

THE PRE-LEASING ISSUE
Vol. 01



Steps from the sand,
miles from ordinary.

A SURF-SIDE TOWNHOME
COMMUNITY

Townhomes overlooking
the sands at Ponto
Beach.

Designed as a modern
blend of coastal
craftsmanship that feels
both *connected*, yet
uniquely *yours*.

TOWER24
PONTO BEACH

DESIGNED FOR MOVEMENT, GROWTH & POSSIBILITY.



INTENTIONAL DESIGN THAT MATCHES YOUR *LIFESTYLE*.

Choose from two, three or four bedroom townhomes across 3 signature collections.

Each collection features a different lot location and lifestyle focus like rooftop decks, private backyards and bonus flex space - built for versatile living with room to grow.



BEACHSIDE LIVING ROOTED IN *MOTION & MEANING*.

Set along the iconic coastline of Ponto Beach, this surf-inspired community sits at the convergence of coastal recreation—connecting residents to community focused lifestyles and vibrant neighborhood life.

At home, residents enjoy a central promenade with a hammock garden, putting green, grills and fire pits- PLUS active spaces like a tot lot, dog park, and pickleball courts.



A RARITY *REIMAGINED* FOR ANY STAGE OF LIFE.

Tower24 offers a refined take on beachside living—delivering the experience of homeownership with the freedom of renting.

With a premium beachside location and maintenance free experience, residents can find a renewed sense of joy for all that life has to offer.

SIGNATURE COLLECTIONS



WHITEWATER TOWERS

Perched along the coastline side of the community, these 4-story homes offer sweeping ocean views and expansive outdoor living.

► Choose from 3 or 4 bedrooms ranging from 1,667–2,237 sq. ft.

★ **Rooftop Decks**

+ 2-Car Garage
+ Flex Space

+ 2nd Floor Deck
+ Ocean Views

SANDBAR COLLECTION

Centrally located at the heart of the community, these 3-story townhomes are designed for connection and comfort.

► Choose from 3 or 4 bedrooms ranging from 1,862–2,017 sq. ft.

★ **Private Yards**

+ 2-Car Garage
+ Flex Space

+ 2nd Floor Deck
+ Garden Views

HORIZON COLLECTION

Tucked along the eastern edge of the property, this triplex collection features added privacy and scenic vistas of the surrounding landscape.

► Choose from 2, 3, or 4 bedrooms ranging from 1,155–1,806 sq. ft.

★ **Two Story**

+ 2-Car Garage
+ Flex Space

+ Backyard
+ Private Views

INTERIOR FINISHES

COASTAL MODERN

LIGHT + AIRY WITH A BOLD TWIST

A two-tone design delivers fresh contrast, balanced with sleek, timeless details- like durable quartz counters and herringbone backsplash for a coastal modern edge.



CALIFORNIA CONTEMPORARY

WARM & NEUTRAL WITH A HAND-CRAFTED AESTHETIC.

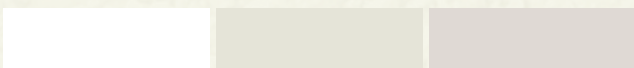
Natural wood tones and layered textures bring warm character to this contemporary California style.



SEASIDE CHIC

SOFT & ELEVATED WITH INSPIRED ELEGANCE.

Light neutrals layered by a monochrome palette brings sophistication that feels both polished and approachable for a timeless aesthetic.



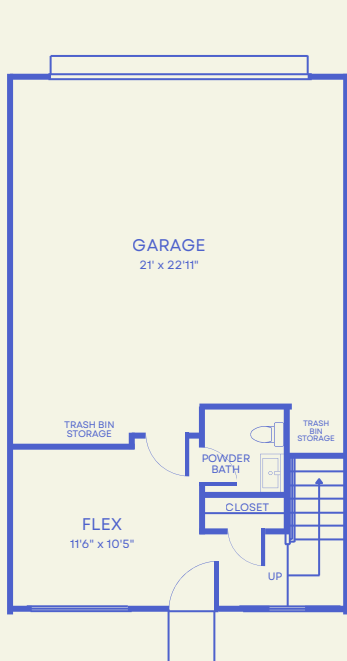
LAYOUT C2

Gross Area 1,667 sf.
Beds 3
Baths 2 full + 2 half

Rooftop deck and functional living on every floor.

