

Welcome to Harbour House



Four Magnificent Intracoastal Residences. One Remarkable Opportunity.

With just four luxurious residences directly on the Intracoastal Waterway in Delray Beach, Harbour House offers a once-in-a-lifetime opportunity to sophisticated homebuyers. An exclusive waterfront retreat for a very fortunate few — just steps from all the restaurants, cafés, clubs, galleries and boutiques along bustling Atlantic Avenue.

Think of it. Only four magnificent Mediterranean homes nestled along the sparkling Intracoastal Waterway, minutes from the ocean. Close to town and all that South Florida offers, but far from anything Delray Beach has ever seen.

Welcome to Harbour House.

Welcome home.



In South Florida and nationwide, Porten Companies, builder of Harbour House in Delray Beach, is a name that is synonymous with quality. Through three decades of developing successful communities and building thousands of innovatively designed residences, Porten Companies has earned the trust and respect of home buyers everywhere.

Porten Companies has been built on the philosophy of delivering homes that exceed the highest standards of quality and offer solid, long-lasting value. From magnificent multi-million-dollar estates, to homes for first time buyers, the Porten signature of quality can be seen in every home.

It is a tradition that Scott Porten, president of the Florida Division of Porten Companies, proudly continues. Locally, the principals of Porten Companies have built more than 2,000 single-family homes, townhomes and custom homes in

Broward and Palm Beach counties. Recently built Porten Companies' communities are: The Estuary on the Intracoastal in Delray Beach, Chambord at Frenchman's Reserve in Palm Beach Gardens, and two custom residences in Rio Vista, Fort Lauderdale. Also in Delray Beach, Porten Companies is developing City Walk at Pineapple Grove, featuring an exciting mix of retail space and luxurious residential condominiums.

Often going beyond industry standards, Porten Companies ensures quality through the use of superior construction materials, expert craftsmanship and select luxury features. They stand behind that quality by providing a ten-year structural warranty for every home they build. Porten Companies' reputation for quality also comes from their careful attention to detail, which begins with creative home designs and extends to the smallest finishing touches inside the homes.

Recognizing the need for quality beyond the structure of the home, Porten Companies goes the extra mile to make sure their homeowners enjoy an exceptional lifestyle. With carefully chosen locations and well-designed communities, they offer the amenities and convenience buyers want.

Families also take comfort in knowing their home is built by an established builder with a national reputation for excellence. Porten Companies has received numerous design awards, including four Prism Awards in South Florida. In addition, their achievements have been profiled by *Forbes* and *Professional Builder* magazines.

Porten Companies has been surpassing the expectations of home buyers, decade after decade. For quality, reliability and enduring value, educated home buyers will continue to choose Porten Companies for years to come.



From left to right: Lemmie F. Smith, Vice President of Operations; Scott Porten, President; George Coren, Chief Financial Officer



Your Sanctuary

IN THE HEART OF DELRAY BEACH



Artist's concept

Here, at the center of all the excitement, your own private sanctuary awaits. The four classic, old-world Mediterranean residences of Harbour House beckon with rustic, old-style brickwork and lush, meandering gardens. Custom finished walls and clay tile roofs with wood soffits add a touch of sun-kissed Tuscan style.

You can feel it the moment you enter one of these remarkable residences, this is a special place. Soft light streams through magnificent French doors and reflects on the marble floors.

The gourmet kitchen, with its granite countertops and designer appliances, is truly a chef's delight. Your personal elevator or hardwood covered stairs await to take you to a spacious second floor. And the incredibly spacious master suite with his and her master baths, makes this the perfect home for those who demand the very best of everything. With covered porticoes, large balconies and patios, charming breakfast nooks, private pools and two-car garages, these spacious residences make waterfront living more attractive than ever.



