

# **2815 Sunrise Pepper- Harvest Green Master Planned Community** **Upgrades/Highlights and Features List**

**Generac 26kw whole house generator installed July 2025 by Texas generators (\$15k)**

**Premium Saltwater pool and hot tub with app controlled lighting and settings  
Outdoor Shower drain and piping ready for shower fixture install by Bluehaven pools and spas (\$80k)**

**Premium French drains added from backyard to street  
Flagstone path  
Mulched flower beds  
Cedar fence and gravel for pool and generator area  
Upgraded and app controlled sprinkler system by Contour Landscapes  
Outdoor package total (\$32.4k)**

**Alarm system by Allied (\$4k)  
Insulation over garage by Koala Insulation (\$800)  
Attic solar fan (70watt) by Koala (\$1650)  
Whole house gutters and drains (\$1800)  
Whole house automatic window shades by 3-day blinds (\$14.1k)  
Whole house water filtration system and kitchen 6-stage under-sink Reverse Osmosis (RO) system (produces alkaline, mineral-rich water with a pH around 9.5) by Puragain (\$6.3k)**

## **Routine Services:**

**Generator - monitoring and service plan since install by Texas generator**

**Pool - weekly pool service by Aaron's Pool Service**

**Air conditioning - annual service completed July 2025 and heating - annual service completed December 2025 by Terrys A/C and heating**

**Pest control - monthly and mosquito treatment seasonally since April 2025 by solvpestpros**

**Yard - weekly or bi-weekly lawn care depending on the season by Daniel**

**Additional items that convey: Washing machine, dryer, kitchen refrigerator, two sun deck pool lounge chairs (boxed in garage) and wall mounted tv bracket in family room**