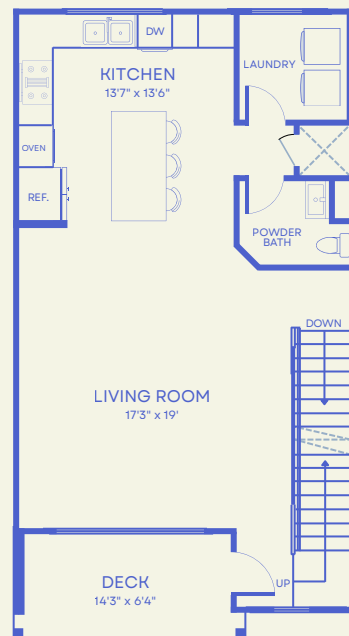
LEVEL 1

Unit Area 239 sf.
Garage 444 sf..



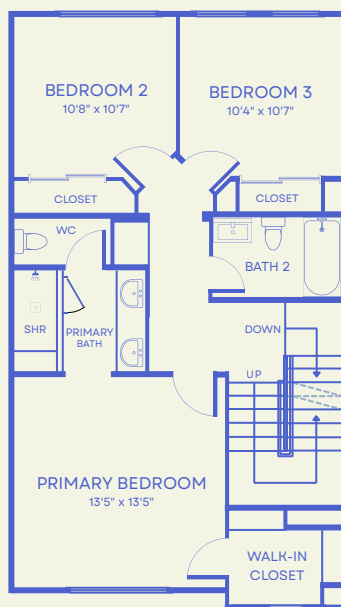
LEVEL 2

Unit Area 679 sf.
Deck 77 sf.



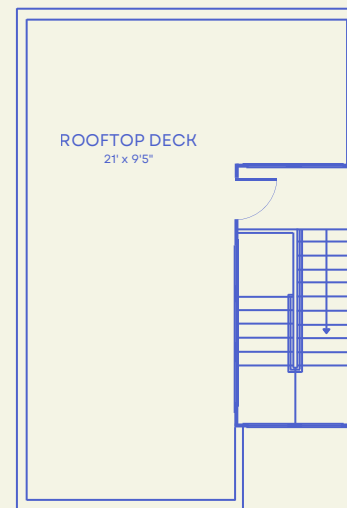
LEVEL 3

Unit Area 736 sf..



ROOFTOP

Deck 395 sf.



► Flex Space

Focus, play, or recharge—versatile flex space adapts effortlessly to whatever your day brings.

► Living Room & Kitchen

Graze, gather, and stay awhile—a spacious island anchors the open layout, bringing everyone into the heart of the home.

► Bedrooms

Wake, rest, and reconnect—all bedrooms are positioned together for streamlined comfort and everyday simplicity.

► Outdoor

Soak in the sun, sip under the stars—featured rooftop decks invite connection and outdoor living from every angle.

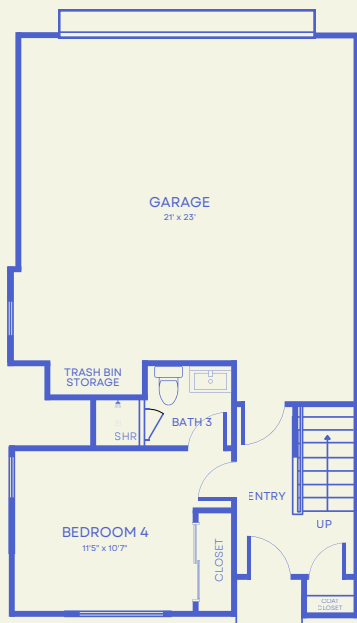
LAYOUT D2

Gross Area 1,756 sf.
Beds 4
Baths 3.5

Rooftop deck and private guest suite.

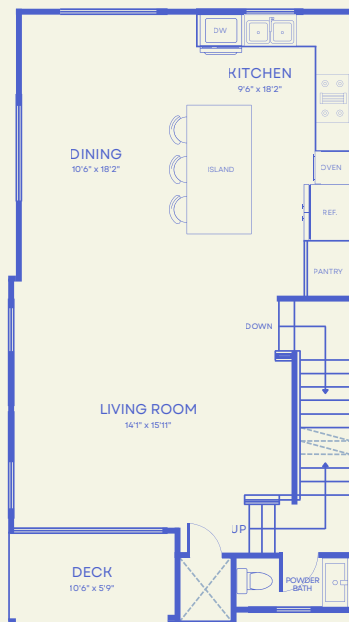
LEVEL 1

Unit Area 284 sf.
Garage 449 sf.



