Wellingon DF lot 163
8376 NE 77th Terr.
Kansas City, MO 64158

6/29/2026

Pricing Calculations Addendum

Contract:

Base Price (Scope of Work) **2/18/26**	**Wellington**	**$**	**707,332.00**
Lot (Scope of Work)	**163**	**$**	**135,000**
City and DRC / CCR Requirements from the Developer.	**KCMO / DF**	**$**	**31,134**
CO#1 (Selection Book)	Page		
Level 1	5	$	22,721
Made both garages 2 foot deeper	6	$	5,779
Partial suspended garage Opt 3 in blue: $49 per sq ft x 220 sq ft (unfinished)	6	$	10,780
Expand concrete patio by 2' deeper (2' x 17' = 34 sqft x $10 = $340)	8	$	340
Additional Standard Treated deck per square foot 17' x 2' = 34sqft x $40 = $1,360	9	$	1,360
Additional covered deck per square foot. 17' x 2' = 34sqft x $36 = $1,224	9	$	1,224
Added base cabinets with wood tops flanking fireplace 10.5 LF x $294	11	$	3,087
Added 4 floating shelves flanking fireplace and one over primary toilet x $224	11	$	1,120
Add box vault with trim on interior & exterior in breakfast	11	$	1,520
Added wainscot walls at entry $196 x 9	11	$	1,764
Added accent detail wall to basement living area	11	$	2,616
Added wood end caps to stairs $74 x 8	11	$	592
Change front door to a pair of doors: 5'-4" x 6'-8"	19	$	2,229
Added pair of doors to basment storage with 3' x 5' concrete pad	19	$	3,736
Upgrade to black exterior with white interior on all sides of house	20	$	3,445
Upgraded door hardware to levers throughout	21	$	1,128
Added windows to top row of garage doors: $598 + $1,198	25	$	1,797
Added sliding door to hall bath shower	27	$	507
Upgraded Primary shower to frameless hinged door and return panel	27	$	1,594
Added wood frame to primary bath on sink side	28	$	220
added 2nd enamel color	29	$	1,317
added 2nd wall color	29	$	520
Move fireplace to interior wall, adds (2) 3' x 6' windows and (2) transoms above	33	$	3,496
Added exterior fireplace to deck: stone on front only to ceiling	35	$	6,270
added non-removable screen to exterior fireplace	35	$	591
Added xmas light pacakge: 2 soffit plugs & 1 switch on 20-amp circuit	38	$	358
added motion light to pantry	38	$	140
	Sub Total	**$**	**953,717.00**
Additional items			
added 32 sq foot to breakfast area and basement below		$	3,520
Custom Kitchen design: uppers to the ceiling, added hutch section with stone top, tile splash, & u/c lights		$	9,246
added make up vanity with stone top in lieu of tub in Primary Bath		$	648
added (2) fixed windows to basement LR & upgraded to sliding door by bar in lieu of hinged door		$	3,354
basement finish per redlined drawings		$	86,562
No open handrail to basement, but stairs are finished with higher pile stair carpet		$	1,560
Rework of 2nd floor per plan changes		$	(1,710)
Moved HVAC chase into garage, created more finish space on main floor & bsmnt		$	1,000
Misc stone upgrades: upgraded laundry to stone top in lieu of laminate, added sink and faucet, kitchen and basement vanity are an upgraded stone color, and added a ledge to kitchen window, primary shower niches, and shower		$	4,540
Metal Roofing on front elevation.		$	5,200
Labor and fixture cost for adding (2) sconces in basement living room		$	645
Upgraded pantry door to a full view, frosted glass door		$	382
Added backlit mirror to primary bath on make up side		$	231
Upgraded flex room to hardwood in lieu of carpet		$	990
Builder Discount		**$**	**(19,890)**
	Sub-total additions	**$**	**96,278.00**
	TOTAL	**$**	**1,049,995.00**

Buyer Date

Buyer Date