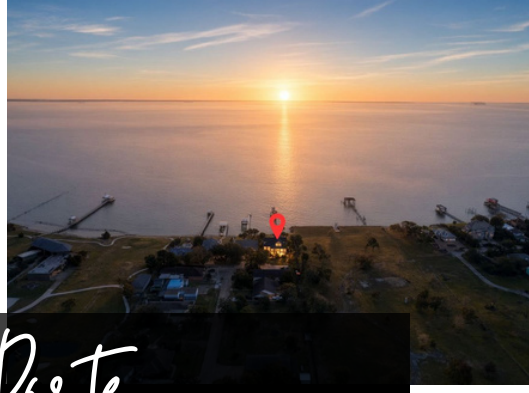




1 Bay Harbor, La Porte

Main House | 4 Bedrooms | 3.5 baths
4,744 Sq Ft

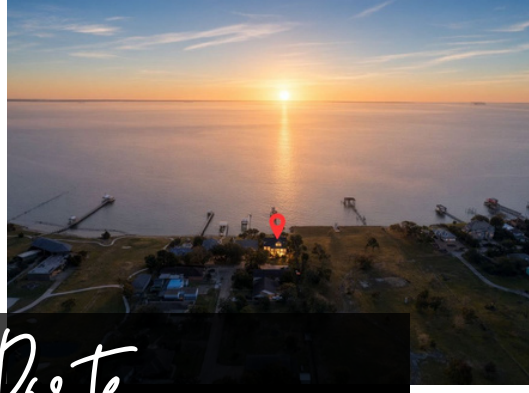
WATERFRONT SETTING & GROUNDS

- Direct Galveston Bay frontage with panoramic water views
- Grand, wooded estate setting with mature live oaks and palms
- Expansive waterfront lawn and landscaped grounds
- Bulkheaded shoreline with rock protection
- Private pier with a covered boat lift
- Waterfront setting for fishing, boating and paddling
- Two koi ponds, including a cascading rock waterfall
- Irrigation system

OUTDOOR LIVING & ENTERTAINING

- Multiple levels of waterfront porches and balconies
- Covered upper balcony overlooking Galveston Bay
- Wraparound porch with ceiling fans
- Spacious deck with a pergola
- Indoor and outdoor gathering spaces for entertaining





1 Bay Harbor, La Porte

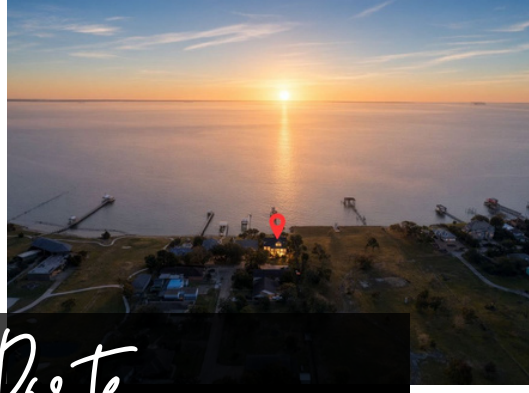
ARCHITECTURAL DETAILS & LIVING SPACES

- Carved double entry doors with leaded glass
- Grand foyer with a wrought-iron staircase
- Coffered and tray ceilings
- Crown molding, wainscoting and detailed wood millwork
- Wood flooring through the main living areas
- Living room with a fireplace, custom built-ins and decorative chandeliers
- Expansive windows and bay-window areas framing the waterfront setting
- Formal dining room with a coffered ceiling
- Private study with a coffered wood ceiling, built-in bookcases and French doors
- Elevator providing access between levels

MAIN KITCHEN & BREAKFAST AREA

- Chef's kitchen designed for cooking and entertaining
- Built-in Sub-Zero refrigerator
- Thermador appliances
- Gas cooktop and double wall ovens
- Large island and two sinks
- Additional counter space and cabinetry adjoining a bay-window sitting area
- Window-lined breakfast area overlooking the water





1 Bay Harbor, La Porte

LOWER-LEVEL KITCHEN & SUPPORT SPACES

- Additional entertaining kitchen with double ovens and a large island
- Dedicated mini-split cooling
- Direct outdoor access
- Double pantry
- Laundry room
- Full bathroom
- Generous storage rooms