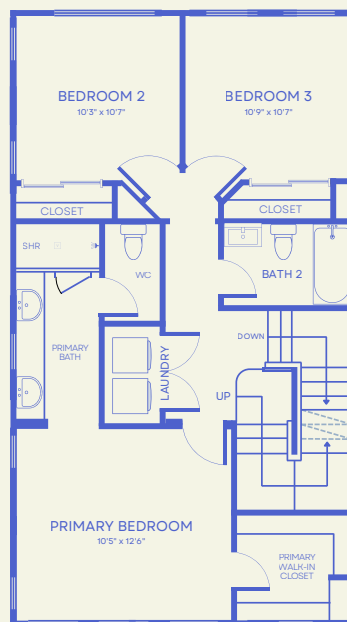
LEVEL 2

Unit Area 711 sf.
Deck 55 sf.



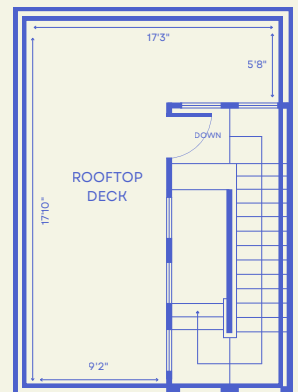
LEVEL 3

Unit Area 750 sf.



ROOFTOP

Deck 234 sf.



► Guest Suite

A ground-floor guest suite offers privacy and comfort for overnight stays or a quiet retreat.

► Living Room & Kitchen

Expand your entertaining capacity with a mid-level that offers more freedom to flow.

► Bedrooms & Laundry

Toss, fold, and carry on. Having laundry close to the bedrooms makes daily routines refreshingly simple.

► Outdoor

Soak in the sun, sip under the stars—featured rooftop decks invite connection and outdoor living from every angle.

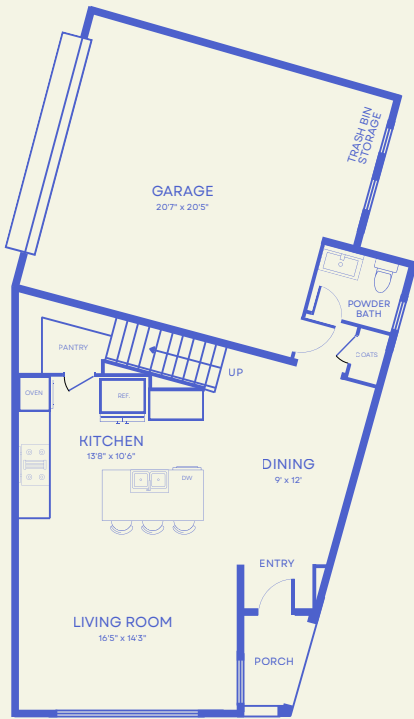
LAYOUT D4

Gross Area 2,237 sf.
Beds 4
Baths 3.5

Seamless indoor to outdoor living with bonus flex space.

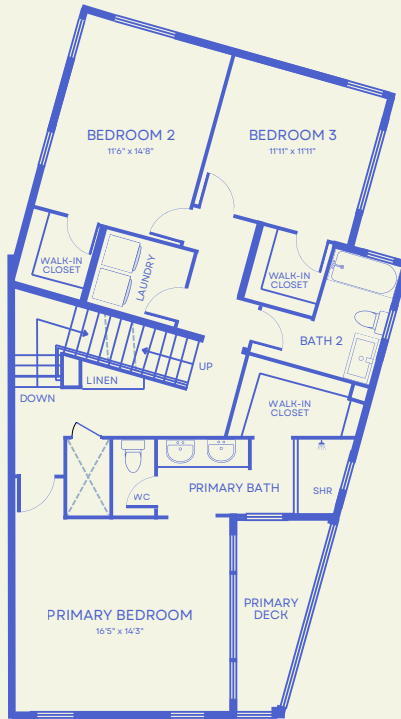
LEVEL 1

Unit Area 648 sf.
Garage 429 sf.
Porch 32 sf.



