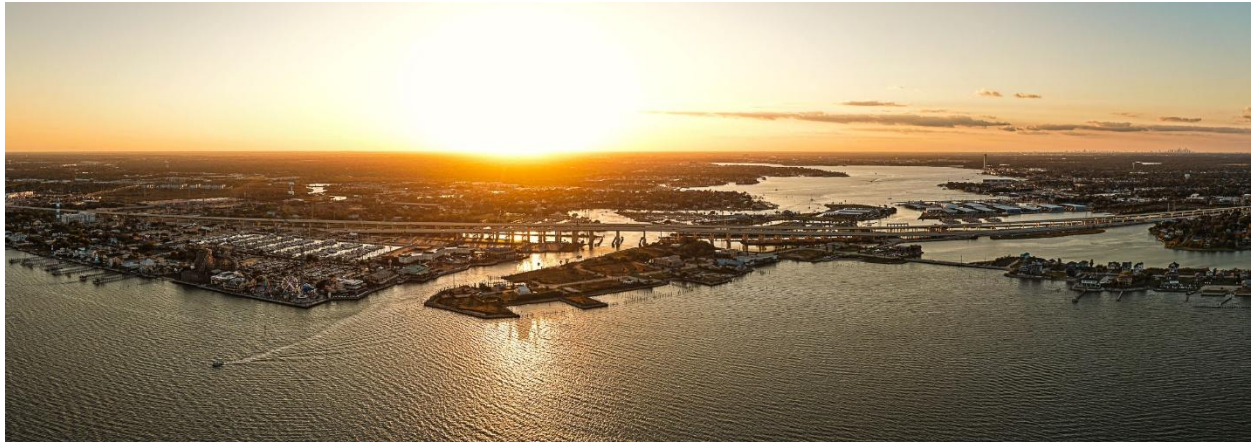




TOWNHARBOUR ESTATES

Marina Estate Home Lots Available; 7 Lots Remaining
on a deep-water port.

Exclusive New Waterfront Community:

Gated Marina and Canal Home Community Nearing Construction Completion Now

TownHarbour Estates in League City is the first major new Gated Marina and Canal Residential Community to be developed on Clear Lake, and in the Houston or Galveston area in decades. Located on the preferred south shore with 105 homes, TownHarbour will be a premium gated waterfront community with 64 private bulkhead homes on the deep water on Clear Lake.

Prestigious Luxury Community:

The Marina Estate Homes with protected Clear Lake views will range from \$2,000,000 to well over \$6,000,000 and the adjacent Canal homes inside the gates will average over \$1,300,000. TownHarbour is the only true luxury deep-waterfront community be built in recent memory.

Unlike any other waterfront community in Texas:

- **Waterfront Homes Will Be Built on Grade, NOT ELEVATED ON PIERS:** Lots are constructed to *eliminate the need to be elevated on piers*. Your top of slab will be approximately 1' above your garage floor surface; "climbing long flights of stairs eliminated."
- **High Above the Flood Plain:** Marina Estate Home finished floors will be 18' above sea-level and 4' above the flood plain, almost twice as high as the highest historic storm level in anyone's memory. *These are the highest home lot elevations on the Texas Gulf Coast*. All other homes in TownHarbour will be a minimum of 2' above the flood plain.

Backyard Yachting:

Step from your backyard board-walk onto your yacht docked behind your home.

All waterfront homes have private bulkhead access to their treasured boats docked behind their homes. The Marina Estate Lots will accommodate multiple boats up to 55', while the Canal lots will allow up to 45' yachts. "No more long treks in a remote commercial marina transporting your daily boating needs

back and forth.” Or, sail as far as you wish; just a few minutes to Galveston Bay, not far from Galveston and the Gulf from or, from your backyard to the Panama Canal and beyond.

The Last Major Waterfront Community To Be Built On Clear Lake:

Due to lack of buildable waterfront land, TownHarbour will be the last opportunity to live in luxury on the water with your treasured yachts docked behind your house. With immediate access to essential commercial and retail services, float to the tranquillity of nature to wetlands, flounder fishing, birding lookouts, and nature pristine preserves.

Marina Estate Homes in TownHarbour Completely Unique Features:

The Marina Estate Clear Lake View homes on the harbour have unique features which combined are completely unavailable in the Houston-Galveston area as well the entire Texas and Louisiana coast.

A Special, Expansive View With A Protected Deep Water Port:

- **An Elevated Expansive Waterfront View:** Standing in your home, you will enjoy the exquisite, inspiring Clear Lake view from an about a 21’ eye-level. This is the highest view level of tidal-water within more than 600 miles.
- **Uniquely, A Safe Harbour Marina Protected by 20’ Wide Breakwater Bulkhead:** Unlike any other waterfront lots with expansive views, a 20’ wide double-bulkhead breakwater was built to allow yachts, large and small to conveniently weather the storm. The marina breakwater allows full-time docking of boats, year around, sunshine, or when weather rolls in. No more running for a trailer to haul your boat to a protected area; it is protected.
- **Substantial Bulkhead Walls:** the bulkhead in the harbour for the Marina Estate Homes is built with an extra-strong reinforces solder-wall and 40-year warranty vinyl. And, the Canal walls are made of beautiful limestone-block set on a substantial concrete foundation.
- **Deep Water, over 8.5’:** Highly desired by all mariners, and the deepest in all of Houston’s Clear Lake, TownHarbour has 8,5’ of water depth in the harbour, the canal, and the private channel all they way to Clear Creek Channel. No more cancelled plans because the tide is low and you are stuck in your public marina slip.
- **Private Harbour for Marina Estate Homes:** All eight Marina Estate Homes will enjoy a pristine, private, non-commercial marina. No fuel docks, no noise. You will have room to dock up to two 55’ yachts behind your house and space in the harbour for your other treasured pleasure-boats. Two Marina Estate Homes will have additional adjacent space for a yacht up to 65’, plus some.

Developer:

TownHarbour Estates was developed by Joseph Watson of AxisPoint Developers. Joe Watson has developed more waterfront home lots on Clear Lake than any other developer.

We are happy to help guide you through the home design process, cost analysis, and construction of your home to fulfil all your dreams of living on the water. We will also enjoy helping you design and build your boat house and docks. We want to make it easy for you, a process you will enjoy.

