

7th Heaven | Golf Course Lot #135



Baker's Bay
GOLF & OCEAN CLUB



GUMELEMI CAY PRIVATE ISLAND ESTATE



CHAPEL POINT

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL ESTATE LOTS

ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB COTTAGES (PHASE 2)

ATLANTIC CLUB

Dining Pavilion

Bunker's Bar

ATLANTIC CLUB COTTAGES



BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH CLUB COTTAGES

Casamigos Bar

Notes

Notes

BAKER'S BAY ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

'7th Heaven' Lot #135

BAKER'S BAY

ATLANTIC COAST HOMES

PHASE 2 ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

Sea of Abaco

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chefs Outdoor Kitchen Pavillion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

SUNSET PIER FLATS

MANGROVE PRESERVE

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Ziplines
- Waterslide

SUNRISE BEACH FLATS

FOR PRESERVATION + STUDY

JOE'S CREEK

SAND FLATS

Fitness Center

DIAMOND POINT

Marsh Harbour

SEA PORT

- Sea Plane Docks & Ramp
- Fuelling Pier
- Customs & Immigration

SETTLEMENT

SHELL ISLAND



Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (954) 256-9561
WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
in novobellegradre*

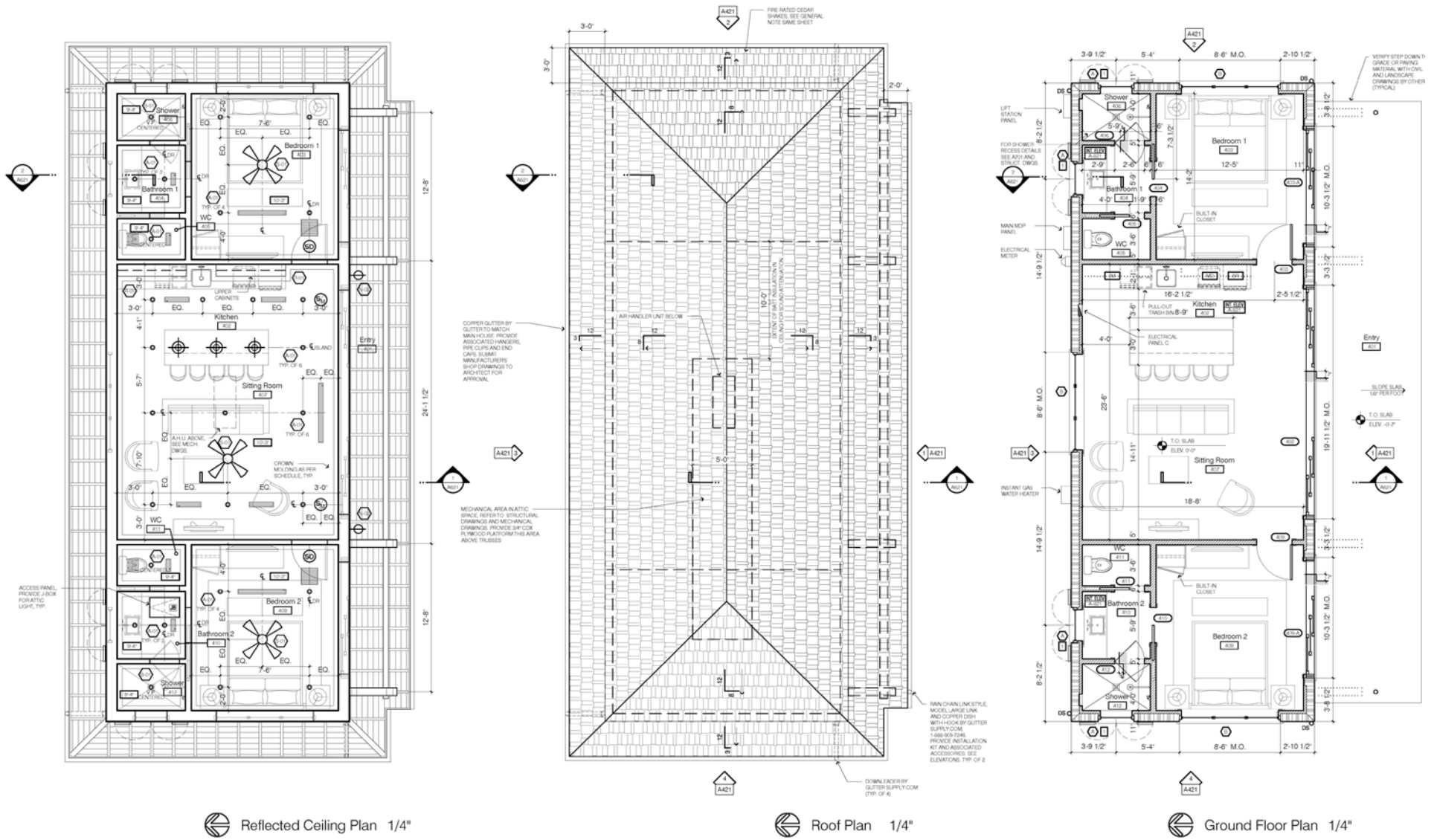
'7TH HEAVEN' IS A GOLFER'S DREAM GETAWAY

This cozy guest house is located on one of Baker's Bay's desirable golf course lots; a corner homesite with views of the 7th tee box on Baker's Bay's prestigious Tom Fazio golf course. This already built 2 bedroom, 2 bathroom guest house was constructed with the intention of giving the owner a place to reside while designing the perfect main house later down the line. .

