6,500.00)
		Sub-total additions	\$ 126,697.00
		TOTAL	\$ 1,069,428.00

Buyer _____ Date _____

Buyer _____ Date _____