

Ridgedale DF lot 11  
 7711 N. Wallace  
 Kansas City, MO 64158



**Pricing Calculations Addendum**

**Contract:**

<b>Base Price (Scope of Work)</b>	<b>9/15/22</b>	<b>Ridgedale</b>	<b>\$ 627,859.00</b>
<b>Lot (Scope of Work)</b>		<b>11</b>	<b>\$ 120,000.00</b>
<b>CO#1 (Selection Book)</b>		Page	
Covered Deck		5	\$ 10,885.00
Wood end capped stairs (13 x \$60)		7	\$ 780.00
2 Beams - Parallell up to 12' ceilings in Great Room.		10	\$ 3,498.00
2 Beams - Parallell up to 12' ceilings in Master Bedroom.		10	\$ 3,498.00
Add Base cabinet with doors and wood top. 6' x \$236 = \$1,416		10	\$ 1,416.00
Tongue and groove ceiling in vault. 9'x5' = 45 sqft x \$19= \$855		10	\$ 855.00
Box vault with trim on interior and around edges - Kitchen Island.		10	\$ 852.00
Box vault with trim on interior and around edges - Entry.		10	\$ 852.00
(2) Floating shelves in Master Bathroom.		10	\$ 332.00
Custom Wood Hood and liner		11	\$ 1,697.00
Upgrade interior 33 door design		17	\$ 1,386.00
Barn Door Hardware only in the Master Bathroom.		18	\$ 324.00
Barn Door Hardware only in the Pantry.		18	\$ 324.00
Upgrade OH doors to Deltrim Collection.		21	\$ 4,132.00
Upgrade to black windows on exterior with white interior.		22	\$ 10,479.00
Upgrade from framed hinged door only to frameless hinged door & side return.		23	\$ 1,447.00
Added wood frame to Master Bathroom Mirror.		24	\$ 155.00
Added wood frame to Main Guest Bathroom Mirror.		24	\$ 117.00
Added mirror and frame over stairs 60" x 80".		24	\$ 850.00
added 2nd enamel color		25	\$ 1,317.00
Add additional wall paint color.		25	\$ 342.00
Add shiplap from mantle to 10' tall ceiling in Great Room.		28	\$ 900.00
Move standard fireplace from exterior wall to interior wall.		28	\$ 3,467.00
Exterior fireplace with stone on 3 sides up to 12'.		30	\$ 6,735.00
Add Stainless, drop in laundry sink and faucet.		31	\$ 1,048.00
		<b>Sub Total</b>	<b>\$ 805,547.00</b>
<b>Additional items</b>			
Additional Landscaping / Sod / Irrigation per the DRC for the Estates.		Lot 11	\$ 9,077.00
Additional Site work do to the lot size and a retaining wall on front corner.		Lot 11	\$ 11,700.00
Stucco on all sides and rear elevation of the house per the DRC for the Estates			\$ 12,294.00
Trim on Master Bedroom Wall.			\$ 700.00
upgraded tile in misc locations			\$ 1,000.00
		<b>Sub-total additions</b>	<b>\$ 34,771.00</b>
		<b>TOTAL</b>	<b>\$ 840,318.00</b>

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

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