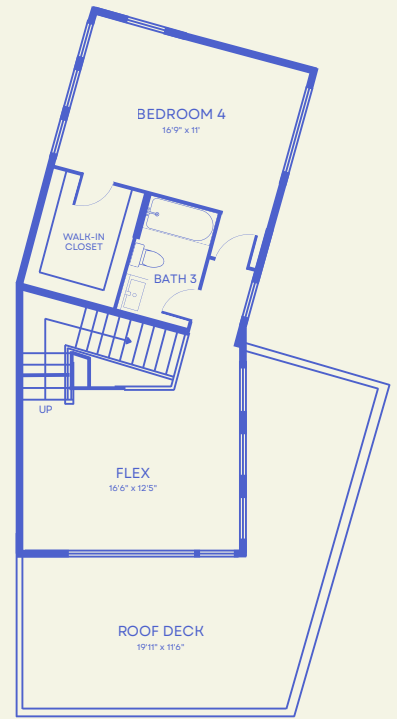
LEVEL 2

Unit Area 1,031 sf.
Deck 72 sf.



LEVEL 3

Unit Area 558 sf.
Roof Deck 338 sf.



► Feels Like Home

A ground-level kitchen and living space offers the comfort and function of home.

► Indoor to Outdoor

Soak up the sun and spill outside—a sliding glass wall connecting the indoor flex space to the rooftop deck opens fully for a seamless al-fresco experience.

► Bedrooms

Walk-in closets for every room plus a bonus flex room that opens fully to the rooftop deck.

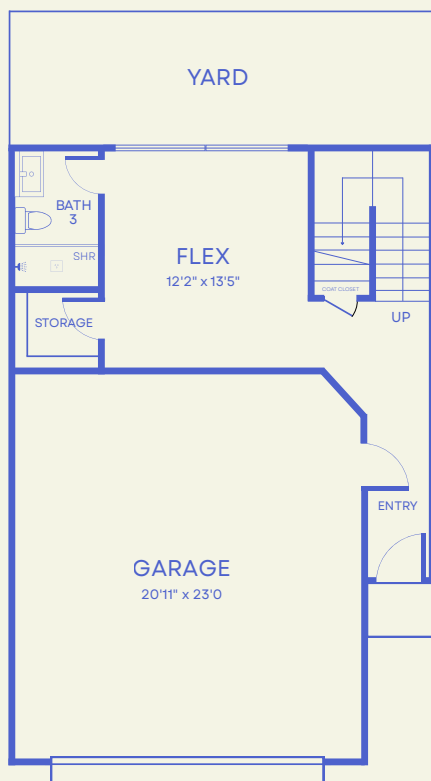
LAYOUT C3

Gross Area 1,862 sf.
Beds 3
Baths 3.5

Expansive backyard
and 2nd floor deck.

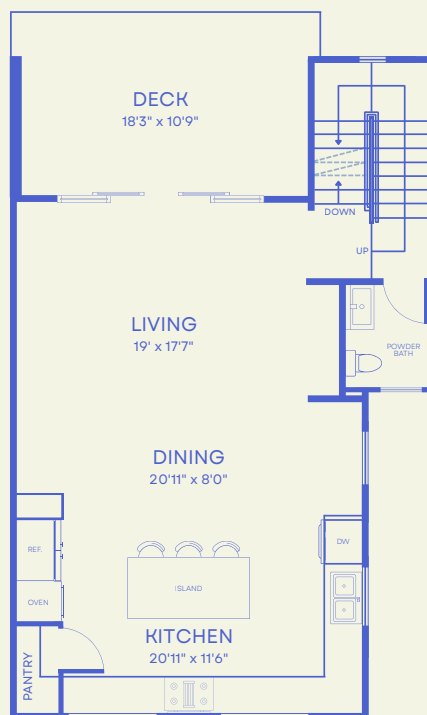
LEVEL 1

Unit Area 371 sf.
Garage 456 sf.



