



## Upper Texas Coastal Region

*By Sue Mayfield Geiger*

Snaking along the shoreline of Galveston Island, you will eventually find that vast body of water known as Galveston Bay, which opens up into a wonderland of coastal real estate properties.

Galveston itself is a long stretch of enchantment with beachfront and bayside homes aplenty. Traveling west, you encounter Tiki Island, San Leon, Bacliff, Bay View, Kemah, Seabrook, LaPorte, Shore Acres, and Morgan's Point. At one point, Galveston Bay turns into Dickinson Bay and eventually becomes Dickinson Bayou, which meanders for miles. Between the cities of Kemah and Seabrook, Galveston Bay channels into Clear Lake and Taylor Lake where you will find the seaside communities of Clear Lake Shores, Waterford Harbor,

South Shore Harbour, League City, Nassau Bay, Taylor Lake Village and El Lago. Parts of Armand Bayou, with its lush tropical environment, weave in and around the backside of Clear Lake. Shore Acres, LaPorte and Morgan's Point bring you up close and personal with the immense ships cruising into the Port of Houston.

This Upper Texas Coastal Region has an abundance of waterfront neighborhoods. Here are some highlights:

### Galveston

- **Pirate's Beach, Jamaica Beach, Kahala Beach and Sea Isle** are just a few of the more than two dozen subdivisions that make up the West Beach area of Galveston Island. Most of these developments have spectacular views of the Gulf of Mexico with warm sandy beaches within a few feet of their front doors.
- **The Strand** (charming 19<sup>th</sup> century commercial buildings and loft living near the wharves); **East End Historic & Silk Stocking District** (gingerbread architecture on tree-lined streets), picturesque renovated and upgraded construction mixes.

- **New Developments:**
  - **Beachside Village**, a master planned 60-acre coastal residential community offering 154 custom homesites (a project of **Bruce Reinhart and Kahala Development**), contact **George Liberato**, 409-737-9500.
  - **Palisade Palms**, two curvilinear towers with 278 residential units from 1,000 sq. ft. to penthouses, providing striking views of the Gulf, including a Larry North Fitness Center, contact **Ashley Buffa**, 713-224-9115.
  - **Escape! Galveston**, the only timeshares on the island being built on the west end of the seawall, to be breaking ground March 15, contact **Debby Dossey**, 800-648-6401.
  - **Piazza Blanca**, a 12-story Mediterranean style residential tower atop restaurants and retail, across from Stewart Beach (a project of Sunhill International).
  - **Harborside Condominiums**, loft living on The Strand with views of the harbor.
- **Realtors: Century 21 Bay Reef Realty, Kevin Stohlman and Roger Stohlman**, 409-737-2300; **Clifford Johnson**, 713-819-0519; **Joe Tramonte Realty, Inc.**, 409-765-9837; **The House Company**, 409-763-8030,
- **Architects: David Mullican**, 409-762-8681
- **Mortgage Loan Information: Nirvana Engelhardt, RTM Funding**, 832-216-7353
- **Home Furnishings & Decor: J. Bangle Gallery**, 409-737-5333; **Nest**, 409-763-5415

#### **Tiki Island**

- Incorporated in 1982, this small hamlet of 1,200 offers community resort-style living on canal and waterfront lots. Tucked away by itself off I-45 just north of the Galveston causeway, Tiki Island has a village-like atmosphere with breezy pristine homes and available lots ready for development.
- **Realtors: Carl Kappler**, 409-935-8109; **Roger Johnsen**, 409-935-1881.