Bed/Bath	2 bed/2 bath
A/C SQ	1,000sf
Land Area	0.87 acres
Depth of Lot	277'
Views	7th Tee Box



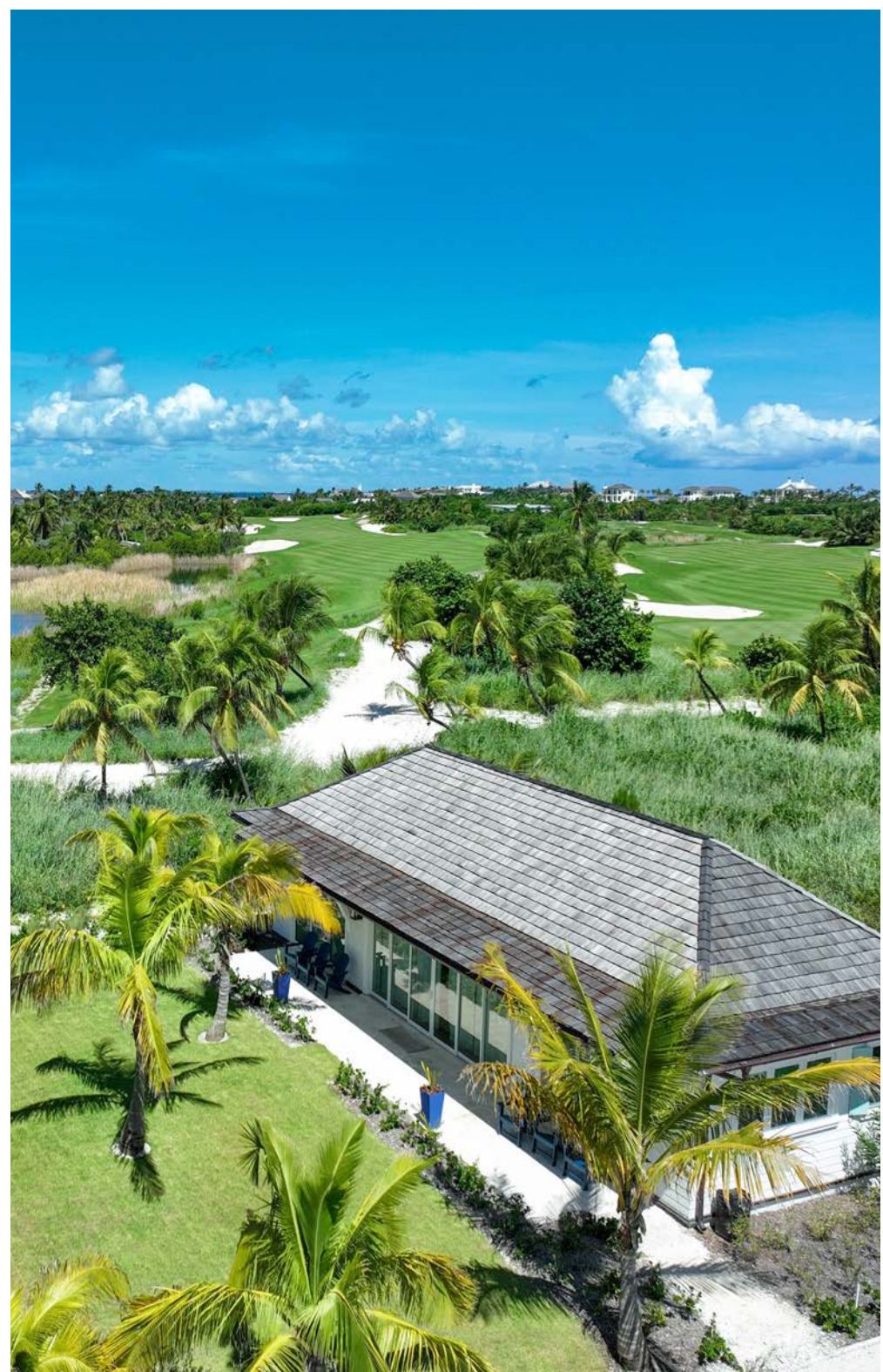
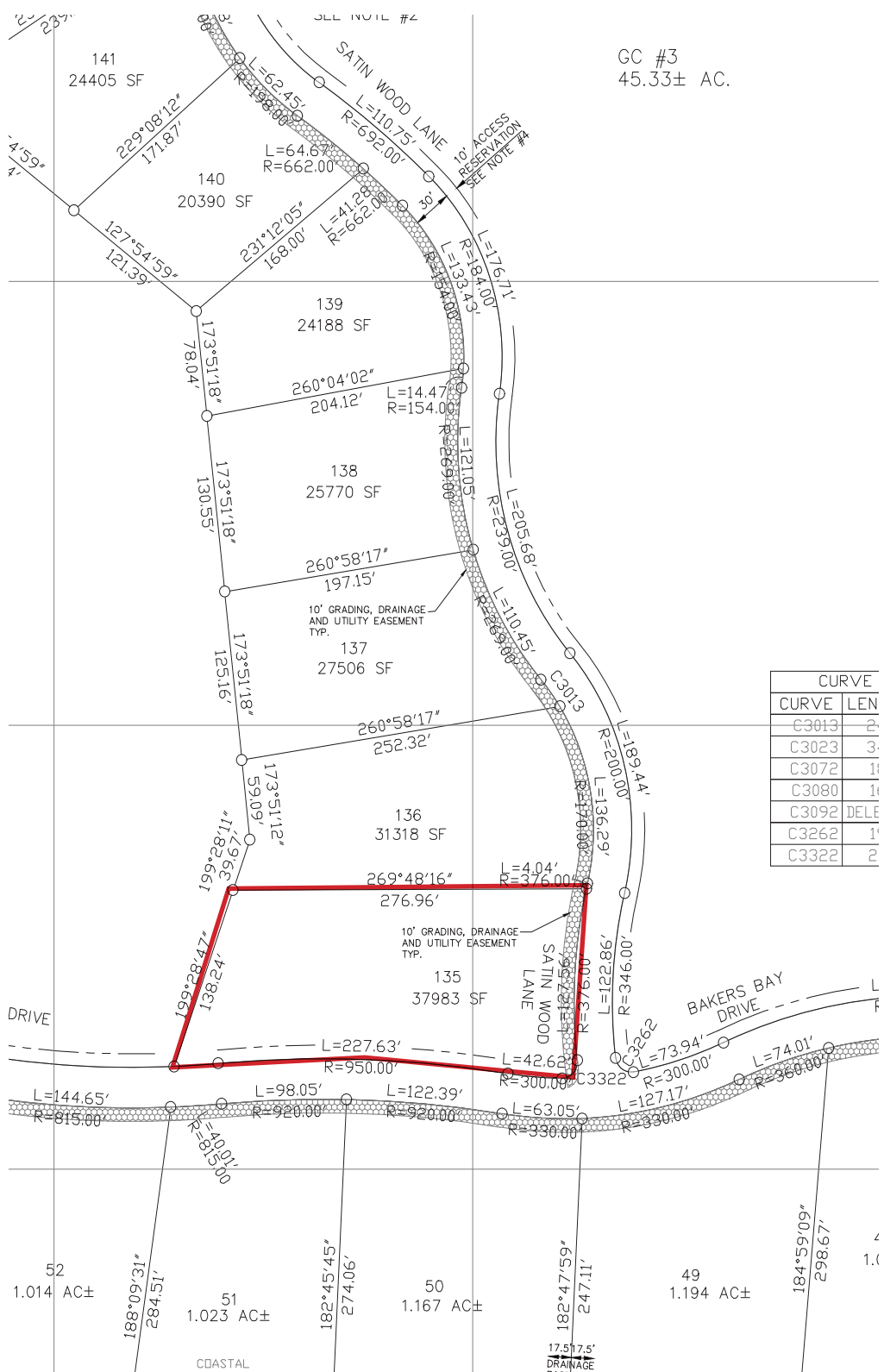
'7th Heaven' Guest House Floor Plan



Reflected Ceiling Plan 1/4"

Roof Plan 1/4"

Ground Floor Plan 1/4"





Cost Breakdown

7th Heaven Golf Course Lot #135	\$5,950,000
VAT on Sales Price (5%)	\$297,500
Attorney Fee (0.5% of Purchase Price)	\$29,750
VAT on Attorney Fee (10%)	\$2,975
Club Membership Initiation	\$250,000
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Total Initial Costs	\$6,530,225



2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$135,000*



*ANNUAL DUES SUBJECT TO 10% VAT



Baker's Bay Golf & Ocean Club Great Guana Cay, The Abacos, The Bahamas

For more information on specific listings, home packages, or club membership, please contact the Baker's Bay sales office.

Email: info@bakersbayclub.com | bakersbayclub.com