

Avail - Shadow Woods Lot 58
10139 N. Kansas Ct.
Kansas City, MO



Pricing Calculations Addendum

Contract:

Base Price (Scope of Work)	9/1/23	Avail	\$ 773,240.00
Lot (Scope of Work)		58	\$ 200,000.00
CO#1 (Selection Book)		Page	
Epoxy floor in garage. 700 sqft x \$10		4	\$ 7,000.00
Screened in deck.		5	\$ 7,982.00
(6) floating (3" tall x up to 15" d x up to 48" long) (6 x \$196 = \$1,014)		10	Included in Trim Allowance
added 3 foot of cabinets each side of fireplace (6' x \$283 = \$1,698)		10	Included in Trim Allowance
Tetris Vault (\$3,198)		10	Included in Trim Allowance
Entry Box Vault with trim on interior and around Edges.		10	\$ 1,381.00
Breakfast Room Box Vault with trim on interior and around Edges.		10	\$ 1,381.00
stain grade box beams in great room		10	\$ 5,522.00
2 beams in Master Bedroom		10	\$ 3,743.00
wall trim detail to master bedroom		10	\$ 2,960.00
upgraded front door to a double door		15	\$ 2,164.00
Add 12' sliding glass door in lieu of fixed windows in Great Room.		15	\$ 9,649.00
Upgrade 12 interior doors to 8' tall doors on main level. \$252 each		17	\$ 3,024.00
Barn door hardware only in Master Bathroom.		18	\$ 750.00
Add windows to top row of OH Doors.		20	\$ 1,584.00
upgrade to black windows on exterior with white interior		22	\$ 2,738.00
upgraded to a frameless shower door in master bath		23	\$ 1,447.00
added two extra enamel colors		25	\$ 2,634.00
(2) accent colors in vaults		25	\$ 780.00
paint walls and ceiling of (3) car garage (all the same color)		25	\$ 845.00
added stone on interior fireplace above mantle to ceiling front/sides		28	\$ 1,232.00
moved fireplace from exterior wall to interior wall		28	\$ 3,496.00
added exterior fireplace with stone on 3 sides up to 12 foot.		30	\$ 7,030.00
add stainless doors on exterior fireplace.		30	\$ 837.00
Upgrade Kitchen / Bar Faucet to Delta Essa & Bathrooms to Ashlyn Line (4" vanity faucets)		31	\$ 847.00
rough in for laundry sink (does not include sink or faucet)		32	\$ 556.00
		Sub Total	\$ 1,042,822.00
Additional items			
Additional site work due to lot.			\$ 7,800.00
Retaining Wall in front.			\$ 4,550.00
Upgrade all Single hung windows to Casement windows.			\$ 4,340.00
Upgrade floor joists with I - Joists.			\$ 23,400.00
Additional Lighting package			\$ 5,000.00
upgraded tile in misc locations			\$ 3,000.00
upgrade laundry countertop to granite with u/m sink & Essa faucet			\$ 2,219.00
Upgrade basement ceiling height to 10' (wider footings, extra finishes)			\$ 14,092.00
Discount from 9/15/22 to 9/1/23 base price and builders discount.			\$ (67,323.00)
		Sub-total additions	\$ (2,922.00)
		TOTAL	\$ 1,039,900.00

Buyer _____ Date _____

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