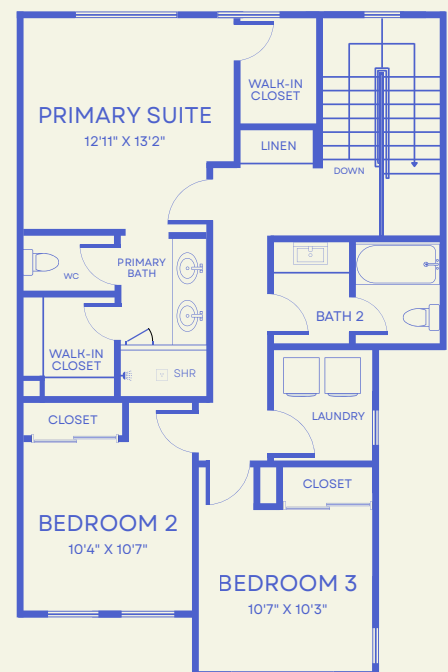
LEVEL 2

Unit Area 705 sf.
Deck 178 sf.



LEVEL 3

Unit Area 788 sf.



► Flex Space

Focus, play, or recharge—versatile flex space off the backyard adapts effortlessly to life's changing needs.

► Living Room & Kitchen

Graze, gather, and stay awhile—a spacious island anchors the heart of the home with a covered balcony mirroring the space for expansive entertaining capacity.

► Bedrooms

Wake, rest, and reconnect—all bedrooms are positioned together for streamlined comfort and everyday simplicity.

► Outdoor

Host, connect, and breathe it in—yard space PLUS a second oversized deck with double sliders to extend outdoors.

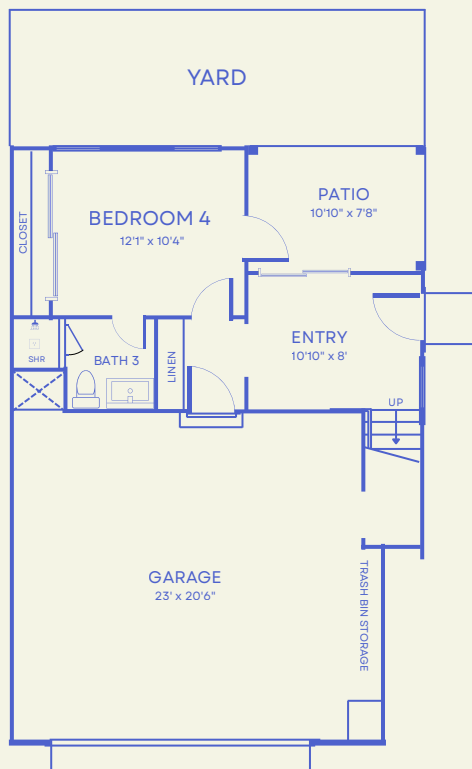
LAYOUT D3

Gross Area	2,017 sf.
Beds	4
Baths	3.5

A corner lot with a private backyard and 2nd floor deck.

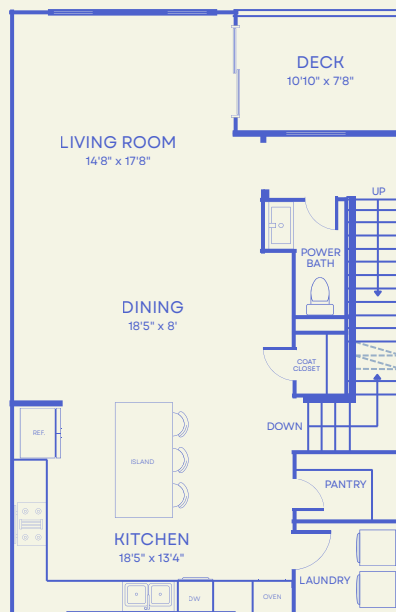
LEVEL 1

Unit Area	354 sf.
Garage	448 sf.
Patio	77 sf.



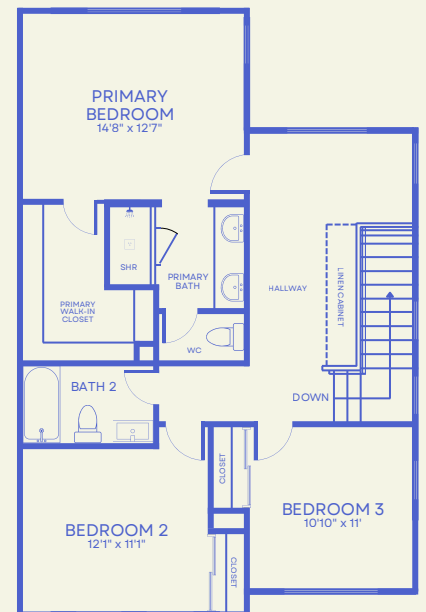
LEVEL 2

Unit Area	805 sf.
Deck	77 sf.



