

Villa Pricing Calculations Addendum

Villa_B_ / Lynn Elevation / Lot 25
 2119 Greenfield Point
 Kearney, MO 64060

7/24/2025

Base Price			4/15/25	\$382,000.00
Lot	\$50,250	\$55,200	25	\$50,250.00
Elevation - Lynn	"Lynn" is included in base price	Nicole + \$2,500	Eileen + \$10,000	
Floor Plan	"A" is included in base price	B + \$9,000	C + \$7,000	\$9,000.00
Finished Basement			\$53,000	\$53,000.00
Upgrade to metal handrail in lieu of standard		11		\$1,292.00
Upgrade to R19 batt insulation to floor joists on main level		16		\$1,680.00
Add double pullout trash to kitchen		19		\$683.00
Upgraded Kitchen sink to Blanco, Silgranite single bowl		25		\$455.00
Added 2nd wall color		36		\$560.00
Add slop sink to basement storage (plastic pedestal sink & stainless faucet)		45		\$708.00
Upgrade to 1/2HP disposal in kitchen		45		\$80.00
add floor outlet to great room		47		\$133.00
added XMAS light Package (2 soffit plugs, 1 switch on 20 amp circuit)		47		\$361.00
			Sub-total	\$500,202.00
Additional items				
added 4' foot to depth of garage				\$5,520.00
Upgrade to Trex deck boards in saddle or clamshell				\$2,470.00
Added R13 insulation to master bedroom and all bathrooms				\$1,031.00
Freestanding tub in lieu of drop in tub in Primary Bath				\$975.00
Add handheld sprayer to Primary Shower & basement shower \$243 x 2				\$486.00
Add floor drain to basement storage area				\$195.00
Modified Basement: bigger bedroom & closet, added island with stone top, carpet in basement bedroom/closet, flooring not included in any other basement areas, appliances not included				\$5,586.00
Add 24" brushed nickel grab bar to shower (includes material & labor)				\$377.00
Built in cabinet in Primary Bath cubby in lieu of floating shelves				\$1,560.00
Corner appliance garage in kitchen				\$455.00
Change basement tub unit to shower with cult. marble floor, tile walls, shampoo niche, & clear, hinged shower door with a frame				\$3,094.00
Builder's Discount				-\$1,500.00
			Sub-total additions	\$20,249.00
			TOTAL	\$520,451.00

Buyer _____ Date _____

Buyer _____ Date _____