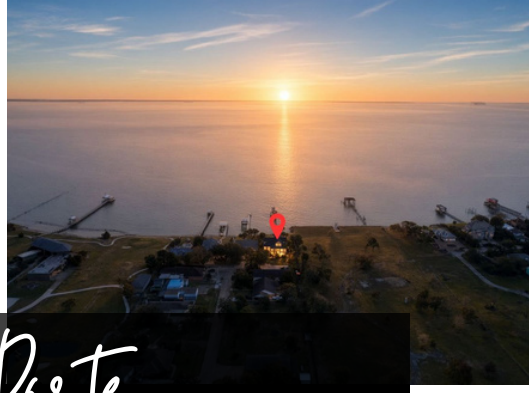
PRIMARY SUITE

- Tray ceiling
- Expansive bay-facing windows
- Dual granite vanities
- Jetted soaking tub
- Separate walk-in shower with a bench
- Two walk-in closets with custom wood shelving
- Beautiful large build in shleving and cabinet space

SECONDARY BEDROOMS & FLEXIBLE LIVING

- Three additional bedrooms, including a room offering flexible bedroom or living use
- Upstairs sitting area with French doors opening to a waterfront balcony
- Additional full bathroom and powder bath





1 Bay Harbor, La Porte

SYSTEMS & CONVENIENCE FEATURES

- Replacement windows in the main residence*
- Storm/hurricane shutters*
- Generac Guardian 26kW natural-gas standby generator with automatic transfer switch*
- Rinnai tankless natural-gas water heater
- Security alarm system
- Leafguard gutters





20 Bay Harbor, La Porte

Guest House | 3 Bedrooms | 3 Baths
2,510 Sq Ft

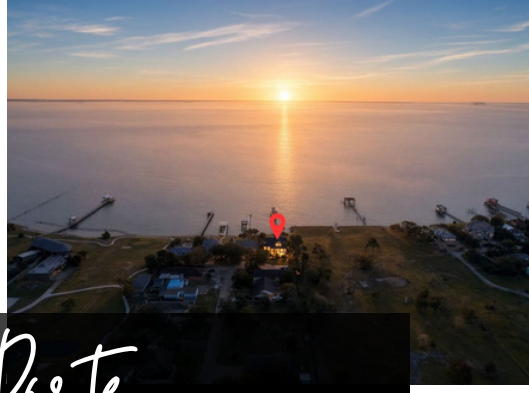
LIVING & ACCOMMODATIONS

- Separate residence offering space for guests, extended stays or multigenerational living
- Two-story family room
- Downstairs bedroom and full bathroom
- Spacious upstairs room offering flexible bedroom or additional living use
- Additional upstairs bedroom
- Two upstairs bathrooms with walk-in showers
- Flexible space for a home office, hobbies or a private retreat
- Kitchen with access to the 3-car garage

OUTDOOR & SYSTEMS FEATURES

- Upper deck with a bench swing
- Covered patio below
- Chicken coop with a covered run
- Tankless water heater reported as Navien*
- Mini-split serving an upstairs bedroom*





1 Bay Harbor, La Porte

LIFE ON GALVESTON BAY: EVERY DAY STARTS WITH A SUNRISE

LIFE ON GALVESTON BAY

- Direct Galveston Bay frontage with private pier and boat lift
- Sunrise views over the bay from the main house
- Fishing, boating and paddling right from your backyard
- Quick boat access to Clear Lake, Kemah and the open bay
- Wooded, established setting along the La Porte bayfront
- Easy access to Hwy 146 and Fairmont Parkway

SCHOOLS & EDUCATION

- Served by La Porte Independent School District (LPISD)
- Convenient to San Jacinto College campuses

Buyers should verify school zoning, flood zone, insurance requirements and all amenities.