LEVEL 3

Unit Area	858 sf.
-----------	---------



► Split-Level Primary Suites

A ground-floor suite offers privacy and comfort for guests or a quiet retreat.

► Living Room & Kitchen

Expand your entertaining capacity with a mid-level layout that features bonus storage space like an expansive pantry, coat closet and laundry room.

► Bedrooms

Upper level bedrooms are designed for restful routines and effortless flow.

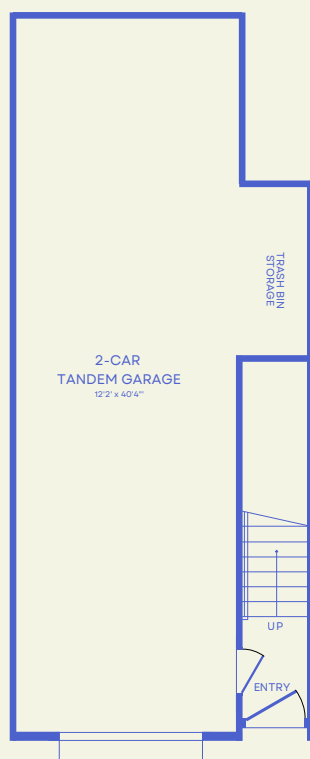
► Outdoor

Full length yard space + a corner balcony lives like a California Room for all-year-round outdoor living capacity.

LAYOUT B1

Gross Area	1,155 sf.
Beds	2
Baths	2

A two-story home with vaulted ceilings and 2nd floor deck.

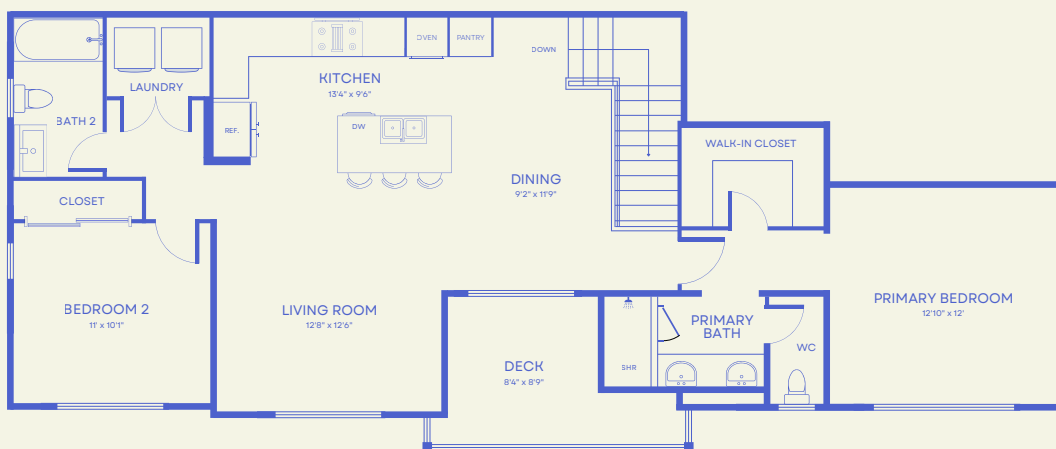


LEVEL 1

Unit Area	97 sf.
Garage	563 sf.

LEVEL 2

Unit Area	1,059 sf.
Deck	92 sf.



► Stay Effortlessly Connected

All on one level, this layout blends comfort and connection—featuring dual bedroom suites and a central living space designed to bring everyone closer.

► Outdoor

Enjoy sunrise to sunset with an East-facing yard and West-facing expansive windows for multiple ways to enjoy the ocean breeze.