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VETERANS PARK

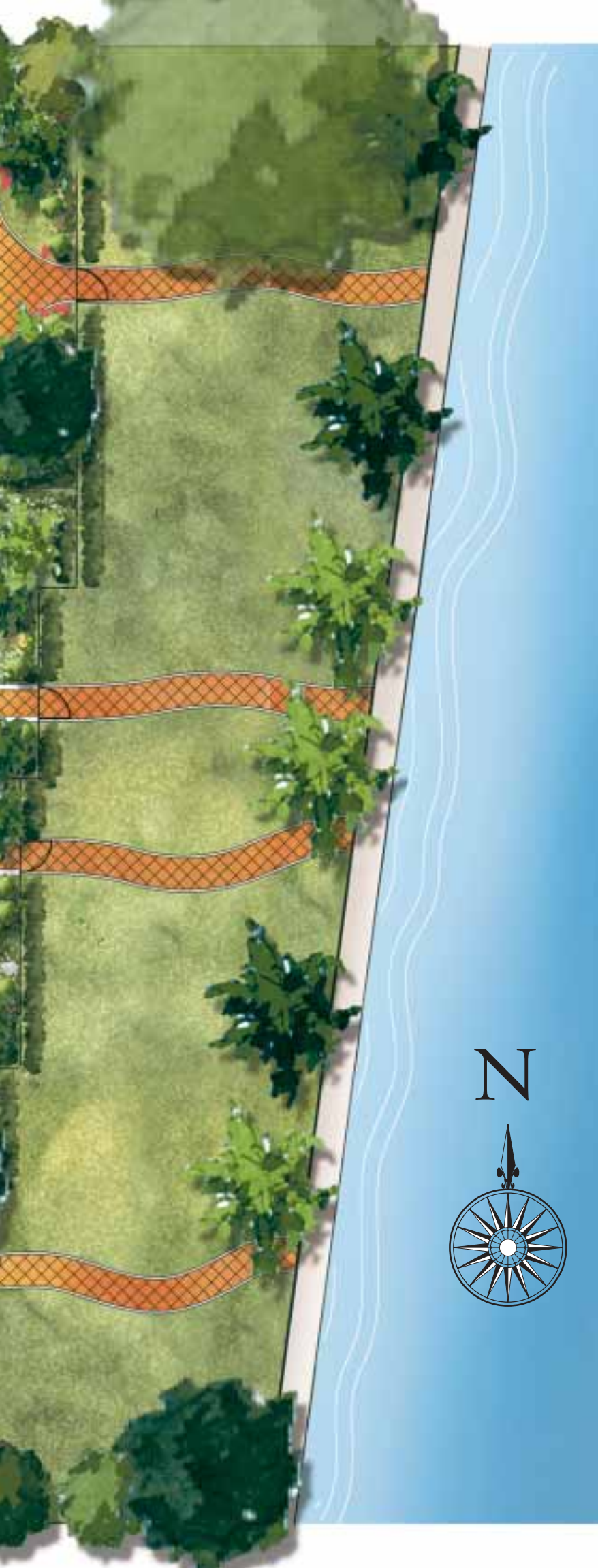


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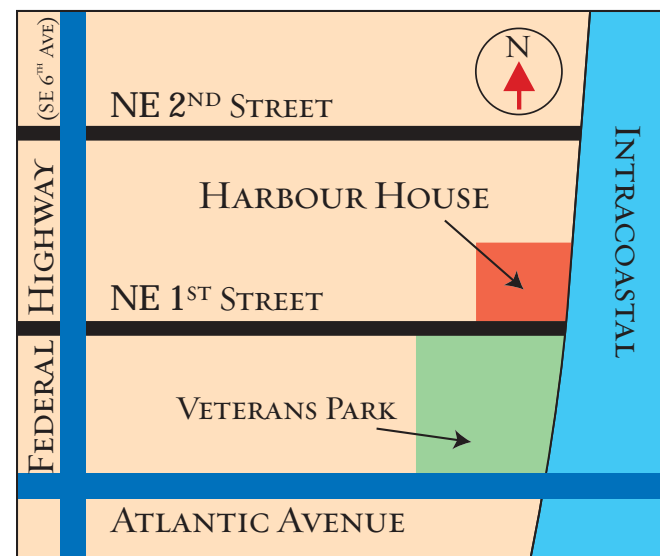
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EXCLUSIVE LIVING ON THE INTRACOASTAL