Laci Barnard

REALTOR | ΓEAJ

832.567.6466

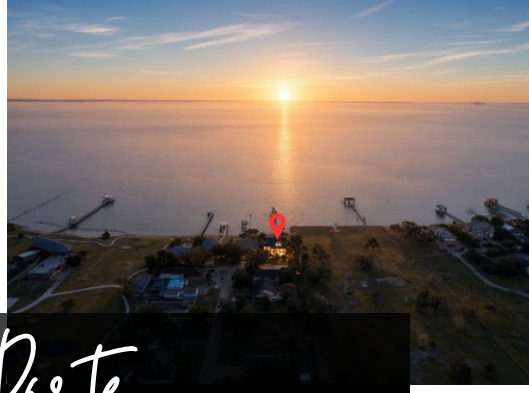
laci@blackdiamondreg.com

www.blackdiamondrealestatetx.com

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1 Bay Harbor, La Porte

LIFE ON GALVESTON BAY: EVERY DAY STARTS WITH A SUNRISE

CONVENIENT LOCATION & ACCESSIBILITY

- Minutes to Sylvan Beach Park, Harris County's only public beach
- Close to historic downtown La Porte and Main Street shops and dining
- Easy access to Hwy 146, Hwy 225 and Fairmont Parkway
- Near Port Houston's Bayport and Barbours Cut terminals
- Short drive to Kemah, Seabrook and the Clear Lake area

WATERFRONT & ENTERTAINMENT

- Sylvan Beach Park: fishing pier, beach, boat launch and bayfront trail
- Kemah Boardwalk restaurants, rides and events
- San Jacinto Battleground State Historic Site and Monument
- Seabrook waterfront dining and Pine Gully fishing pier
- Main Street Trade Days in downtown La Porte every first Saturday

Distances and travel times vary. Buyers should verify all amenities and access.



Laci Barnard

REALTOR | ΓEAL

832.567.6466

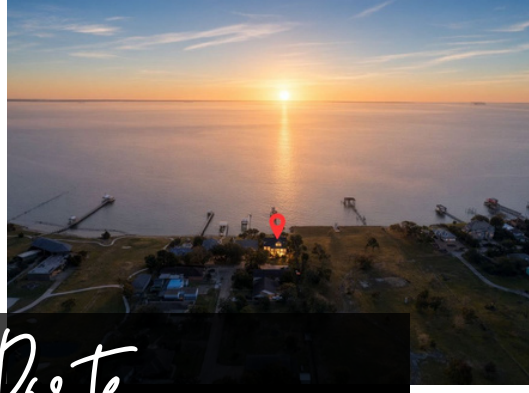
laci@blackdiamondreg.com

www.blackdiamondrealestatetx.com

Black Diamond

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1 Bay Harbor, La Porte

AROUND LA PORTE & THE BAY AREA

Close to the places you love

APPROXIMATE DRIVING TIMES

Sylvan Beach Park	**5–8 min**
Downtown La Porte / Main Street	**5–10 min**
Seabrook Waterfront	**10–15 min**
San Jacinto Battleground & Monument	**15–20 min**
Kemah Boardwalk	**15–20 min**
Space Center Houston / NASA	**20–25 min**
Baybrook Mall	**25–30 min**
William P. Hobby Airport	**30–40 min**
Downtown Houston	**35–45 min**
Texas Medical Center	**35–50 min**
Galveston	**45–60 min**
George Bush Intercontinental Airport (IAH)	**45–60 min**

Planning estimates only; traffic, route and destination can change travel times. Verify before commuting.



Laci Barnard

REALTOR | ΓEAL

832.567.6466

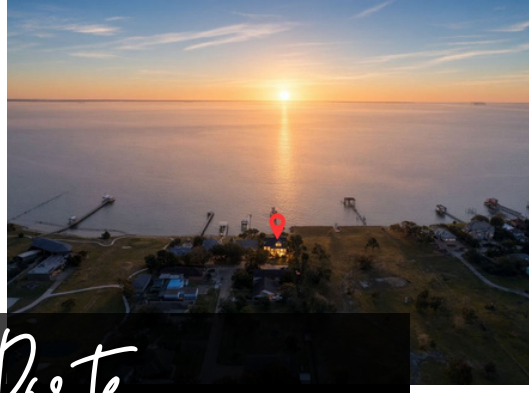
laci@blackdiamondreg.com

www.blackdiamondrealestatetx.com

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1 Bay Harbor, La Porte

COMMUNITY CALENDAR

There's always something happening

LA PORTE & BAY AREA • HOLIDAY 2026

NOV 28	**Nutcracker in the Park**	League City Historic District • holiday market and kids activities
DEC 3	**Christmas on Main**	Downtown La Porte • 100+ vendors, live performances and tree lighting
EARLY DEC	**A Kemah Christmas Tree Lighting**	Kemah Visitors Center Plaza • 30-foot coastal Christmas tree
DEC 5	**Main Street Trade Days**	Downtown La Porte • antiques and artisan vendors • 10 AM–2 PM
1ST WKND	**Holiday in the Park**	League Park, League City • home of the Grand Night Parade
DEC WKNDS	**Jingle on the Boardwalk**	Kemah Boardwalk • Santa, snow, crafts and performances

Events and times may change. Always confirm with the city or event organizer before attending.



