

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



Pricing Calculations Addendum

Contract:

Base Price (Scope of Work)	9/15/22	Avail	\$ 711,729.00
Lot (Scope of Work)		58	\$ 200,000.00
CO#1 (Selection Book)		Page	
Epoxy floor in garage. 700sqft x \$8		4	\$ 6,300.00
Screened in deck.		5	\$ 5,200.00
(6) floating (3" tall x up to 15" d x up to 48" long) (6 x \$166 = \$996)		10	Included in Trim Allowance
added 3 foot of cabinets each side of fireplace (6' x \$236 = \$1,416)		10	Included in Trim Allowance
Tetris Vault (\$2,952)		10	Included in Trim Allowance
Entry Box Vault with trim on interior and around Edges. (\$852)		10	\$ 216.00
Breakfast Room Box Vault with trim on interior and around Edges. (\$852)		10	\$ 852.00
stain grade box beams in great room		10	\$ 5,177.00
2 beams in Master Bedroom		10	\$ 3,498.00
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	\$ 6,724.00
Upgrade 12 interior doors to 8' tall doors on main level.		17	\$ 1,860.00
Barn door hardware only in Master Bathroom.		18	\$ 324.00
Add windows to top row of OH Doors.		20	\$ 1,584.00
upgrade to black windows on exterior with white interior		22	\$ 12,120.00
upgraded to a frameless shower door in master bath		23	\$ 1,447.00
added (3) 2nd enamel color		25	\$ 3,951.00
(2) accent colors in vaults		25	\$ 546.00
paint walls and ceiling of (3) car garage.		25	\$ 845.00
added stone on interior fireplace above mantle to ceiling front/sides		28	\$ 1,144.00
moved fireplace from exterior wall to interior wall		28	\$ 3,467.00
added exterior fireplace with stone on 3 sides up to 12 foot.		30	\$ 6,735.00
add stainless doors on exterior fireplace.		30	\$ 837.00
Upgrade Kitchen / Bar Faucet to Delta Essa & Bathrooms to Ashlyn Line.		31	\$ 839.00
		Sub Total	\$ 977,559.00
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
Custom Trim work on Master Bedroom wall.			\$ 700.00
Additional Lighting package			\$ 5,000.00
upgraded tile in misc locations			\$ 3,000.00
upgrade laundry countertop to granite with undermount sink.			\$ 1,495.00
Upgrade basement ceiling height to 10' (wider footings, extra finishes)			\$ 14,092.00
		Sub-total additions	\$ 64,377.00
		TOTAL	\$ 1,041,936.00

Buyer _____ Date _____

Buyer _____ Date _____