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

SYLER CONSTRUCTION

4/29/2026

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 x $224	11	$	896
Add box vault with trim on interior & exterior in breakfast	11	$	1,520
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
added 2nd enamel color	29	$	1,317
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 xmas light pacakge: 2 soffit plugs & 1 switch on 20-amp circuit	38	$	358
	Sub Total	**$**	**942,024.00**
Additional items			
added 32 sq foot to breakfast area and basement below		$	3,520
8 LF additional cabinets in breakfast: stone top, tile splash, u/c lights		$	7,262
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
Add u/m sink and faucet to laundry with stone countertop & 4" stone splash		$	2,151
Metal Roofing on front elevation.		$	5,200
	Sub-total additions	**$**	**109,547.00**
	TOTAL	**$**	**1,051,571.00**

Buyer Date

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