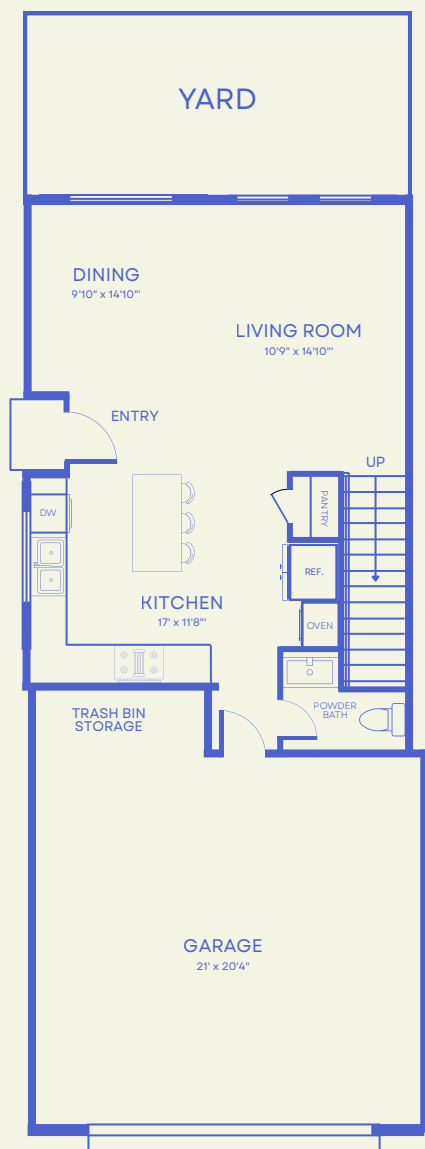
LAYOUT C1

Gross Area	1,631 sf.
Beds	3
Baths	2.5

A spacious split-level with a private backyard.

LEVEL 1

Unit Area	622 sf.
Garage	486 sf.

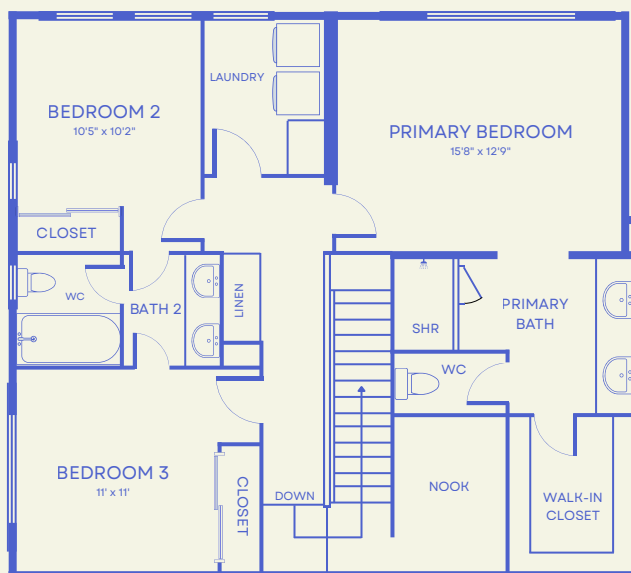


LEVEL 2

Unit Area	1,009 sf.
-----------	-----------

► Bedrooms

Wake, rest, and recalibrate—bedrooms and laundry are positioned together for daily routines made refreshingly simple.



► Living Room & Kitchen

A direct access kitchen and living space offers the form and function of a single-family home.

► Indoor to Outdoor

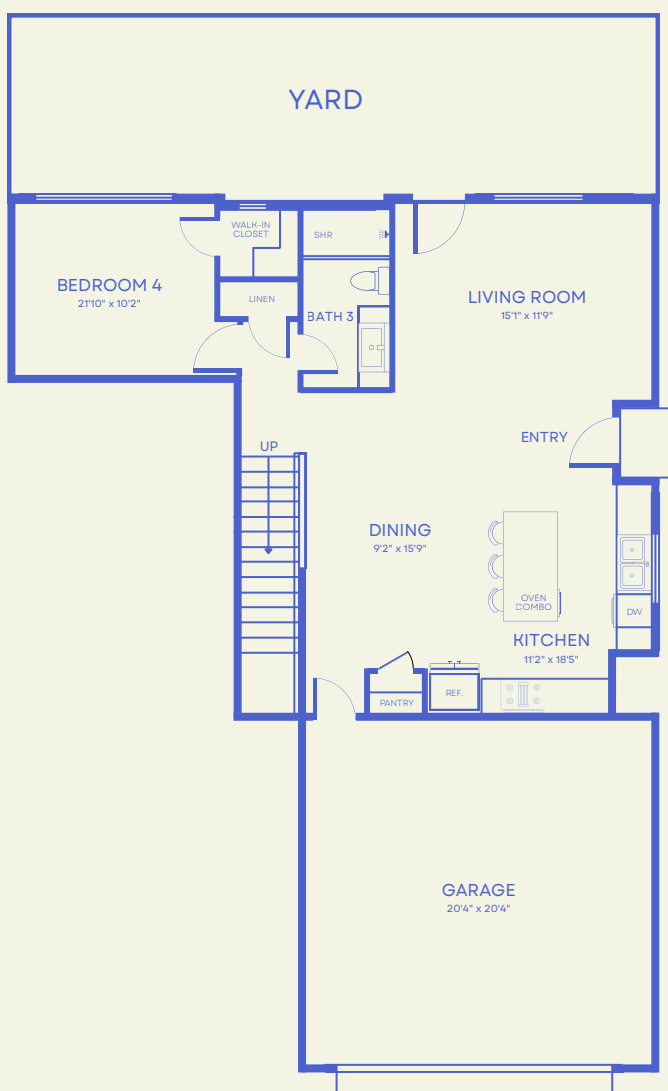
Soak in the sun, sip under the stars—expansive backyards positioned at the edge of the property offers private, open views and room to play.

