



SEA OF ABACO LOT #26

\$10,000,000

Located along the stunning Sea of Abaco, this 1.4 acre homesite is one of the deepest in Baker's Bay. With over 500' from beach to road, the homesite allows for unlimited custom home configurations. The lot has over 130' of beach frontage integrating sand and sea into your backyard. The homesite has central position, just steps from kid-friendly amenities at Sunset Park or a few minute golf cart ride to either the Marina Village, Atlantic Club, or Beach Club.

Land Area: 61,106 sqft | 1.4 acres

Beach Frontage: 130'

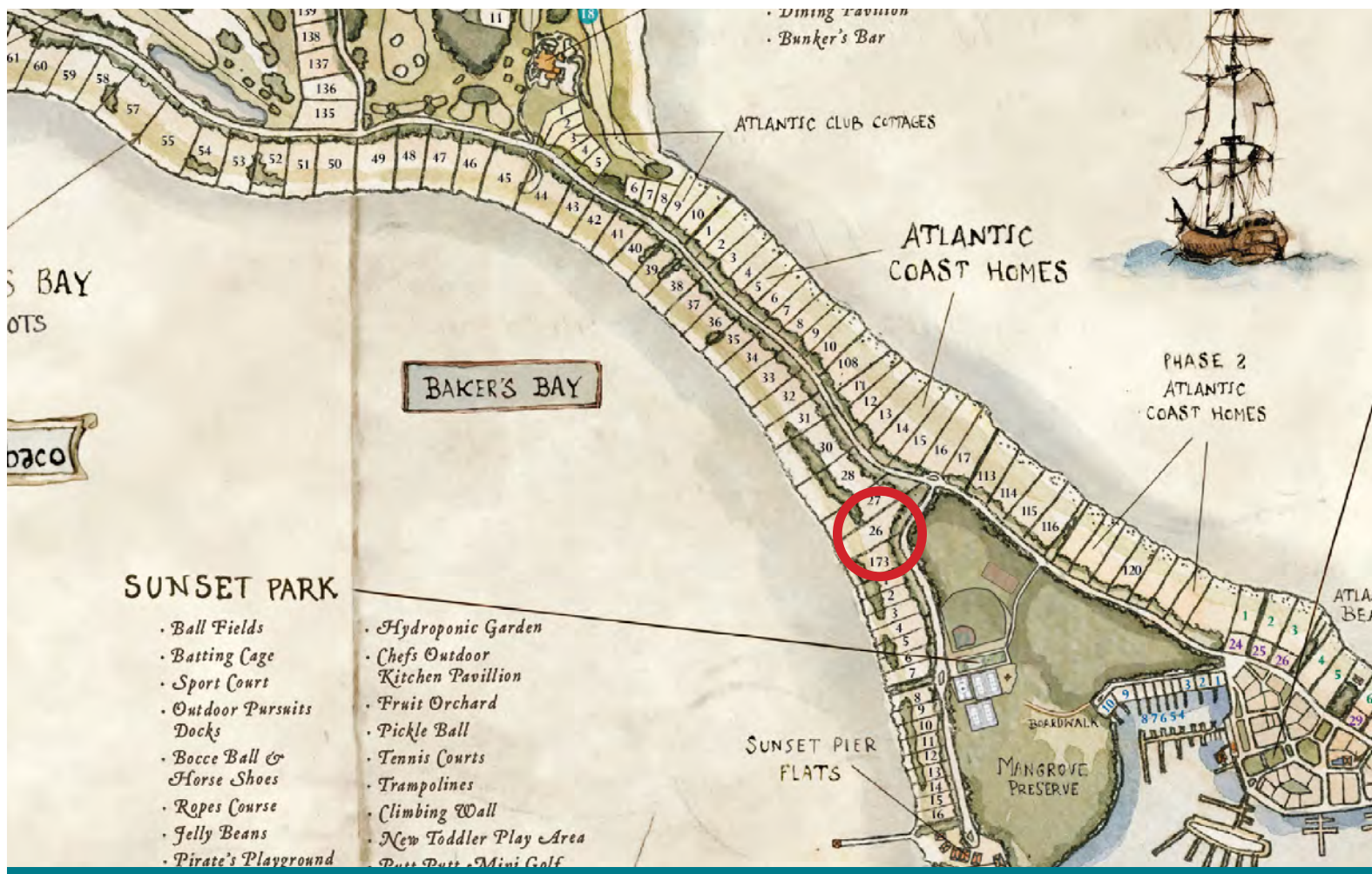
Depth of Lot: 505'