#### **San Leon, Bacliff, Bay View, Dickinson Bayou:**

- **San Leon, Bacliff and Bay View** are unincorporated areas of Galveston County that have been fishing paradises for years to generations of Texans. Eagle Point Marina is situated at the tip of Galveston and Dickinson Bays, offering one of the best views of the area. Older beach homes that have survived a century of storms nestle next to newer haciendas. Bayshore Park near the spillway is a great place to fish and watch huge flocks of white pelicans. Bay View is home to the Corinthian Yacht Club.
- **Dickinson Bayou** lazily rambles for miles through several residential areas, its banks heavy with large mossy oaks and stately homes.
- **Realtors: Marge Crumbaker Properties**, 281-339-1600

#### **Kemah, Clear Lake Shores, Waterford Harbor**

- Once an obscure sparsely populated area consisting of bait stands and shrimp boats, the **Kemah** of today is the home of the famous Kemah Boardwalk, a 35-acre entertainment center that includes restaurants, retail shops, hotels, an amusement park and marina. Some of the original beach houses still stand, but a lot of new construction dominates the waterfront area, ranging from cape cod to Mediterranean. Narrow streets and great views of sailboats and yachts from almost any direction.

- An island and then some, **Clear Lake Shores'** residents are community minded and proud of their small paradise that may only have a population of 1,500, but boasts four marinas. Homes on canals and Clear Lake vary from some of the original bungalows to million-dollar mansions.
- **Waterford Harbor**, consists of gorgeous homes and town homes situated around lovely Waterford Harbor Marina tucked away off the beaten path.
- **Realtors: Keller Williams, Lynne and Joe Billman, 281-844-1819**
- **Home Furnishings & Décor: Eagle's Nest Gallery, 281-538-1606**

### Seabrook

- A birder's paradise, Seabrook is comprised of 12.5 square miles, but 100 of those acres are dedicated parklands with magnificent hike and bike trails. Lots of fresh seafood markets with old-town charm. Waterfront living runs the gamut here with homes available on Galveston Bay, Clear Lake and Taylor Lake. Seabrook is also home to Lakewood Yacht Club.
- **New Developments: Seabrook Island, 281-291-9900; Villa by the Sea.**
- **Realtors: Keller Williams, Lynne and Joe Billman, 281-844-1819**
- **Home Furnishings & Décor: Decorative Lamp & Shade Studio, 281-474-9922; Old Seabrook Emporium, 281-474-1109**

### Nassau Bay

- Situated across the street from the Johnson Space Center and NASA, Nassau Bay is a well-managed waterfront community with a robust economy. Home to several astronauts, Nassau Bay is situated on Clear Lake with many enticing waterfront homes to choose from. Encompassing only two square miles, there is no room for new development, but real estate is available.

### South Shore Harbour

- Situated in the city of League City, South Shore Harbour is an elegant 2,200-acre master-planned community on the southern shores of Clear Lake. Amenities include the South Shore Country Club, South Shore Harbour Resort and Conference Center (one of the top five hotels in the U.S.), South Shore Harbour Marina, plus numerous parks.
- **New Developments:** Growing by leaps and bounds, new homes spring up daily.
- **Builders: D.R. Horton, David Weekly, Harbour Classic Builders, Plantation Homes**
- **Realtors: Prudential Gary Green Realtors, Linda Fee, 832-415-4817**

### League City

- One of the fastest growing cities in the area, League City has a population of 53,000 plus residents who reside in a 55 square mile area consisting of great diversity: waterfront, golf courses, subdivisions and a fabulous historical district. Many of the homes in that area date back to before the turn of the century.
- **New Developments: Leisure Lakes, contact Joe Cardigan, 281-540-7650; Harborwalk, contact Angela Jackson, 409-986-8586.**
- **Realtors: Prudential Gary Green Realtors, Linda Fee, 832-415-4817**

### **Taylor Lake Village, El Lago**

- Sharing the shores of Taylor Lake (a tributary of Clear Lake), Taylor Lake Village and El Lago are across the lake from each other. Some of the original homes still stand on popular Lakeshore Drive in El Lago, along with newer custom-built masterpieces. The back of Taylor Lake Village is adjacent to Armand Bayou, a 2,800-acre nature preserve teeming with plant and animal life.

### **Shore Acres, LaPorte, Morgan's Point**

- Three towns with an abundance of history (pirates and Indians) share front row seats as ships pass through the Houston Ship Channel that is carved into the center of Galveston Bay. Industry and mansions meld together in a unique setting that seemingly works. The Houston Yacht Club is located in Shore Acres. Morgan's Point sports several incredible waterfront dwellings well in excess of a million dollars.