Laci Barnard

REALTOR | ΓEAL

832.567.6466

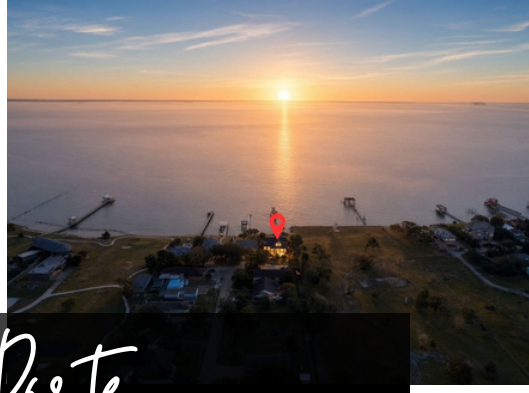
laci@blackdiamondreg.com

www.blackdiamondrealestatetx.com

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1 Bay Harbor, La Porte

LA PORTE'S NEXT CHAPTER

01

Sylvan Beach Park Revitalization

A county master plan envisions a boardwalk, event pier, promenade, event lawn and kayak launch at Harris County's only public beach.

PLANNED

02

Downtown to Sylvan Beach

An H-GAC Livable Centers study is focused on Broadway, Main Street and better connections between downtown and Sylvan Beach.

IN STUDY

03

New La Porte City Hall

A new $22 million City Hall on Fairmont Parkway.

UNDER CONSTRUCTION | 2026

04

Recreation & Fitness Center

A $2.2 million Phase 2 expansion of La Porte's recreation center on South Broadway.

EXPANSION | 2026

MORE ON NEXT PAGE • Parks, trails & Main Street

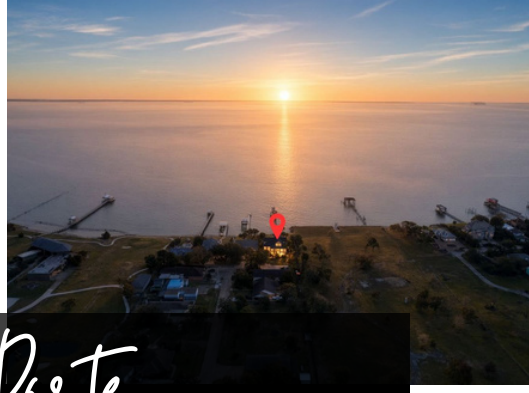
Project concepts and schedules may change. These improvements are community-wide and are not features of 1 Bay Harbor.



Laci Barnard
REALTOR | TREC
832.567.6466
laci@blackdiamondreg.com
www.blackdiamondrealestatetx.com

Black Diamond
REAL ESTATE GROUP





1 Bay Harbor, La Porte

LA PORTE'S NEXT CHAPTER

05

Morgan's Point Park Upgrades

Grimes Park and Emily Park renovations with a splash pad, mini golf course, playground, pavilion and new restrooms.

2026

06

Little Cedar Bayou Bridges

New pedestrian bridges at Little Cedar Bayou Park on South Broadway.

2026

07

Morgan's Landing

A 235-acre master-planned development near Bay Area Blvd and Fairmont Parkway.

IN PROGRESS | STATUS TO VERIFY

08

Main Street Investment

New restaurant and storefront renovations along West Main Street, including Round Table Pizza.

UNDER CONSTRUCTION | EST. 2027

STAY CURRENT: OFFICIAL RESOURCES

City of La Porte • laportetx.gov
Visit La Porte • visitlaportetx.com
Harris County Precinct 2 • hcp2.com

Prepared for general buyer information only. Plans, operators, amenities and dates may change. Buyers should confirm project status with the City of La Porte or Harris County.



Laci Barnard
REALTOR | ΓEAL
832.567.6466
laci@blackdiamondreg.com
www.blackdiamondrealestatetx.com

Black Diamond
REAL ESTATE GROUP