Views: Sea of Abaco



Baker's Bay
GOLF & OCEAN CLUB





COST BREAKDOWN

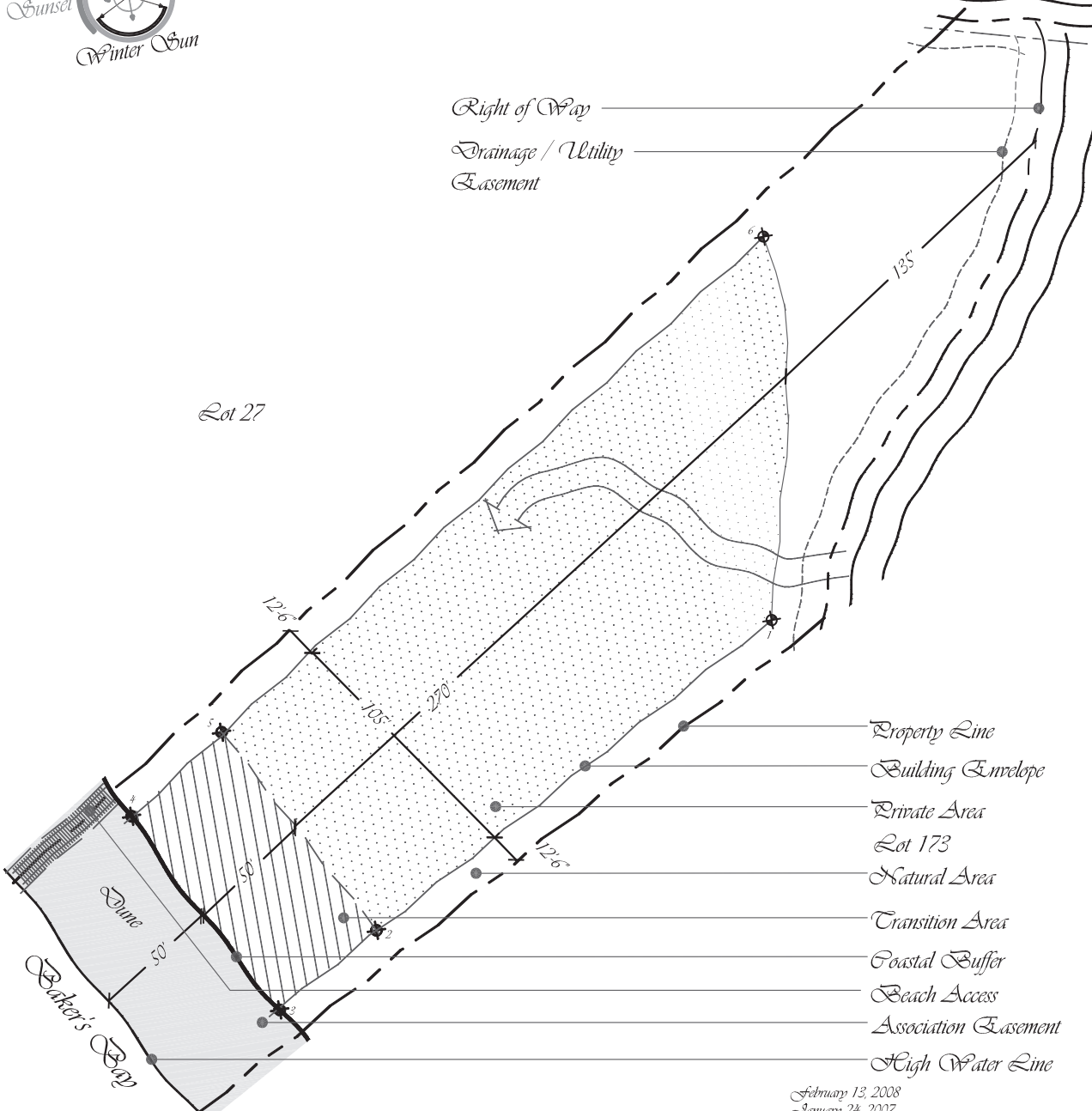
Sea of Abaco - Lot 26	\$10,000,000
Value Added Tax (7.5%)	\$750,000
Attorney Fee (0.5% of Purchase Price)	\$50,000
Value Added Tax on Attorney Fee (7.5%)	\$3,750
Club Membership Initiation	\$200,000
<i>Total Initial Costs</i>	\$11,003,750
2017 Club Dues (Prorated)	\$37,500
2017 Homeowners' Association Dues (Prorated)	\$19,250
<i>2017 Total Annual Costs</i>	\$56,750

LOT 26 LAYOUT

FINAL DRAFT



Baker's Bay Estate Lot 26



- Right of Way
- Drainage / Utility Easement
- Property Line
- Building Envelope
- Private Area
- Lot 173
- Natural Area
- Transition Area
- Coastal Buffer
- Beach Access
- Association Easement
- High Water Line

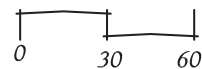
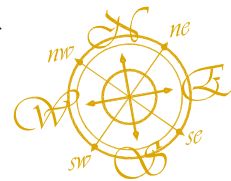
Legend

- Natural Area
- Secondary Private Area
- Private Area
- Transition Area
- Association Easement
- Drainage/Utility Easement
- Access Easement

- Right of Way Reservation
- Lot Boundary / Property Line
- Building Envelope Boundary
- Coastal Buffer and Property Line
- High Water Line
- Private Area Stake Location and Number

Lot Area: 61,106 SF±
 Private Area: 27,983 SF±
 Building Envelope Area: 33,199 SF±
 Total Depth of Lot: 505'

February 13, 2008
 January 24, 2007
 August 15, 2006



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 GOLF & OCEAN CLUB