LAYOUT D1

Gross Area	1,806sf.
Beds	4
Baths	3

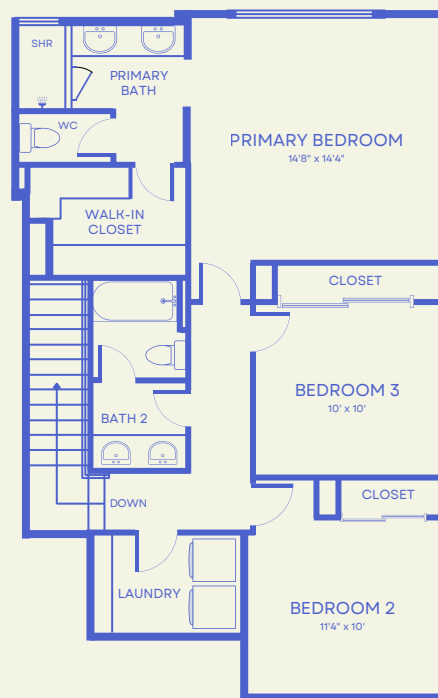
LEVEL 1

Unit Area	912 sf.
Garage	482 sf.



LEVEL 2

Unit Area	894 sf.
-----------	---------



► Outdoor

Expansive backyards off the main living space are positioned with private, open views that extend your living space outdoors for seamless entertaining.

► Flexible Living With Room To Grow

Home that moves with you- a mixed use ground floor offers an adaptable living experience that aligns with your needs at any stage of life.

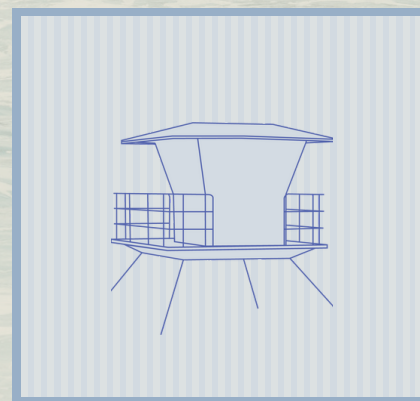
BEHIND THE NAME

Uniquely situated between lifeguard towers 23 and 25, Tower24 takes its name from a place locals know and love—a familiar stretch of coastline where friends gather, families meet, and beach days begin.

Lifeguard towers have long served as trusted landmarks along the shore, woven into the rhythm of everyday coastal life. By drawing on this local tradition, Tower24 offers a sense of connection to the neighborhood, the beach, and the experiences that define life here.

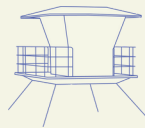
At the same time, it alludes to architectural features of the homes—where dormers, gables, and rooftop decks echo the silhouettes of coastal structures that frame every great beach day.

Tower24 becomes more than just a name—it's a sense of place. A new landmark. A home base for those who want to live steps from the sand, and miles from ordinary.



APPLY ONLINE

TOWER24PONTOBEACH.COM



or get in touch with our leasing
team for tours, current availability,
lease-terms and more!

(760) 278-4592

tower24@hgfenton.com