

## 10820 Colony Wood Place – Seller Improvements

**All pool equipment upgraded** in 2021

**New landscaping, overhaul of irrigation system, new walkways in front yard, back yard and pool deck** in 2021 - approximately \$35,000

**Lilypad pond and koi pond added** in 2021 - \$28,000 (the koi were about \$14,000 and are available as a separate purchase.)

**Bridge was added** in 2021 - approximately \$1000

**New custom blinds** in 2021 - approximately \$8000

**New stair treads** in 2023 - \$4000

**New vinyl flooring** downstairs in 2023 - approximately \$20,000

**Fireplace renovation** in 2023 - approximately \$2000

**Whole house water system** installed in 2021 - approximately \$8000 (alkaline system - currently in kitchen - is excluded from the sale; however, the reverse osmosis, which came with the whole house system will convey.)

**Total** (not including cost for pool system upgrade and koi fish) -  
**\$106,000**