Ridgedale Greens lot 42
8716 N. Lewis Ave.
Kansas City, MO 64157

Pricing Calculations Addendum

Contract:

Base Price (Scope of Work)	**2/1/26**	**Ridgedale**	**$ 672,202**
Lot (Scope of Work)		**Lot 42**	**$ 185,000**
DRC / CCR Requirements from the Developer.		**Greens**	**$ 27,330**
		Kansas City	**$ 22,680**
CO#1 (Selection Book)		Page	
Upgraded Level 2 of Finishes.		5	$ 69,321
Make all garage bays deeper by 2'.		6	$ 5,779
wall trim detail to basement living room wall		11	$ 2,616
shiplap on stair wall in lieu of included vault details per Level 2		4	included
change front door to pair of doors in lieu of sidelights		19	$ 2,229
upgraded to black 12' sliding door in living room		20	$ 6,237
upgraded interior door design $112 x 25		22	$ 2,800
add sliding door hardware to primary bath and pocket office doors 2 x $768		23	$ 1,536
add windows to garage doors $598 + 1,199		25	$ 1,797
Upgrade primary shower to frameless door and panel		27	$ 809
add mirror and wood frame over stairs		28	$ 1,604
added (2) 2nd enamel color		29	$ 2,634
added stone from mantle to ceiling on interior fireplace front and sides		33	$ 1,295
moved fireplace from exterior wall to interior wall		33	$ 3,496
added exterior fireplace: stone on front only floor to ceiling		35	$ 6,270
rough in for sink in laundry		37	$ 556
		Sub Total	**$ 1,016,191.00**
Additional items			
added 42 square footage to main floor guest bedroom and basement below			$ 2,397.00
Upgraded stair handrail, newel posts, and ceiling details to white oak			$ 1,040.00
Builders Discount per 2/1/26 pricing.			$ (34,128.00)
		Sub-total additions	**$ (30,691.00)**
		TOTAL	**$ 985,500.00**

Buyer Date

Buyer Date