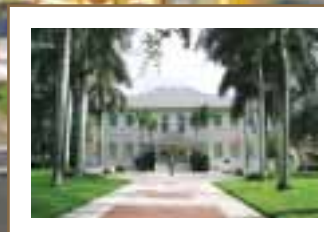
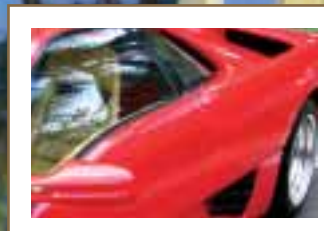
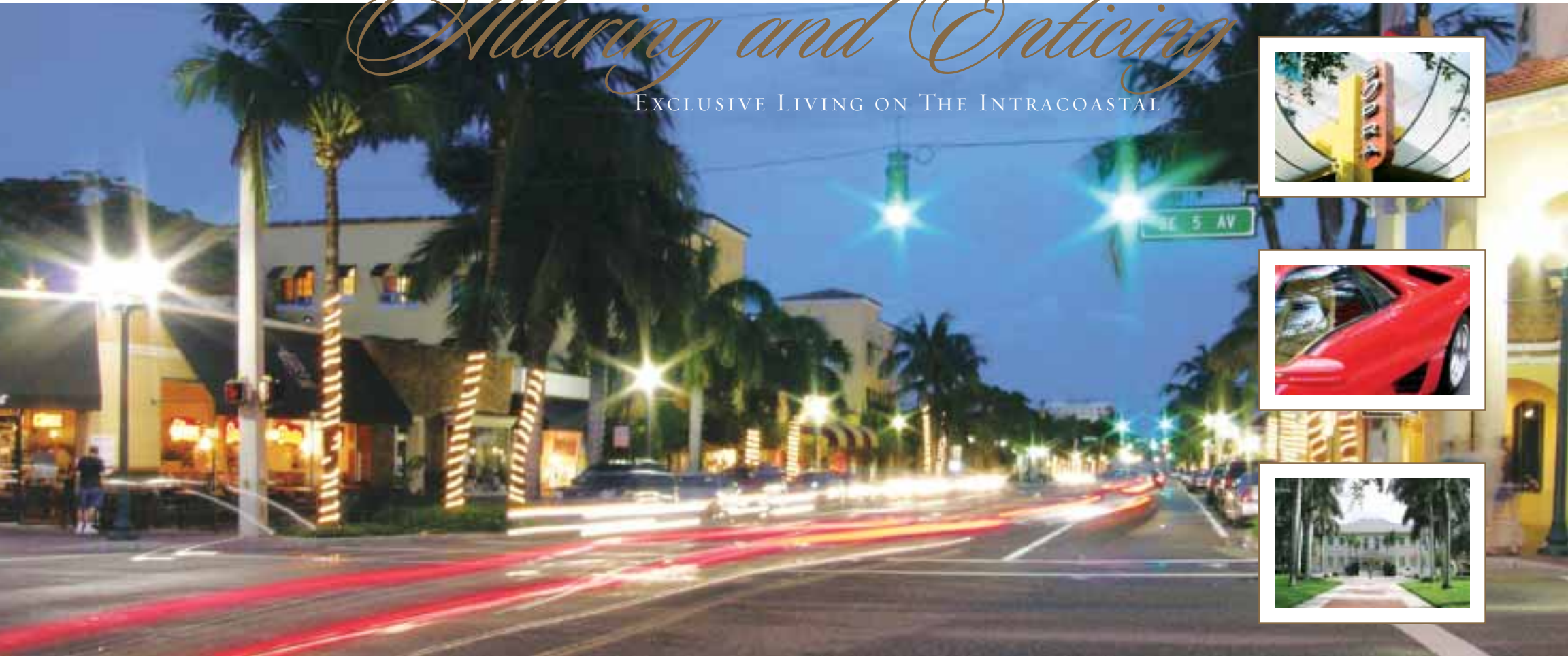
- 2- and 3-level Mediterranean residences
- 3 bedrooms, 4 1/2 baths (3,565 a/c sq. ft.)
- 4 bedrooms, 5 1/2 baths, media room (4,314 a/c sq. ft.)
- 2-car garage, covered patio and entryway
- Spacious master suites with his & her master baths
- Private balconies, porticoes, breakfast nooks
- Designer appliances and custom finishes
- Private splash pools and patios



Artist's concept. Map not to scale. All representations are approximate and are subject to change.

Alluring and Enticing

EXCLUSIVE LIVING ON THE INTRACOASTAL



Directly on the Intracoastal, right in the heart of fabulous Delray Beach. Your Harbour House residence is close to everything. Miles of sandy beach and towering tropical palms. A parade of grand yachts on the sparkling Intracoastal Waterway. World-class restaurants and outdoor cafés are sprinkled among chic boutiques, avant-garde clubs, art galleries, shops and theatres. It's all here, waiting just for you.

Nightly entertainment abounds along Atlantic Avenue, as Delray's best and brightest greet travelers from around the world, who are flocking to this charming beachfront town.

Just a short drive to Fort Lauderdale's fabulous Las Olas Boulevard, and a stone's throw from Palm Beach's world-famous Worth Avenue, Harbour House gives you easy access to major highways, international airports

and seaports. It's no wonder this exceptional waterfront location is in such high demand.

So, make the move to the only four new luxury townhome residences on the Intracoastal in Delray Beach, because one thing is certain: Harbour House is a one-of-a-kind opportunity to experience luxury living at its finest.



